BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H02/0993/91 Received: 16-OCT-91 Type: FULL

Name: Mr B Johnson
47 Broadway
Crowland
Peterborough
PE6 0BJ

Agent: Mr B Johnson
47 Broadway
Crowland
Peterborough
PE6 0BJ

Description: Detached garage

Location : 47 Broadway Crowland

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

B Smith

Director of Planning and Building Control Services
22-NOV-91

H02/0993/91

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.

DR Abbott
22/11

PLANNING APPLICATION

For office use only

Application No. H02/0993/91

Date Registered 16 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. B. JOHNSON
47 BROADWAY
CROWLAND
PETERBOROUGH PE6 0BJ

Tel. No. 21037

NAME AND ADDRESS OF AGENT
(if form completed by agent)

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS 1.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DETACHED GARAGE.

Please complete

Signed. * B Johnson ... Date. 9/10/91

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £46-00 (if you consider no fee is payable include a written explanation instead.)
Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s) ✓

(ii) Alterations or extension

(iii) Change of use

B. If new dwellings are proposed, please state how many: —

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: —

B. Please state size of any new structure:- (a) max. height: 2600 metres

(b) max. length: 10590 metres

(c) max. width: 4500 metres

C. Please state type and colour of materials for facing external walls: (c) PRECAST CONCRETE PLANKS. NATURAL COLOUR

D. Please state type and colour of roofing materials. (d) CORRUGATED NON ASBESTOS SHEETS

E. Has a survey of the site been undertaken? State Yes or No NO

5. GENERAL INFORMATION Please complete each section

EXISTING USES

Please state existing ~~or, if vacant, the last~~ use(~~s~~) of site. REAR GARDEN TO RESIDENTIAL ACCOM'.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road → If so, name of road: Will there be — Individual access(es) / New estate road

C. What provision will be made for garages or parking within the site? PROPOSED GARAGE.

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of SOAKAWAY.

B. For estate developments, please state how highway surface water will be disposed of N/A.

C. Please state whether a land drain will be affected NO.

D. Foul sewerage will be disposed of to: N/A.

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO.	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	N/A	→ Date: Consultee(s):
Is this application related to a previous submission	NO.	→ Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER.

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A

Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (Applicant/~~Agent~~) Date 17-9-91

Certificate B

The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... Applicant/~~Agent~~) Date 17-9-91

Certificate 2

The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 46.....

Receipt Issued ..... No. 991

Date First Received .....

REGISTRATION

REFERENCE H02/0993/91.....

Cross-Ref .....R....HL..

Date..17/10/91

VALIDATION Date 18/10/91

Type ....Full.... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 46. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..18.10.91

Index Sheets .391. OS Nos ..... Grid Ref 5[illegible] 3[illegible]

Ward .A.... Parish .CROWLAND

Inside IBD YES Inside LP Area.NO

TR Rural	/	CA	/
TR Bypass	/	LB	/
Level crossing	/	TPO	
Footpath	/	Other:	

Grade

Linked to site.....Ref..... Linked to property.....Ref.A00425/

Planning Records:
Earlier apps

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours Yes Other

Boundaries hedges Site Features Garage

Inspected by: PM
date: 28-10

Residents notified on site visit: 401 + 405 Post

Case Officer Conclusions (issues)

Houses divided from gardens by gravel drive..
Existing timber corrugated iron garage
Leylandii hedge to rear 2.0m + left hand side bnd

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer:

Departure from policy — Yes ____ — No ____

Ward member request — Yes ____ — No ____

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No — Yes ____ — No ____

[Reason:

Other circumstances needing Committee decision — Yes ____ — Flagged by Senior Officer Signed ..... — No ____

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No ____ — Nil fees (not first Submission) — Yes ____

ANY ONE OF ABOVE — Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
...DR 19/4...

Recommendation/draft report produced..... Amended/confirmed.....

