SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H02/1001/93 Received:25-OCT-93 Type:FULL

Name: Mr & Mrs P Leo
55 Broadway
Crowland
Peterborough

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Erect bungalow and garage

Location : Broadway Crowland
Peterborough

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The proposed bungalow is located at the end of the narrow private drive which is inadequate in width to allow two vehicles to pass. If permitted the proposal will generate additional traffic along this access, which when meeting other vehicles would not be able to pass. This will lead to long reversing manoeuvres possibly out onto Broadway close to the junction with Albion Street and the access to the garage, to the detriment of highway safety.

2 The visibility of the access is very poor, therefore to intensify the use at this point, where vehicles have to emerge out into the carriageway of Broadway before being able to see oncoming traffic or pedestrians, would be detrimental to highway safety.

3 There are inadequate turning facilities for service or delivery vehicles, which would lead to such vehicles having to make long reversing manoeuvres back onto Broadway via the sub-standard access or such vehicles waiting in Broadway, close to Albion Street and the access to the garage, to the detriment of highway safety.

4 The erection of dwellings behind houses on a road frontage and having no frontage to a road is in the opinion of the Local Planning Authority an undesirable form of development in that it poses difficulties of access for service vehicles and unless the site is sufficiently large has an adverse effect upon the outlook and privacy of the occupants of other properties in the vicinity. This problem is magnified by the existence of a bungalow already in a backland position behind which the proposed bungalow is to be sited. As a result the proposed bungalow will result in disturbances to the residential amenities of the existing backland bungalow and the existing house fronting Broadway by way of traffic noise. The proposal will also encourage further similar development.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

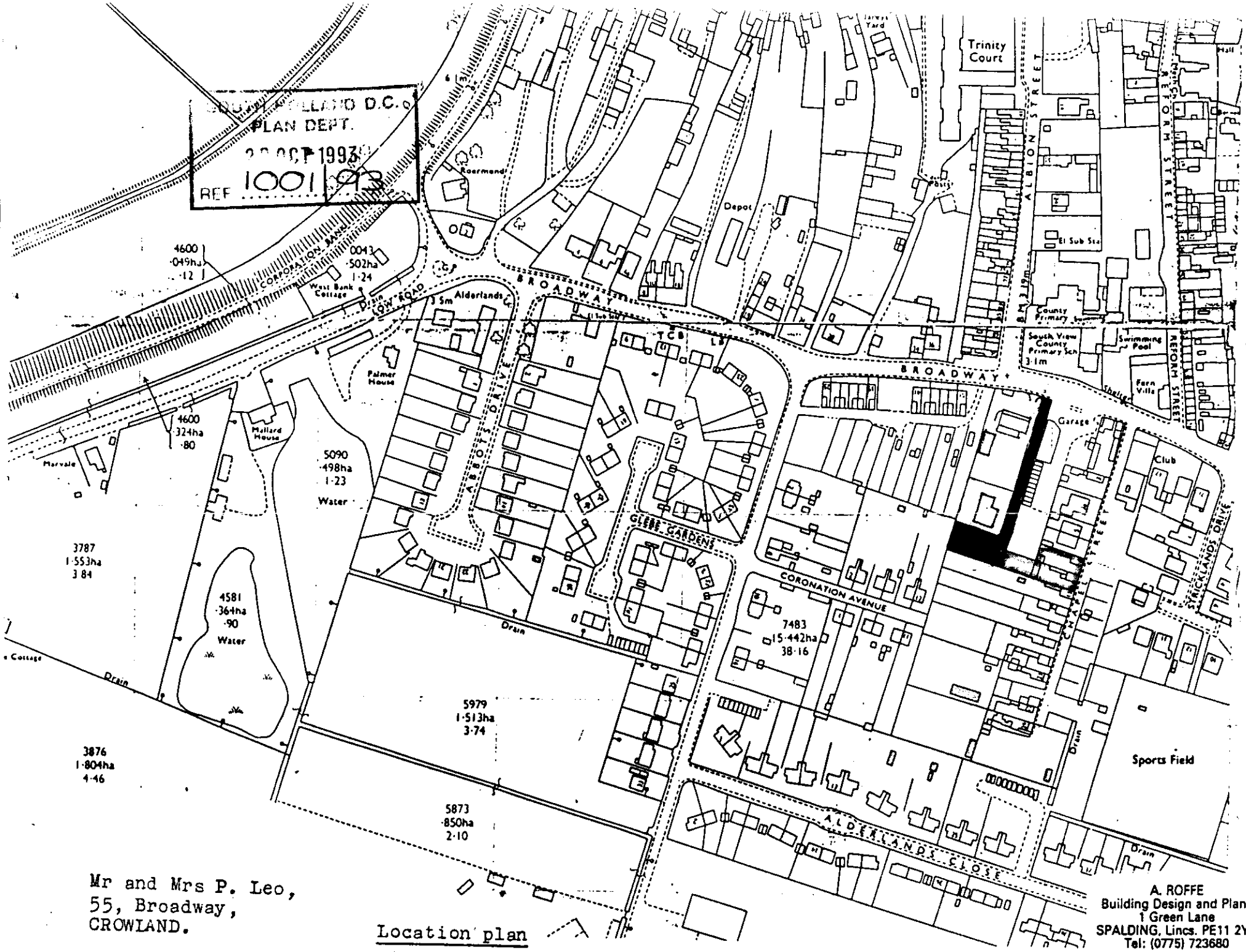
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
22-DEC-93 H02/1001/93

