

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H02/0993/93

Received: 19-OCT-93 Type: CONDITION COMPLIANCE

Earlier Permission: H02/1344/91

Name: Miss P Steels
The Tiles
58 West Street
Crowland
Peterborough

Agent: Grahame Seaton
Well Creek Lodge
St Peters Road
Upwell
Wisbech Cambs

Description: Details of brick and tile materials
(Condition 2 of application H02/1344/91)

Location : The Tiles 58 West Street
Crowland Peterborough

South Holland District Council hereby give notice that CONSENT HAS
BEEN GRANTED for the details submitted for the purpose of conditions
attached to the planning permission, subject to any conditions below:

Director of Planning and Building Control Services
02-DEC-93 H02/0993/93

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.

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. **H02/0993/93**
Date registered
Grid reference **19 OCT 1993**

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Miss P. Steels
The Tiles
58 West Street Crowland

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Graham Seaton

Tel. No.

(Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

The Tiles 58 West Street, Crowland.

OFFICE
COPY

Please complete

EARLIER APPLICATION No.

This application cannot be considered
unless the relevant reference is stated

H02/1344/91

Please complete

I attach the necessary plans and apply for approval as described below

Signed

K. Steels

Date

20-10-93

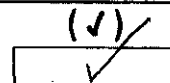
Please complete the section below.

This form is for approval of additional details. For approval of reserved matters you should not use this form — ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form — ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval, unless the condition specifically requires it.

2. The application is for approval of details required by a condition



State which details are submitted

materials
(Samples submitted of brick +
Tile.)

State drawing no's relating to the current submission

—

State condition no. under which this application is required

2

ADMIN RECORD SHEET

Initial

Submitted Fee £ *NIL*

Receipt No

Date first Rec'd

19 OCT 1993

Registration

Reference

H02/0993/93

Cross-Ref

Date

20-OCT-93

LAC

Validation

TYPE *C. comp*

Site area
No of dwellings
Floorspace

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/~~Works~~

Description
to be recorded

--

Invalid

Site plans
Certificate

--

Fee

Fee (not free)

--

Inaccurate
Incomplete
Unclear

--

Fees

Correct fee £ *NIL*

Nil fee

--

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet *380* OS Plots
Grid ref *5237403 10160*

Ward

Parish

Inside IBD

Inside LP area

Constraints:

CA Cons Area

LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

Hazards -

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site

Ref

Linked to property

Ref

0014948

Dist Bound

Other:

Planning Records:
Earlier apps

1344/91

B Reg Records:
Already submitted - Ref:
Request needed
Requested

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Bungalows set to be of purple
Partially screened by hedges/fences
not by trees but may not
be enforceable as required

Inspected by
Date

DF
29/10

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)
Non Development (or equiv)
Non Response after Direction
Senior Officer confirmed
Withdrawn

DELEGATED DECISION

Case Officer Recommendation

Approve
(or equiv)

Refuse
(or equiv)

Signed Date.....

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda ✓ 2/12

DPBCS AUTHORISED

Decision Issue confirmed

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H02/0993/9E

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

Reg 4

☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐
☐

Non-std:
Details
needed

Other.....

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Reconsultations:

All

See below

☐
☐

Unsatisfactory -
Further direction:

Signed.....

Senior Off.....

Precise details:

Additional Consultation/Publicity Required

P2122-10

RECONSULTS

Departure	Publicity: >>	Consultations:
Setting of LB		County
Public Right of Way		E Heritage
Discretionary		Societies
		 G ROW

Extra Consultations:

Transport	D/Transp A15	 G* T15
TRA	D/Transp A18	
	B Rail	

Environment/ Drainage	Env Services	
WAT	NRA	
	IDB	
	Env Assess	 G ENV Specify:

Conservation	LB Demolish	 G* DEM
LB	Archaeology	 G ARC Specify:
	Eng Heritage	
	Consultant	
	Other	