Conditions/Reasons Grant Permission. PDM [illegible]

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED PJH 25-10

Publicity : General
Departure
Setting of LB Viz

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

AN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/0993/91

Type: FULL

Applicant: Mr B Johnson
Tel: Crowland 210379

Agent: Mr B Johnson
Crowland 210379

Description: Detached garage

Location: 47 Broadway
Crowland

Valid date: 16-OCT-91
Target dates:
To case officer 21-OCT-91 zs.
Inspected by 26-OCT-91
Extra contacts 31-OCT-91
Report if not clear by 20-NOV-91

Terminal date: 11-DEC-91
Target Committee: 10-DEC-91
Report deadline: 26-NOV-91

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Garage
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Crowland PC	0733 210653	24-OCT-91	07-NOV-91	No objection
Cllr B Alcock	0733 210560	24-OCT-91	07-NOV-91	
Cllr R C P Cowan	0733 210932	24-OCT-91	07-NOV-91	

Owner/Occupiers of:-
45 + 47 Broadway, Crowland 29-OCT-91 12-NOV-91
L.C.C. No objection for CS 31/10/91

BRI[illegible]SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 NOV 1991

Attention of	File Nos.
DPO NRM DOPO BS JC ACP Action by ..... Discuss with ..... Copy to.....	Acknowledge YES/NO by date

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/0993/91

Applicant: Mr B Johnson
47 Broadway
Crowland
Peterborough
PE6 0BJ

Agent: Mr B Johnson
47 Broadway
Crowland
Peterborough
PE6 0BJ

Description: Detached garage

Location: 47 Broadway Crowland

Type: FULL

Date received: 16-OCT-91

24-OCT-91

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 08-NOV-91. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

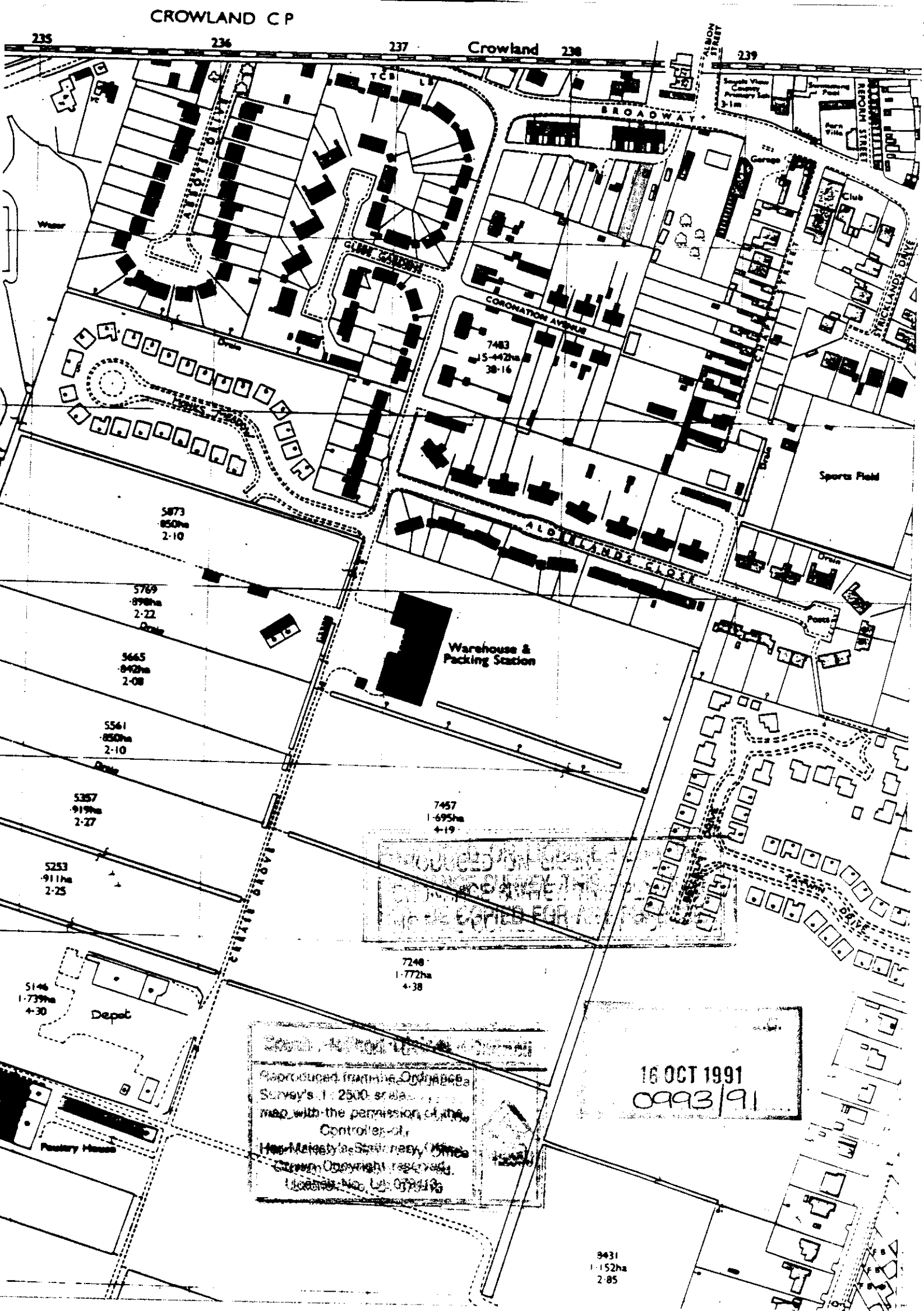
Yours faithfully
B SMITH
District Planning Officer