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)



O.S. Map
TF 238098

Scale
1 : 2500

Mr and Mrs P. Leo,
55, Broadway,
CROWLAND.

Location plan

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H02/1001/93

Date Registered 20 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. and Mrs. P. Leo,
55, Broadway,
CROWLAND

Tel. No.

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

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Broadway, CROWLAND

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erect bungalow and garage

Please complete

Signed A. Roffe

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120-00 (If you consider no fee is payable include a written explanation instead.)

Date 18th October 1993

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 Certificates**

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 pervious 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 Dwellings	✓	If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	0.05	hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max. height:	4.7	metres
(b) max. length:	10.2	metres
(c) max. width:	12.85	metres
D. Please state type and colour of materials for facing external walls:	Nottingham Amber Ruftec	
E. Please state type and colour of roofing materials.	Marley Mendip Old English Dark Red	
F. Has a survey of the site been undertaken? State Yes or No	YES	

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. — Garden

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? — Garage / Drive

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

D. Foul sewerage will be disposed of to: Mains sewer ✓ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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.	—	➡ 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.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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.**
(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 A. Kolb (~~Applicant~~ / Agent) Date 18/10/93

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.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

Signed A. Kolb (Applicant / Agent) Date

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 A. Kolb (~~Applicant~~ / Agent) Date 18/10/93

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed (Applicant / Agent) Date

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120 .

Receipt No P3410

Date first Rec'd 20 OCT 1993

Registration

Reference H02/1001/93

Cross-Ref R

Date 21-OCT-93 JAC

Validation

TYPE FULL

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 £ 120 .
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 391 OS Plots
Grid ref 523850 309890

Ward A Parish CROWLAND

Inside IBD YES Inside LP area NO

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 1755 ☐
Linked to property Ref ☐

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps 342/89

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

APPLICATION ASSESSMENT

Notes for Case Officer ? mat south. + confirm what other Rear applicant owns (not Reg. 4) + Get as background information!

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PM
Date 5-11

Site Notice posted by PM
Date
Expiry 5-11

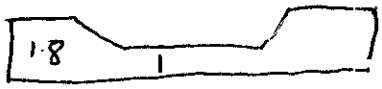
Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

13 Chapel St Granted

Case Officer Conclusions

Flat b no. 13 Chapel St 

∴ Dormer & Velux windows overlook 1.8m unobscured face to W. open area of no. 11 – Velux opens this too Legislation likely to grant keeping removed to reduce plot. It has two bedrooms losses which ~~loses at least 1B point~~ Mass site ok garages to end side appeals large

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 ..... ✓ 22/12

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H02/1001/93

Directions

Art /

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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:

PSU 27-10

Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

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

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Press
PC
WM
Residents

Case Officer : PM

Senior Officer Confirmed ..PR..... Date 27/10 Recorded DC....

PLANS SUB-COMMITTEE - 20th December, 1993

846. PLANNING APPLICATIONS (Continued)

(a) Determinations following site inspections

(Councillor B. Alcock declared an indirect interest in the above application and left the meeting during consideration thereof. It was also reported that Councillor Alcock had declared an interest when the site was inspected and had remained on the coach during the inspection. Councillor T. Bray took the Chair during consideration of this item.)