Hazards	HSC Group	 G* HAZ
	Specific	

Other PLA

Order No:
Specify:

Specify:
Specify:

WP Note -
G Group available
G* Group essential
(longer expiry)

Press
PC
WM
Residents

Case Officer: *Pot*
Senior Officer Confirmed

Date: *22/11*

Recorded DC....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H02/0993/93

Received: 19-OCT-93 Type: CONDITION COMPLIANCE

Name: Miss P Steels
The Tiles
58 West Street
Crowland
Peterborough

Agent: Grahame Seaton
Well Creek Lodge
St Peters Road
Upwell
Wisbech Cambs

Description: Details of brick and tile materials
(Condition 2 of application H02/1344/91)

Location : The Tiles 58 West Street
Crowland Peterborough

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

02-DEC-93

AD check...*N^o 2 1/2*.....

Authorised to issue (inc Delegation)....*Al*.....

APPLICATION REFERENCE: H02/0993/93

DATE RECEIVED: 19-OCT-93

TYPE: Condition Compliance

DESCRIPTION: Details of brick and tile materials (Condition 2 of application H02/1344/91)

LOCATION: The Tiles, 58 West Street, Crowland.

APPLICANT: Miss P Steels

AGENT: Grahame Seaton

REASON FOR COMMITTEE CONSIDERATION

Concern over the brick materials.

RECOMMENDATION

Grant Consent.



COMMENTS

- 1 Planning permission has been granted for a bungalow and garage in a backland position with a condition regarding materials.
- 2 Work has commenced using a buff coloured brick and the brickwork is virtually complete.
- 3 The Council's own industrial units and the recently completed flats located to the east are constructed of a red/brown brick. However, there are examples of other brick colours in the locality and one of the terraces fronting Broadway has been clad using a buff material. Although a red/brown brick would have been preferable, it is not considered that that brick used is so inappropriate that refusal and subsequent enforcement actions to demolish the building would be justified in this case and reluctantly my recommendation is to grant.

Steels 993/93
Letter held by Peter G
go with deer notice

IAN 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



H02/0993/93

CONDITION COMPLIANCE

Applicant: Miss P Steels
Tel:

Agent: Grahame Seaton

Description: Details of brick and tile
materials
(Condition 2 of application
H02/1344/91)

Location: The Tiles
58 West Street
Crowland
Peterborough

Valid date: 19-OCT-93

Terminal date: 14-DEC-93

Target dates:

Target Committee: 07-DEC-93

To case officer 26-OCT-93

Report deadline: 23-NOV-93

Inspected by 02-NOV-93

Agreed TD Ext:

Extra contacts 09-NOV-93

Case Officer:

Report if not clear by 23-NOV-93

P J UDY

DEVELOPMENT/CONSTRAINTS

Size:

Category:

Listed building:

Other Constraints:

Conservation Area:

CONSULTATIONS CARRIED OUT

Sent

Expiry

G Seaton Esq AMIAS
Well Creek Lodge
St Peter's Road
Upwell
Wisbech
Cambs
PE14 9EJ

Mr P J Udy

PJU/LAC
H02/0993/93

1 December 1993

Dear Sir

Condition Compliance With Respect To Materials For Miss P
Steel, At "The Tiles", At 58 West Street, Crowland.

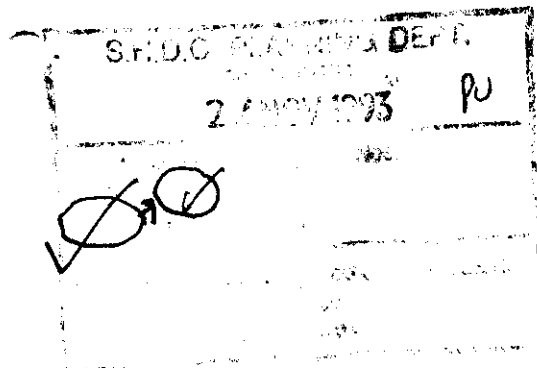
The condition compliance application was considered by the Plans Sub-Committee on the 29 November 1993 when it was resolved to grant the proposed materials. I enclose the appropriate decision notice.