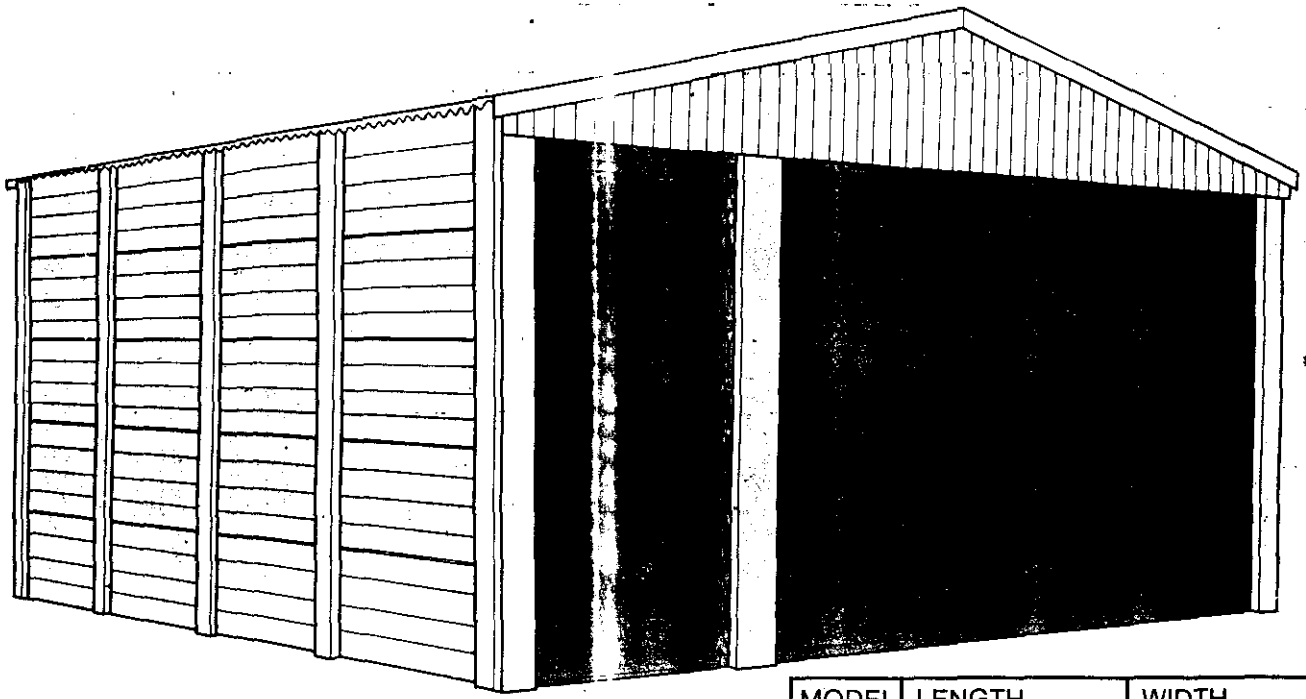
Clerk to Crowland PC
10 Beccelm Drive
Crowland
Peterborough
PE6 0AG

FOR PARISH COUNCIL USE ONLY

Comments: No objection.