H02/1001/93 Mr & Mrs P Leo	Bungalow and garage at Broadway, Crowland.

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

H12/1007/93 Mr & Mrs I R Knight	Dwelling including siting and means of access at The Laurels, Marriotts Gate, Lutton.

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

H05/1020/93 Mr & Mrs R Rusman	Dwelling with on-site computer facility at Plot 2, Foxes Lowe Road, Holbeach.

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

(b) Planning Application

The following application, which had previously been referred to the Sub-Committee for consideration, was determined as indicated:-

Plan No. and Applicant	Proposal
H16/0700/93 Allison Homes	Residential development - 20 dwellings comprising of two and three bed detached, semi detached and terraced units at land off St Annes Way, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendation, and with the details as shown on the amended plan dated 6th December 1993 subject to appropriate conditions, to include the provision of traffic calming measures, the maintenance of parking areas and withholding permitted development rights.

(End of Minutes)

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

H02/1001/93
FULL

Applicant: Mr & Mrs P Leo
Tel:

Agent: A Roffe
0775 723680

Description: Erect bungalow and garage

Location: Broadway
Crowland
Peterborough

Valid date:	25-OCT-93	Terminal date:	20-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	01-NOV-93	Report deadline:	23-NOV-93
Inspected by	08-NOV-93	Agreed TD Ext:	
Extra contacts	15-NOV-93	Case Officer:	
Report if not clear by 29-NOV-93		P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
The Owner/Occupier, 8 Chapel St, Crowland	08-NOV-93	29-NOV-93	
Site/Press Advert MIN	02-NOV-93	23-NOV-93	
Clerk to Crowland PC 0733 210653	28-OCT-93	11-NOV-93	OK
Cllr B Alcock 0733 210560	28-OCT-93	04-NOV-93	
Cllr N H Pepper Peterborough 21	28-OCT-93	04-NOV-93	

SITE RECORD

Grid ref: 523850 309890
OS Sheet: 391 Parcel:

L.C.C. - Obs Attached JB CB 18/11/93
~~plan taken CB 16/11/93~~

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

H02/1001/93

FULL

Applicant: Mr & Mrs P Leo
Tel:

Agent: A Roffe
0775 723680

Description: Erect bungalow and garage

Location: Broadway
Crowland
Peterborough

Valid date:	25-OCT-93	Terminal date:	20-DEC-93
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Report if not clear by	29-NOV-93		P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	05-NOV-93	26-NOV-93
Clerk to Crowland PC 0733 210653	28-OCT-93	11-NOV-93
Cllr B Alcock 0733 210560	28-OCT-93	04-NOV-93
Cllr N H Pepper Peterborough 21	28-OCT-93	04-NOV-93

SITE RECORD

Grid ref: 523850 309890
OS Sheet: 391 Parcel:

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H02/1001/93 Received:25-OCT-93 Type:FULL

Name: Mr & Mrs P Leo
55 Broadway
Crowland
Peterborough

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Erect bungalow and garage

Location : Broadway Crowland
Peterborough

South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:

1 The proposed bungalow is located at the end of the narrow private drive which is inadequate in width to allow two vehicles to pass. If permitted the proposal will generate additional traffic along this access, which when meeting other vehicles would not be able to pass. This will lead to long reversing manoeuvres possibly out onto Broadway close to the junction with Albion Street and the access to the garage, to the detriment of highway safety.

2 The visibility of the access is very poor, therefore to intensify the use at this point, where vehicles have to emerge out into the carriageway of Broadway before being able to see oncoming traffic or pedestrians, would be detrimental to highway safety.

3 There are inadequate turning facilities for service or delivery vehicles, which would lead to such vehicles having to make long reversing manoeuvres back onto Broadway via the sub-standard access or such vehicles waiting in Broadway, close to Albion Street and the access to the garage, to the detriment of highway safety.

4 The erection of dwellings behind houses on a road frontage and having no frontage to a road is in the opinion of the Local Planning Authority an undesirable form of development in that it poses difficulties of access for service vehicles and unless the site is sufficiently large has an adverse effect upon the outlook and privacy of the occupants of other properties in the vicinity. This problem is magnified by the existence of a bungalow already in a backland position behind which the proposed bungalow is to be sited. As a result the proposed bungalow will result in disturbances to the residential amenities of the existing backland bungalow and the existing house fronting Broadway by way of traffic noise. The proposal will also encourage further similar development.