In relation to your fax dated the 19 November 1993, I consider that the letter which was sent to you by the Chairman of the Planning Committee on the 22 November 1993 satisfactorily answers your points.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc



81 Postland Road
Crowland
Peterborough
PE6 0JB

22nd November 1993

G. Seaton Esq AMIAS
Well Creek Lodge
St Peter's Road
Upwell
Wisbech
PE14 9EJ

Copy to B. Smith Esq
Director of Planning

Dear Mr Seaton,

I refer to your note of 19th November.

Whilst naturally being sorry I was not available when you telephoned, I do have to give my business commitments priority and that does mean I am quite regularly either not available or away from my office.

The application was considered by the Planning Committee and they deferred determination to enable a site visit to take place before any decision is made. You will recall I did indicate that might well happen.

Site meetings will next take place on Monday, 29th November. If the Sub Committee schedule enables the site to be visited on that day, it ought to be determined later that afternoon. If the schedule prevents that site being visited, it will then be visited and determined on Monday, 20th December.

Whilst it is unfortunate that any delay should occur, you will not need me to remind you that the problem has occurred because the submission of details of materials was not carried out as required by the conditions.

The point raised by the builder concerning delay is again somewhat misleading. As I am sure you appreciate, the notice he gave of his start was in relation to Building Control matters, whereas to comply with Conditions of a Planning Permission requires application under Planning, as opposed to Building Regulations, and is dealt with by Development Control Officers. The two things, whilst applying to the same building, are entirely separate. Clearly the responsibility to comply with the Planning Permission is the applicant's or his Agent's if applicable.

Contd

22nd November 1993

It is, therefore, unreasonable to infer that there was any unnecessary delay on the part of the Council when it was an omission by the applicant or Agent that created the situation.

I am sorry if I have not been able to suggest the Council acted unreasonably and I trust the matter will be resolved in the near future.

It is, however, a possibility, however small, that the Committee may not accept the materials.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Bryan Alcock', with a long horizontal flourish extending to the right.

Bryan Alcock

Grahame Seaton A.M.I.A.S.

Well Creek Lodge, St Peter's Road, Orwell, Wisbech, Cambs PE21 9EJ

Tel: Wisbech 0945 772632

Fax (0945) 773192

FACSIMILE TRANSMISSION 19 NOV 1993

TO: SOUTH HOLLAND DISTRICT COUNCIL

For the Attention of: MR. P. UDY
PLANNING DEPT.Subject: NEW BUNGALOW & GARAGE
TO REAR 58 WEST STREET
CROWLAND

FROM: G. SEATON

No. of pages, including this one

S.H.D.C. PLANNING DEPT.	
RECEIVED	
19 NOV 1993	
Attention of:	File nos.
DPO	For Information
NCM	
IC	
ASP	
For Action	

☒
☒
☒
☐

(tick appropriate box)

19/11/93

YOUR REF: H02/0993/93 ORIGINALLY H02/1344/91

I UNDERSTAND THAT THE BUILDER HAS CONTACTED YOU THIS MORNING EXPRESSING HIS GREAT CONCERN OVER THE DELAY IN DETERMINING THE BRICK PROBLEM. YOU ASKED HIM TO CONFIRM THE DATES WHICH LED TO THIS UNFORTUNATE SITUATION WHICH I CONFIRM WITH HIS INFORMATION AS GIVEN TO ME :-

- 1/ DATE OF ACTUAL PLANNING APPROVAL ... 16/12/91:
(BUFF BRICKS, BROWN ROOF, SPECIFIED)
- 2/ BUILDERS START DATE ON SITE 10/9/93
WHEN 1ST INSPECTION CARD WOULD BE SUBMITTED.
- 3/ YOUR LETTER TO CLIENT POINTING OUT NON-COMPLIANCE WITH CONDITION N°2 ... 13/10/93
SOME 34 DAY LATER.