Signed: [signature]


CROWLAND C P
235
236
237
Crowland
238
239
ALBION STREET
BROADWAY
REFORM STREET
Garage
Club
Water
CORONATION AVENUE
7483
15-442ha
38-16
Drain
Sports Field
5873
·850ha
2-10
ALDERLANDS CLOSE
5769
·898ha
2-22
Drain
Warehouse &
Packing Station
5665
·842ha
2-08
5561
·850ha
2-10
Drain
5357
·919ha
2-27
7457
1-695ha
4-19
5253
·911ha
2-25
7248
1-772ha
4-38
5146
1-739ha
4-30
Depot
Poultry House
8431
1-152ha
2-85
16 OCT 1991
0993/91



16 OCT 1991
REF 0993/91

WHEATLEY

FROM

£1130 +VAT.

The Wheatley garage with its pitched roof caters for the DIY man. As with the Woodstock it comes with a galvanised personal door as standard, shown alongside the up & over door to leave the whole side of the garage for work benches.
Should you wish to use your garage for two cars, a galvanised double door is available. (The personal door becomes an optional extra).

AVAILABLE IN STONEWALL or SHIPLAP finish.

ALL MODELS: Standard with Galvanised Steel u/o Door (Model 13 – 7'0" wide; model 15 – 9'0" wide; model 17 – 11'0" wide) and Personal Door, or alternatively with full width door only (model 13 – 11'0" wide; model 15 – 13'0" wide; model 17 – 2 x 7'0" wide doors). White PVC or Georgian style doors – optional extra (see accessories sheet).

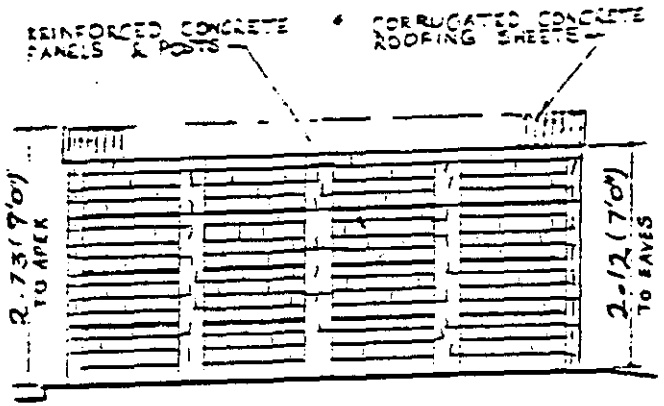
These models are also available in 18ft 9ins and 20ft 8ins widths.
£13 0 per extra 2ft width.

MODEL No.	LENGTH Ext.	LENGTH Int.	WIDTH Ext.	WIDTH Int.	HEIGHT Apex	HEIGHT Eaves	PRICE
13/1	14'9"	14'3"	12'9"	12'3"	7'6"	6'6"	£1130
13/2	16'9"	16'3"	12'9"	12'3"	7'6"	6'6"	£1200
13/3	18'9"	18'2½"	12'9"	12'3"	7'6"	6'6"	£1270
13/4	20'2½"	20'2½"	12'9"	12'3"	7'6"	6'6"	£1340
13/5	22'8½"	22'2"	12'9"	12'3"	7'6"	6'6"	£1410
13/6	24'8"	24'2"	12'9"	12'3"	7'6"	6'6"	£1480
15/1	14'9"	14'3"	14'9"	14'3"	7'6"	6'6"	£1230
15/2	16'9"	16'3"	14'9"	14'3"	7'6"	6'6"	£1300
15/3	18'9"	18'2½"	14'9"	14'3"	7'6"	6'6"	£1370
15/4	20'8½"	20'2½"	14'9"	14'3"	7'6"	6'6"	£1440
15/5	22'8½"	22'2"	14'9"	14'3"	7'6"	6'6"	£1510
* 15/6	24'8"	24'2"	14'9"	14'3"	7'6"	6'6"	£1580
17/1	14'9"	14'3"	16'9"	16'3"	7'6"	6'6"	£1370
17/2	16'9"	16'3"	16'9"	16'3"	7'6"	6'6"	£1440
17/3	18'9"	18'2½"	16'9"	16'3"	7'6"	6'6"	£1510
17/4	20'8½"	20'2½"	16'9"	16'3"	7'6"	6'6"	£1580
17/5	22'8½"	22'2"	16'9"	16'3"	7'6"	6'6"	£1650
17/6	24'8"	24'2"	16'9"	16'3"	7'6"	6'6"	£1720