22-DEC-93

AD check..... 22/12

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

APPLICATION REFERENCE: H02/1001/93 DATE RECEIVED: 25-OCT-93

TYPE: Full

DESCRIPTION: Erect bungalow and garage

LOCATION: Broadway, Crowland.

APPLICANT: Mr & Mrs P Leo AGENT: A Roffe

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

-7 DEC 1993

RECOMMENDATION

Refuse Permission.

1 *The proposed bungalow is located at the end of a narrow private drive which is inadequate in width to allow two vehicles to pass. If permitted the proposal will generate additional traffic along this access, which when meeting other vehicles would not be able to pass. This will lead to long reversing manoeuvres possibly out onto Broadway close to the junction with Albion Street and the access to the garage, to the detriment of highway safety.*

2 *The visibility of the access is very poor, therefore to intensify the use at this point, where vehicles have to emerge out into the carriageway of Broadway before being able to see oncoming traffic or pedestrians, would be detrimental to highway safety.*

3 *There are inadequate turning facilities for service or delivery vehicles, which would lead to such vehicles having to make long reversing manoeuvres back onto Broadway via the sub-standard access or such vehicles waiting in Broadway, close to Albion Street and the access to the garage, to the detriment of highway safety.*

4 *The erection of dwellings behind houses on a road frontage and having no frontage to a road is in the opinion of the Local Planning Authority an undesirable form of development in that it poses difficulties of access for service vehicles and unless the site is sufficiently large has an adverse effect upon the outlook and privacy of the occupants of other properties in the vicinity. This problem is magnified by the existence of a bungalow already in a backland position behind which the proposed bungalow is to be sited. As a result the proposed bungalow will result in disturbances to the residential amenities of the existing backland bungalow and the existing house fronting Broadway by way of traffic noise. The proposal will also encourage further similar development.*

COMMENTS

1 Proposal is for a bungalow in a backland position behind an existing bungalow and house.

2 The access drive is approximately 75 metres in length and the County Council have raised concerns over the long manoeuvring distances required if vehicles meet. However, the applicant owns and occupies Listed Building 55 Broadway, which has an extensive rear garden which abuts the private access. It may be possible, therefore, to provide a passing bay facility to overcome the highway objection.

3 Nevertheless, the site is relatively small and subject to the further purchase of land this form of development could be extended further south. The issue of precedent is therefore important.

REPRESENTATIONS

Parish Council:	No objection.
County Highways:	Request refusal.
Public:	Publicity periods expire on 29 November 1993. Any responses will be verbal reported.

PLANNING COMMITTEE - 7th December, 1993.

801. PLANNING APPLICATIONS

H20/0909/93 V G Campling Esq.	O.A.	Residential development off existing access at "The Hollies", Drawdike, Sutton St. James.
H18/0968/93 Mr Summerfield		Two town houses at Wharf Street, Sutton Bridge.
H01/0994/93 Mr S Merton		Detached dwelling and garage on land adjoining 80 Stonegate, Cowbit.

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

H16/1017/93 S.H.D.C.		4 floodlight columns at Sir Halley Stewart Playing Field, Winfrey Avenue, Spalding.

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H06/0505/93 Holbeach Methodist Church	O.A.	Dwelling at Gedney Drove End Methodist Church, Marsh Road, Gedney Drove End.
H02/0996/93 N Plumb		Detached bungalow and integral garage at 10 Plank Drove, Crowland.

(c) Applications Deferred

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant		Proposal
H05/0971/93 Mr & Mrs F E Seymour	O.A.	Three dwellings with turning space off a private roadway, at Karendel, Fleet Hargate.

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

H02/1000/93 P Leo Esq	Use for manufacture of concrete products, storage and sales, new workshop and offices at Carrington Drove, Crowland.

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

(Councillor B Alcock declared an indirect interest in the above application and left the Council Chamber during consideration thereof. Councillor Bray took the Chair during consideration of this item.)

H02/1001/93 Mr & Mrs P Leo	Bungalow and garage at Broadway, Crowland.

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

A. ROFFE
BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB

Tel: (0775) 723880

LATE OBS: Offr. ... Date.. 9/12
Salient points highl...