WE TRUST THIS INFORMATION WILL BE OF HELP & HOPE THE PROBLEM CAN SOON BE SORTED OUT IN EVERYONES INTEREST.

Grahame Seaton A.M.I.A.S.

Well Creek Lodge, St Peter's Road, Upwell, Wisbech, Cambs. PE14 9EJ Tel: Wisbech 109451 772632

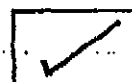
LATE OPS: OFF. Date: 10/11/93 Fax: 109451 773192

FACSIMILE TRANSMISSION

Salient points highlighted

To: SOUTH HOLLAND DISTRICT COUNCIL

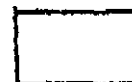
For Information



PLANNING DEPT

For the attention of: MR. P. NOY

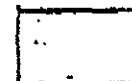
For Action



(tick appropriate box)

Subject: BUNGALOW & GARAGE

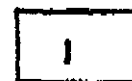
Please Respond



THE TILES, 58 WEST ST. CROWLAND.

From:

GRAHAME SEATON.



No. of pages, including this one

1 5/11/93

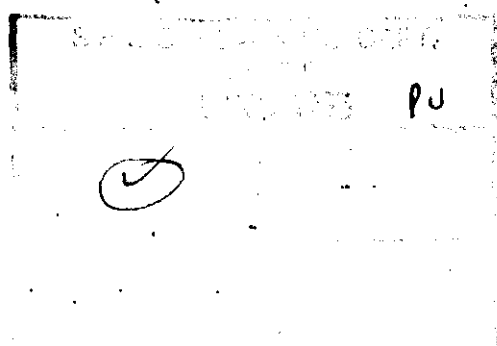
YOUR REF: H2/1344/91 NEW BUNGALOW & GARAGE

FURTHER TO YOUR LETTER OF
THE 25th OCT 1993 AND OUR RECENT
TELEPHONE CONVERSATION, I UNDERSTAND
THE BUFF BRICKS WILL BE CONSIDERED
AT THE NEXT PLANNING MEETING ON
THE 17th NOV. 1993 BY THE COMMITTEE.

I CONFIRM THAT AS DISCUSSED
ALL WORK HAS CEASED ON SITE
UNTIL AFTER A DECISION HAS BEEN
REACHED.

Yours FAITHFULLY

993/93



Miss P Steels,
The Tiles,
58 West Street,
Crowland,
Peterborough.

Mr P Udy

PJU/JJ H2/1344/91

13 Oct 1993

Dear Sir,

H2/1344/91 - ERECTION OF BUNGALOW AND GARAGE, THE TILES, 58 WEST STREET, CROWLAND.

With reference to the above it has been brought to my attention from the Building Control Section that development has commenced.

I am writing to inform you that there appears to be an outstanding condition on the planning permission issued on 24th February 1992.

Condition No 2 states:

"Before this development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external materials of the proposed development harmonises with existing buildings in the area."

I therefore look forward to hearing from you within the next 28 days, but I must advise you that Section 172 of the Town and Country Planning Act 1990 empowers the Council to take up proceedings against any breach of planning control.

I therefore enclose the necessary condition compliance forms for you to complete and return to my office for consideration with the relevant plans.

Yours faithfully



1/P N Midlen
Principal Planning Officer
Development Control

Enc.

cc Grahame Seaton,
Well Creek Lodge,
St. Peters Lodge,
Upwell,
Wisbech.

H02/0993/93

Councillor Alcock phoned 11am 3/11/93 to inquire about this application, having been approached by someone involved with the building work.

RJS phoned back 5-15 pm 3/11/93. Told Councillor Alcock about the circumstances leading to submission of the application, that the application is intended to be reported on 17/11/93, and that the recommendation is likely to be a reluctant grant of permission since we would have preferred to have negotiated a more appropriate brick.