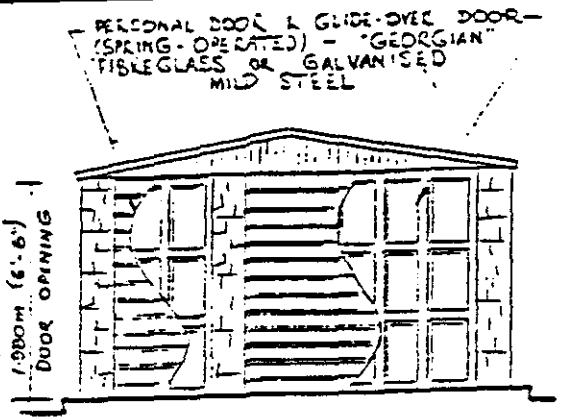
MODEL 17:- 15'0" wide Galvanised Steel u/o oor available at £60 extra.
LONGER MODELS available
EXTRA HIGH – All models of the Wheatley ra ge are available with 8'0" high eaves and 8'0" door opening for a 20% surcharge.

All prices are exclusive of VAT.

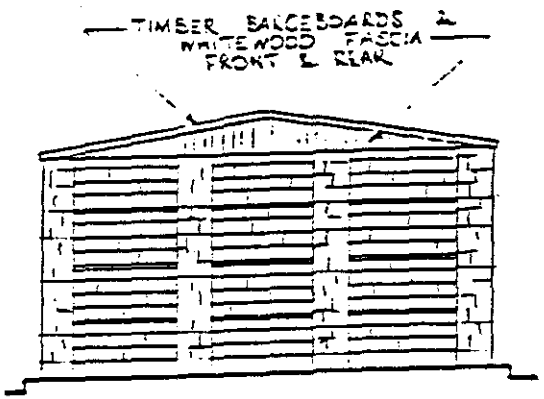
(6)



