FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H02/0986/94 Received:16-JAN-95 Type:OUTLINE

Name: W E & A Slater
99 North Street
Crowland
Peterborough
PE6 0EG

Agent: W E & A Slater
99 North Street
Crowland
Peterborough
PE6 0EG

Description: Residential development

Location : 101 North Street Crowland
Peterborough

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;

Reason: The application was submitted in outline only.

3 A minimum of two car parking spaces shall be provided within the site.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

4 The development shall be substantially in accordance with the details submitted with this application, that is a two-storey dwelling house set on or close to the back edge of the footpath.

Reason: To ensure a satisfactory development for this part of the Crowland Conservation Area.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

The applicant is advised that the final plans should show a development appropriate for this Conservation Area setting. Materials should be either natural Lincolnshire lime stone or red facing brick set under slate roof. Bargeboards and facia boards should be avoided and central gable end chimney stacks provided. This permission does not approve the specific details submitted with this application.

The applicants are advised that the building should be sited as far as possible from 105 North Street to avoid undue interference with the amenities of that dwelling, which has side windows facing onto the site.

Director of Housing and Planning Services
23-MAY-95 H02/0986/94

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Minutes of the Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 25 April, 1995.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. J.R. Pearl	Mrs. D.F. Davies	Mr. B.A. Paul
Mr. T. Barker	Mr. E.N. Davies	Mr. M.S.L. Rollinson
Mr. C.J.T.H. Brewis	Mr. J.A. Dobney	Mr. W.D. Skells
Mrs. P.J. Buffham	Mr. C.F. Fisher	Mr. D.A. Tennant
Mr. N.I. Capes	Mr. J. Goodley	Mr. T.G.M. Tyler
Mr. J. Clark	Mrs. E.O. Hall-Patch	Mr. R.C. West
Mr. J.T. Davis	Mr. A.E. Naylor	Mr. M.C. White

The Director of Housing and Planning Services, the Client Manager (Resources) and the Environmental Protection Manager.

In attendance: Councillors A.J. Biggadike and G.J. Hawkins, and the Press.

Apologies for absence were received from or on behalf of Councillors N.P. Judge, M.B.E., Mrs. A.M. Newton and N.H. Pepper.

221. **MINUTES**

The Minutes of the meeting held on 29 March, 1995 were signed by the Chairman as a correct record.

222. **PLANNING APPLICATIONS**

Consideration was given to the report of the Director of Housing and Planning Services upon applications to be determined, including her recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) **Applications Granted:**

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Housing and Planning Services, as amended, where indicated:-

Plan No. & Applicant	Proposal
H02/0986/94 W E & A Slater	O.A. Residential development at 101 North Street, Crowland.

(It was also agreed that a note be added to the decision notice advising that the location and design of the proposed development should take account of the proximity of the side windows on the adjoining property to the north of the application site, and the dwelling should therefore be located as close as possible to the southern boundary of the site.)

25th APRIL 1995 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H11/0869/93 Land and Buildings Consultancy	NRM	Refused plus authorised to investigate validity of reserved matter application H11/1016/93 as recommended.
5	H08/0921/94 Charles Mayfield	DJR	Deferred. Report back re 3 sworn declarations. Report to state very clearly what may have been proved and what we are satisfied about and what is law re "haulage" in use classes. Remind members of entitlement to view details in public files. Amend last word of line two of applicants comments on page 6 to read "Act".
7	H02/0986/94 W E & A Slater	DJR	Grant as recommended plus add note asking building to be sited as far as possible from 105 North Street which has side windows overlooking site.
9	H08/0064/95 Eastman Security	PJU	DHPS Auth subject to checking relevance of public comment saying adjacent property restricted to one storey. Amend second word of line one of comments on page 9 to read "formerly"
12	H05/0069/95 Regalbourne Ltd	JB	Grant as recommended.
14	H16/0105/95 H16/0202/95 Swallow Homes	DJR DJR	Grant as recommended. Amend word on line 4 of last public representation on page 15 to read "petition". Ltr to Swallow Homes asking them to seek a better way of accessing the site at the current phase of development to reduce nuisance to residents at Claudette Avenue from contractors vehicles.
17	H12/0111/95 M E Bunn	DMG	Deferred for site visit. Request Parish Council clarify their views as previously they wished to see the open area remain grassed and are now supporting this area as being used for car parking.
19	H08/0133/95 Mrs Garner	DJR	Refused as recommended.
21	H18/0145/95 ASB Greenworld	JB	Grant as recommended plus additional condition re noise rating being restricted to 45 dba - See John Chapman for correct wording.
24	H08/0152/95 J R L & A J Cooke	PJU	Refused as recommended. Amend wording of line three of refusal reasons to read "render them fit for"
26	H08/0156/85 Parochial Church Council	DJR	DHPS Auth as recommended plus additional condition re accoustic insulation. Amend envirnomental services comments on page 27 as follows: Line 3 last word to read "for". Line seven last word to read "vents".
28	H09/0168/95 Mr C G Godfrey	DMG	Refused as recommended.