1001193

S.H.D.C. PLANNING DEPT.
RECEIVED
-6 DEC 1993 AJ

Attention of
DPO (NRM)
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date 6/12

3rd December 1993

Dear Sirs,

Bungalow and garage, P. Leo, Esq.
Broadway, CROWLAND.

The recommendations being put before the Planning Committee have been noted and the applicant would like to make the following points :-

1. The property he resides in, 55, Broadway, to his knowledge is not a listed building having only recently been constructed.

2. Under the County Council's own standards up to 4 dwellings can be provided off a private carriageway, and there is no reason that a width of 4.25 metres as stated therein, cannot be provided.

3. A turning head similar to that shown in the County Council's Developement Guide 1990 illustration 4.2 can be provided.

4. This is in a large village and there is no requirement for service vehicles to use the drive, gas and electricity would be laid on, dustbin rubbish has to be taken to the highway boundary to be collected, the only large vehicles that might use the drive would be removal vans, and this would be very rarely.

5. The applicant himself and his family would be the only people to be affected by the traffic noise referred to.

We trust that these points can be brought to the attention of the Committee,

Yours faithfully

A. Roffe.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H02/1001/93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	3	8	0	9	8

2. Address or location

Broad Way Crowland

3. Name, classification and number of road

III

4. Date application referred 10-11-93

5. State whether outline, detailed application etc.

Full.

6. Description of proposed development/change of use including access details

Bungalow & Garage

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

~~a. Does not wish to restrict the grant~~ of permission.

b. Requests that any permission given by the local planning authority shall ~~include the conditions shown overleaf.~~

(c.) Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown ~~overleaf.~~

✓

Date: 18-11-93. Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent app[illegible]l in consultation with the Director of Highways and Planning

(ii) For other applications

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

① The proposed bungalow is located at the end of a narrow private drive which is inadequate in width to allow two vehicles to pass.

~~If~~ permitted the proposal will generate additional traffic along this access, which when meeting other vehicles would not be able to pass. This will lead to long reversing manoeuvres possibly out onto Broadway close to the junction with Albion St and the access to the garage, to the detriment of highway safety.

② The visibility at the access is very poor therefore to intensify this use at this point, ~~would~~ where vehicles have to emerge out into the carriageway of Broadway before being able

Note:— use continuation sheet(s) as necessary.

cont'd

Form No. H/A/3J

Lincolnshire

EPARTMENT OF HIGHWAYS AND PLANNING

To P. Udy

Planning Reference 11.02/1001.93

The following are my observations upon the enquiry under the reference quoted above: –

Broadway Crowland

Cont'd

– to see oncoming traffic or pedestrians, would be detrimental to highway safety

(3) There are inadequate turning facilities for service & delivery vehicles which would lead to such vehicles having to make long reversing manoeuvres back onto Broadway via the sub-standard access or such vehicles waiting on Broadway, close to Albion St & the access to the garage, to the detriment to highway safety

Date 18-11-93

Signed

Director of Highways and Planning

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/1001/93

Applicant: Mr & Mrs P Leo
55 Broadway
Crowland
Peterborough

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Erect bungalow and garage

Location: Broadway Crowland
Peterborough

Type: FULL

Date received: 25-OCT-93

28-OCT-93

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 11-NOV-93. 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
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments:

No objection

Signed: Paul C Smith

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3410
Date received : 20-OCT-93

Received from

P & A J Leo

Address

55 Broadway
Crowland
Peterborough

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....K. Lowe....
(Authorised Collector)

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

SOUTH HOLLAND DISTRICT COUNCIL

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55 Broadway
Crowland
Peterborough