Councillor Alcock said he would respond to the person who had approached him and would confirm the advice that they should stop work until ~~for~~ a decision is made on the application.


4/11/93

Application/Project Details:

B02/0066/92

Planning ref:

Miss P Steels

Erection of bungalow

58 West Street
Crowland
Peterborough
Cambs

Job details: Bungalow

Job 67 Inspection no 10321

COMMENCEMENT REPORT

The above development has been commenced.

1. Planning permission not on file
2. There appears to be an outstanding matter on a planning condition.
3. The development appears to be satisfactory.
4. The development appears unsatisfactory.
5. Permitted development etc.

NOTES/
PROBLEMS

- | | |
|-------------------------------------|--|
| ☐ | Inspected excavation only. |
| ☒ | Bricks & roof tiles not on site |
| ☐ | Condition road |
| ☐ | regarding vehicular access & turning facility appears to be outstanding. |

Signed..... *W. S. Slipp* Building Inspector

Date *4.10.93*

NOTES:

PLANNING COMMITTEE - 17th November, 1993

752. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

Plan No. and Applicant

Proposal

H23/0880/93
P G & C L Frith

Change of use of outbuilding to sell sports and leisure wear at Braemar, Mill Lane, Whaplode.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H05/0901/93
Mr D J Lynn

O.A. Single storey dwelling at 15 Branches Lane, Holbeach.

(Pending a site inspection to assess the suitability of the site for the proposal.)

(It was reported that a late letter of objection had been received.)

H01/0910/93
Mr & Mrs S W Sewell

O.A. Dwelling with garage including details of means of access at Barrier Bank, Cowbit.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H23/0915/93
Laburnham Estates

Change of use to workshop and store at Stockwell Gate, Whaplode.

(Pending a site inspection to assess the suitability of the site for the proposal.)

(Councillor A.E. Naylor left the meeting following consideration of the above application.)

H09/0918/93
R English Esq

O.A. Dwelling at rear garden of 13 Cranmore Lane, Holbeach.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H01/0958/93
B Johnson

Boundary wall at Peak Hill House, Peak Hill, Cowbit.

(Pending a site inspection to assess the suitability of the boundary wall in its present position.)

H02/0993/93
Miss P Steels

Details of brick and tile materials (Condition 2 of application H02/1344/91) at The Tiles, 58 West Street, Crowland.

(Pending a site inspection to assess the suitability of the site for the proposal.)

PLANS SUB-COMMITTEE - 29th November 1993

787. PLANNING APPLICATIONS (Continued)

(a) Determinations following Site Inspections (Continued)

Plan No. & Applicant

Proposal

H01/0958/93
B Johnson

Boundary wall at Peak Hill House, Peak Hill, Cowbit.

RESOLVED: (a) Planning permission be refused for the above development in accordance with recommendation (B) of the Director of Planning and Building Control Services report and (b) that a further report on enforcement action in respect of the unauthorised boundary wall at the site be submitted to a future meeting.

(Councillor C.J.T.H. Brewis requested that his vote against the refusal of the above application be recorded.)

H02/0993/93
Miss P Steels

Details of brick and tile materials (condition 2 of application H02/1344/91) at the Tiles, 58 West Street, Crowland.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(Councillor Mrs P.J. Buffham left the meeting following consideration of the above application.)

(b) Planning Application

The undermentioned application was submitted for consideration and the Sub-Committee informed that the application had to be referred back to the Planning Committee for final determination.

H09/0865/93
Hey & Croft Ltd
(Receivership)

Residential development at Marsh Road, Holbeach Hurn.

RESOLVED: That the Planning Committee be informed that, whilst the Sub-Committee is generally satisfied with the layout of the proposed development and the number of properties proposed, it is opposed to the dwelling types currently proposed and considers that mains drainage only would be suitable for this development.

(End of Minutes)