30	H08/0207/95 D P Sandall	DJR	Refused as recommended.
32	H18/0193/95 D A Rollins Esq	DMG	DHPS Auth as recommended.
34	H22/0199/95 Miss M Hawkins	DMG	Grant contrary to recommendation. Add relevant conditions.
35	H16/0207/95 Mr G Russell	DJR	Grant as recommended. Ensure fencing scheme includes if necessary boundary between property and existing bungalow to front.
37	H14/0318/95 Mr & Mrs R Harpham	PJU	Grant as recommended.
38	H08/0229/95 Miss S Bartrum	PJU	Refused as recommended.
40	H03/0233/95 Mr R P Tinsley	DJR	Refused as recommended.
41	H01/0240/95 Trustees: F J Braybrooke	DJR	DHPS Auth as recommended. Advise Local Plans that development brief should encompass whole of triangle at Cowbit. Amend word four of last line of Anglian Water comments on page 42 to read "foul"
43	H16/0246/95 H16/0247/95 Burton Group	DJR	Refused as recommended.
45	H17/0253/95 Mrs E Garner	DJR	Grant as recommended.
47	H16/0269/95 Mr A R Bennett	DJR	Deferred for site visit. Refer back to Highways with formal letter requesting further consideration as members feel that the bad road conditions at St Thomas's Road will be made worse by this development.
49	H02/0282/95 G M Riddington	DJR	No objection as recommended except emphasise that cttee are concerned that grant should be restricted to 2 year trial period. Advise that it would appear that work has already commenced on site.
52	H23/0290/95 R B Mayer	DMG	DHPS Refused as recommended.
55	H14/0307/95 Executors of Guy Bray - Deceased	PJU	Grant as recommended.
56	H14/0227/95 Mr I Campbell	PJU	Deferred for site visit.
Item 4	H13/1058/94 Robert Scrimshaw	JB	Refused as recommended.

Date: 26th Apr 95

Signed: .....

N R Midlen
Development Control Manager

APPLICATION REFERENCE: H02/0986/94 DATE RECEIVED: 14-FEB-95

TYPE: Outline

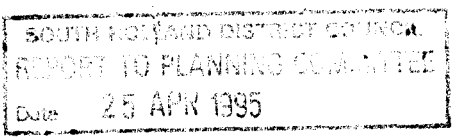
DESCRIPTION: Residential development

LOCATION: 101 North Street, Crowland

APPLICANT: W E & A Slater *AGENT:*

REASON FOR COMMITTEE CONSIDERATION

Objection received.



RECOMMENDATION

That permission be granted.

COMMENTS

1 Site has frontage width of approximately 11.5 metres, and depth of approximately 30 metres. Site is infill plot between two older properties set on edge of footpath.

2 Site occupies prominent conservation area position, important to ensure any development is of appropriate character and appearance. Application in outline, but details requested of siting and appearance. Submitted details indicate traditionally proportioned dwelling, set 1.1 metres back from footpath edge.

3 Submitted details show basis of acceptable scheme. Objectors concerns not considered to justify refusal.

REPRESENTATIONS

Parish Council: Support application, but propose that any development is abutting the footpath and not set back. Must avoid anymore "dog-tooth" effect in the North Street Conservation Area.

Public: Objection received from 105 North Street - summarised:
- Appreciate application may not show final plan, but concerned that end of the building is on edge of my boundary.
- Front door, living room, side window and bathroom window on end wall face site.
- Concerned about overlooking and loss of daylight.

- Have enjoyed view of the Abbey and its clock from bathroom window, hope new building will not change this.

SCHEDULE OF CONDITIONS

1 SC8 - (details) ... (omit reference to landscaping).

2 A minimum of two car parking spaces shall be provided within the site.
Reason: In the interests of the safety and convenience of traffic using the adjacent road.

3 The development shall be substantially in accordance with the details submitted with this application, that is a two-storey dwelling house set on or close to the back edge of the footpath.
Reason: To ensure a satisfactory development for this part of the Crowland Conservation Area.

NOTE

1 The applicant is advised that the final plans should show a development appropriate for this Conservation Area setting. Materials should be either natural Lincolnshire lime stone or red facing brick set under slate roof. Bargeboards and facia boards should be avoided and central gable end chimney stacks provided. This permission does not approve the specific details submitted with this application.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H02/0986/94
OUTLINE

Applicant: W E & A Slater
Tel: 0733 210228

Agent: W E & A Slater
0733 210228

Description: Residential development

Location: 101 North Street
Crowland
Peterborough

14/2/95 — 11/Appic/95

Valid date: ~~16~~-JAN-95
Target dates:
To case officer 23-JAN-95
Inspected by 30-JAN-95
Extra contacts 06-FEB-95
Report if not clear by 20-FEB-95

Terminal date: ~~13~~-MAR-95
Target Committee: ~~07~~-MAR-95
Report deadline: 21-FEB-95
Agreed TD Ext:
Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: .04 HA
Category: Newbuild
Listed building:
Conservation Area: CROWLAND

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert CSA		28-FEB-95	21-MAR-95
Clerk to Crowland PC	0733 210653	20-FEB-95	06-MAR-95
Cllr B Alcock	0733 210560	20-FEB-95	27-FEB-95
Cllr N H Pepper	Peterborough 21	20-FEB-95	27-FEB-95

SITE RECORD

Grid ref: 523850 310570
OS Sheet: 380 Parcel:

L C C — Obs Attached 23/2/95

Town and Country Planning Act etc

DRAFT PERMISSION

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09-MAY-95 AD check.....17/5...

Authorised to issue (inc Delegation)...AG....
14/5