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Erect bungalow and garage

SOUTH HOLLAND D.C.
PLANNING
25 OCT 1993
REF Valid

Location: Broadway
Crowland
Peterborough

Type: FULL

Date received: 20-OCT-93

21-OCT-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

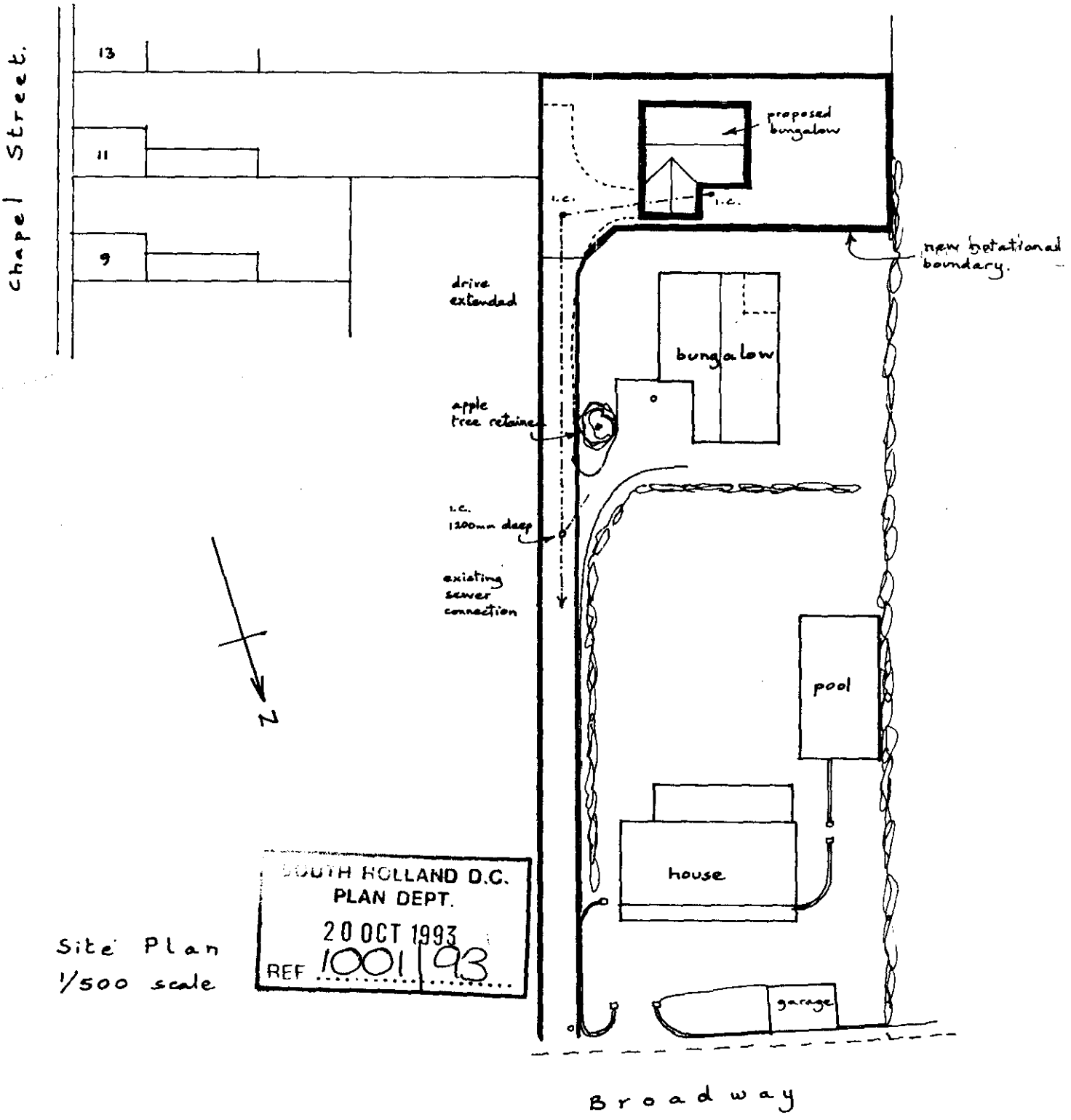
Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Please complete ownership certificate.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer



SOUTH HOLLAND D.C.
PLAN DEPT.
20 OCT 1993
REF 1001/93

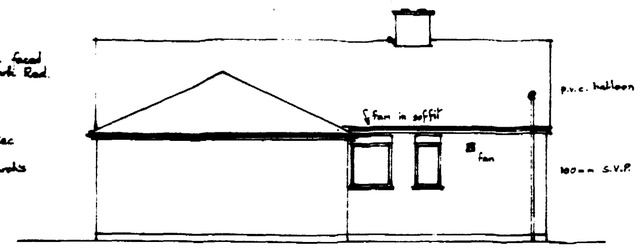
Site Plan
1/500 scale

Proposed bungalow
Mr and Mrs P. Leo,
Broadway, CROWLAND.