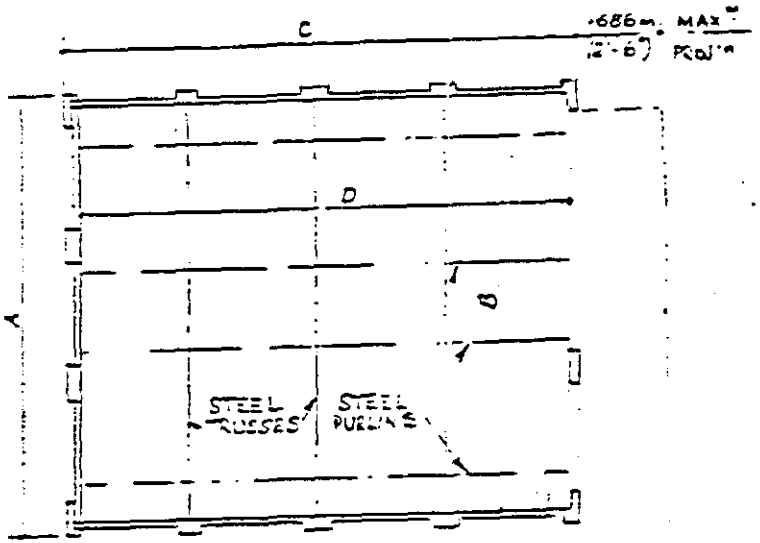
SIDE ELEVATION



FRONT ELEVATION

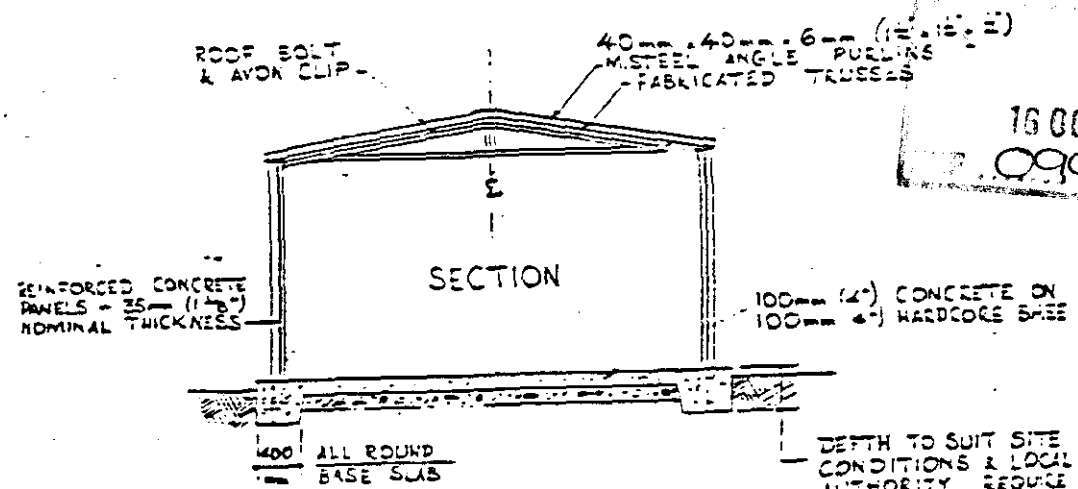


REAR ELEVATION



PLAN

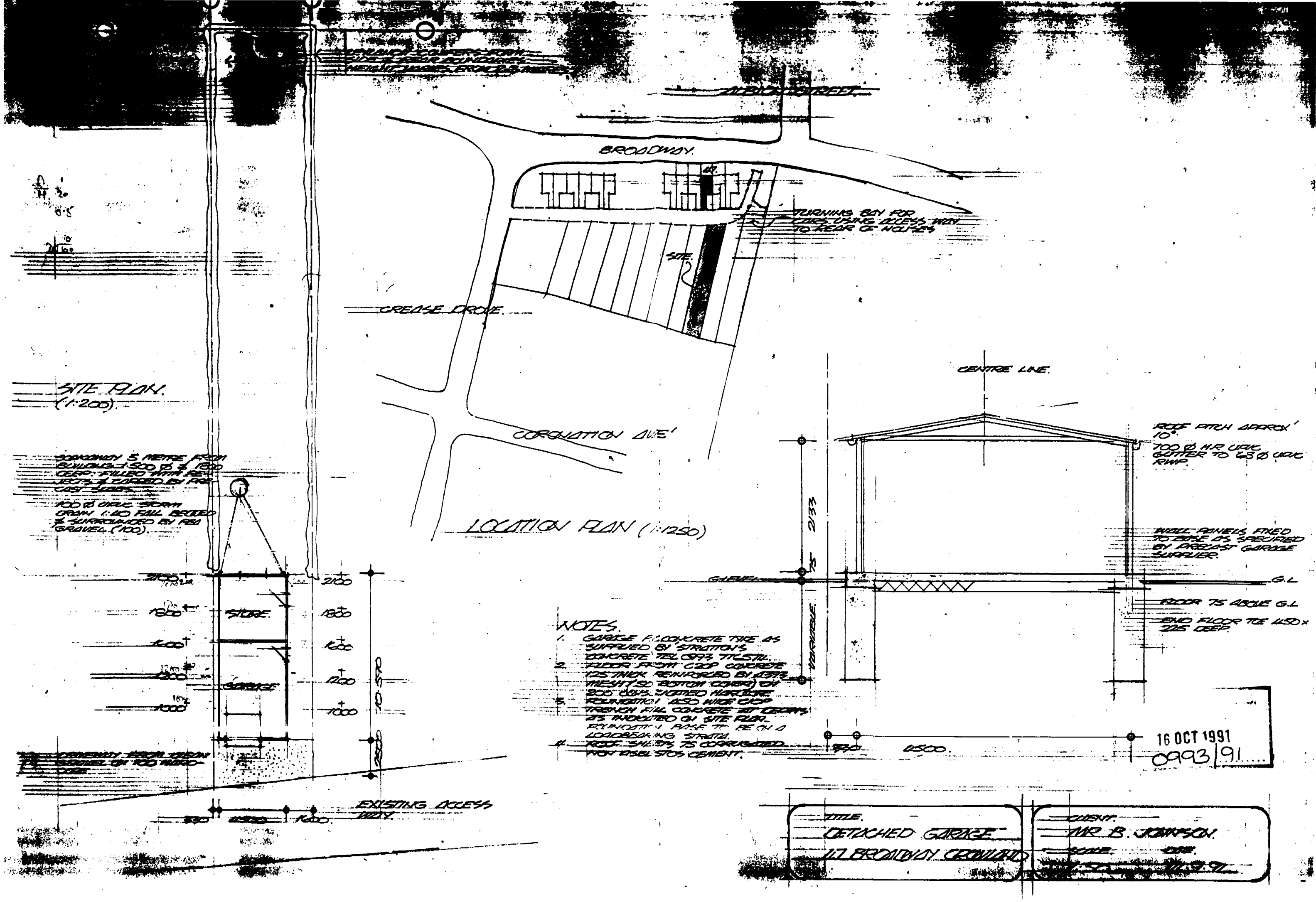
ALL MODELS ARE PARTIALLY EXEMPT ACCORDING TO SCHEDULE 2, PART A, CLASS 5, BUILDING REGULATIONS 1976