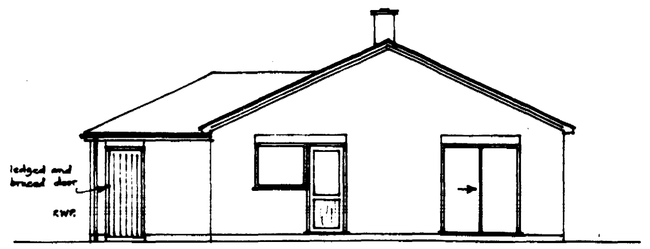
A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YE
Tel: (0775) 723680

Marley Mendip smooth Grand 316mm Old English Dark Red.

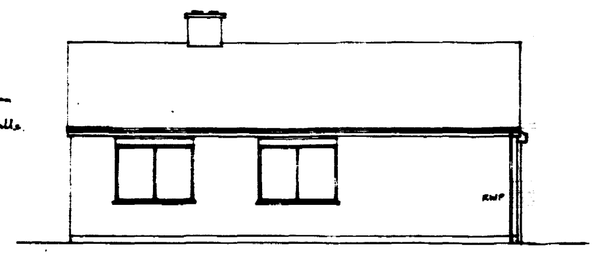
Nottingham Amber Rustic facing bricks in Stretcher Bond or similar.



NORTH



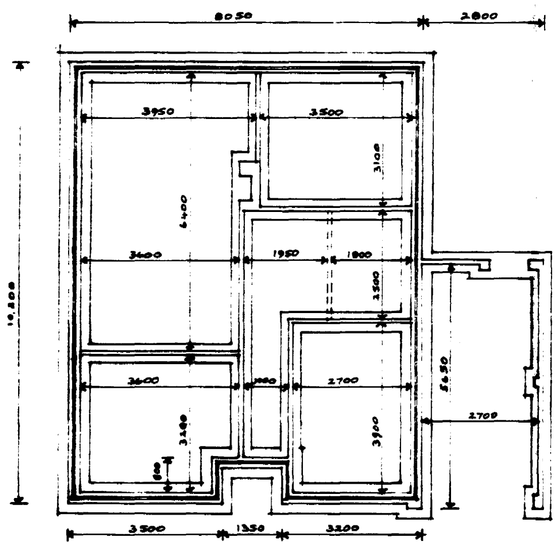
WEST



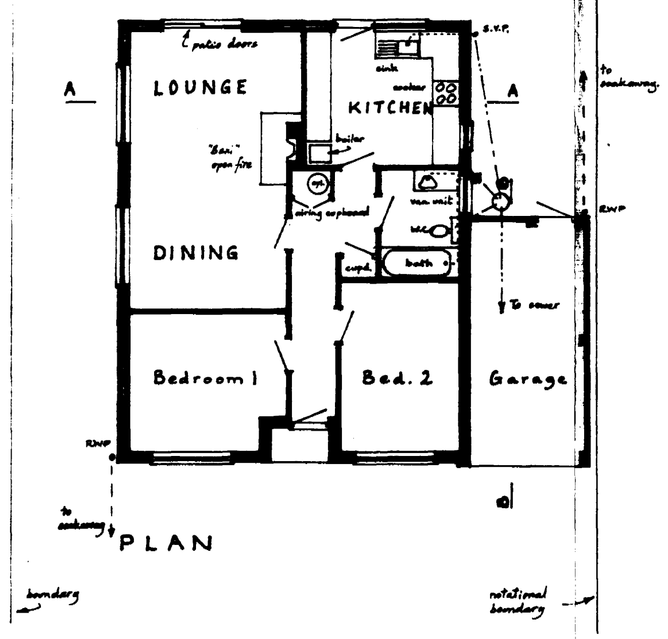
SOUTH



EAST



FOUNDATION



PLAN

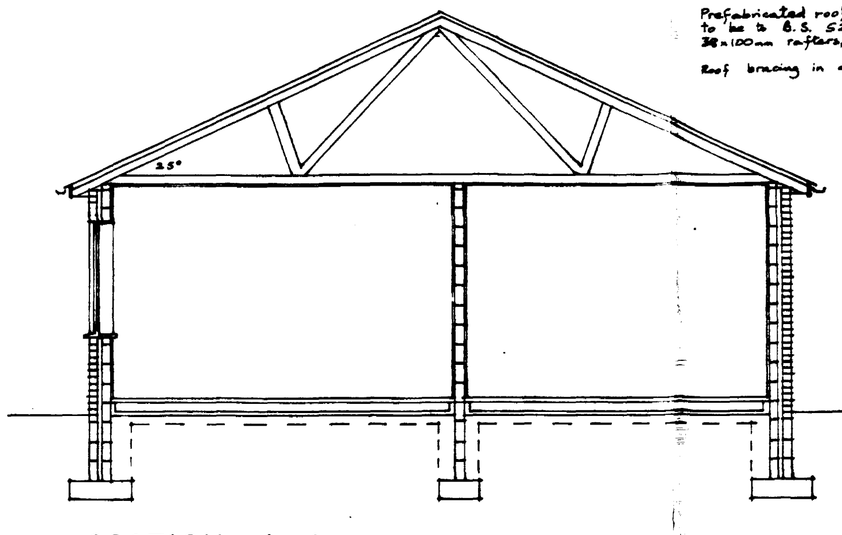
Marley smooth Grand Mendip tiles on 25×38mm tanalised battens at 345mm gauge and reinforced roofing felt to B.S. 747 lapped 150mm horizontally and vertically.

Prefabricated roof trusses at 450mm centres to be to B.S. 5268 : Pt 3 : 1985 formed with 38×100mm rafters, ties and joists.

Roof bracing in accordance with B.S. 5268

Supports for water tanks and opening for trap door to be formed as per truss manufacturers details

Similarly follow details for flue openings.



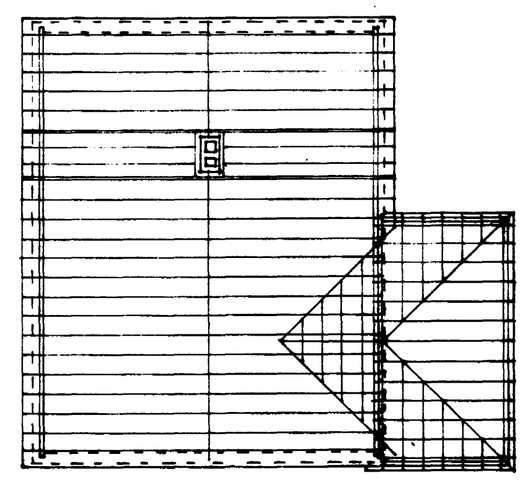
SECTION A-A

Close cavity at eaves and verges

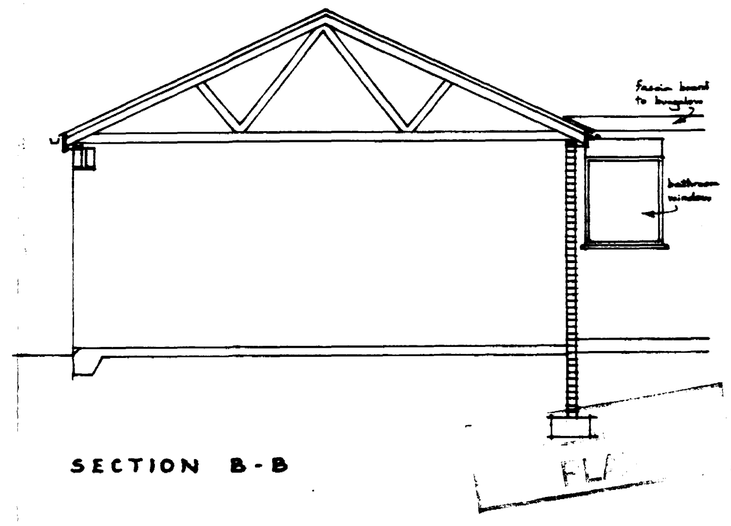
50×100mm wall plates with 5×30mm galv. holding down straps at max. 2 m. centres.

125mm Hunter Regency gutter with 65mm Ø downpipes.

10mm fly proof ventilation to opposite eaves.



ROOF



SECTION B-B

Bungalow and Garage,
Broadway, CROWLAND.

SOUTH HOLLAND D.C.
PLAN DEPT.
20 OCT 1993
REF 100193

Scale: 1:100 and 1:50	
Drawing No: 1	L.A. Ref.:
Date: September 1993.	

A. ROFFE
BUILDING DESIGN & PLANS
1 Green Lane,
SPALDING,
Lincs. PE11 2YB Tel. (0775) 723680