16 OCT 1991
0993/91

[redacted] GARAGES					
"CLIFTON" RANGE					
TRUSSES:- 1½" M.S ANGLE					
CONCRETE REINFORCING:- ¼" DIA [illegible]					
3" CORRUGATED ROOFING: NON-ASBESTOS CONCRETE					
	DOOR	A	B	C	D
15/1		15'2"	14'7"	15'2"	14'7"
15/2		15'2"	14'7"	17'2"	16'7"
15/3		15'2"	14'7"	19'3"	18'8"
15/4		15'2"	14'7"	21'3"	20'8"
15/5		15'2"	14'7"	23'4"	22'9"
15/6		15'2"	14'7"	25'4"	24'9"

SCALE - 1:48



ALBION STREET
BROADWAY
TURNING BAY FOR CARS USING ACCESS WAY TO REAR OF HOUSES
SITE
CREASE DROVE
CORONATION AVE'
LOCATION PLAN (1:1250)
SITE PLAN (1:200)
SOAKAWAY 5 METRE FROM BUILDING 1:500 Ø & 1800 DEEP. FILLED WITH REJECTS & CAPPED BY PRECAST SLABS.
100 Ø UPVC STORM DRAIN 1:40 FALL BEDDED & SURROUNDED BY PEA GRAVEL (100).
STORE
GARAGE
2100
1800
1600
1200
1000
10 590
2500
EXISTING ACCESS WAY
330
4500
1600
CENTRE LINE
ROOF PITCH APPROX' 10°
700 Ø H.R. UPVC GUTTER TO 63 Ø UPVC RWP.
WALL PANELS FIXED TO BASE AS SPECIFIED BY PRECAST GARAGE SUPPLIER.
G.L
FLOOR 75 ABOVE G.L
END FLOOR TOE 450 x 225 DEEP.
2133
75
VARIABLE
NOTES.
1. GARAGE P.C. CONCRETE TYPE AS SUPPLIED BY STRATTONS CONCRETE TEL 0993 776511.
2. FLOOR FROM C20P CONCRETE 125 THICK REINFORCED BY A393 MESH (50 BOTTOM COVER) ON 200 CONSOLIDATED HARDCORE
3. FOUNDATION 450 WIDE C10P TRENCH FILL CONCRETE AT DEPTHS AS INDICATED ON SITE PLAN. FOUNDATION BASE TO BE ON A LOADBEARING STRATA.
4. ROOF SHEETS 75 CORRUGATED NON ASBESTOS CEMENT.
4500
16 OCT 1991
0993/91
TITLE.
DETACHED GARAGE
17 BROADWAY CROWLAND
CLIENT.
MR B. JOHNSON.
SCALE.
DATE.