APPLICATION NO. : H02/1073/93

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2-3
LOCATION PLAN	4
APPLICATION FORM	5-8
CHECK SHEETS AND FRONT FILE SHEET	9-12
ALL OTHER CORRESPONDENCE	13-58
ALL OTHER DRAWINGS	59
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	60

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H02/1073/93 Received:30-NOV-93 Type:FULL

Name: P Leo Esq
55 Broadway
Crowland
Peterborough

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Use for manufacture of concrete products, storage and sales. New workshop
Location : Carrington Drove Crowland
Peterborough

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.

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

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)

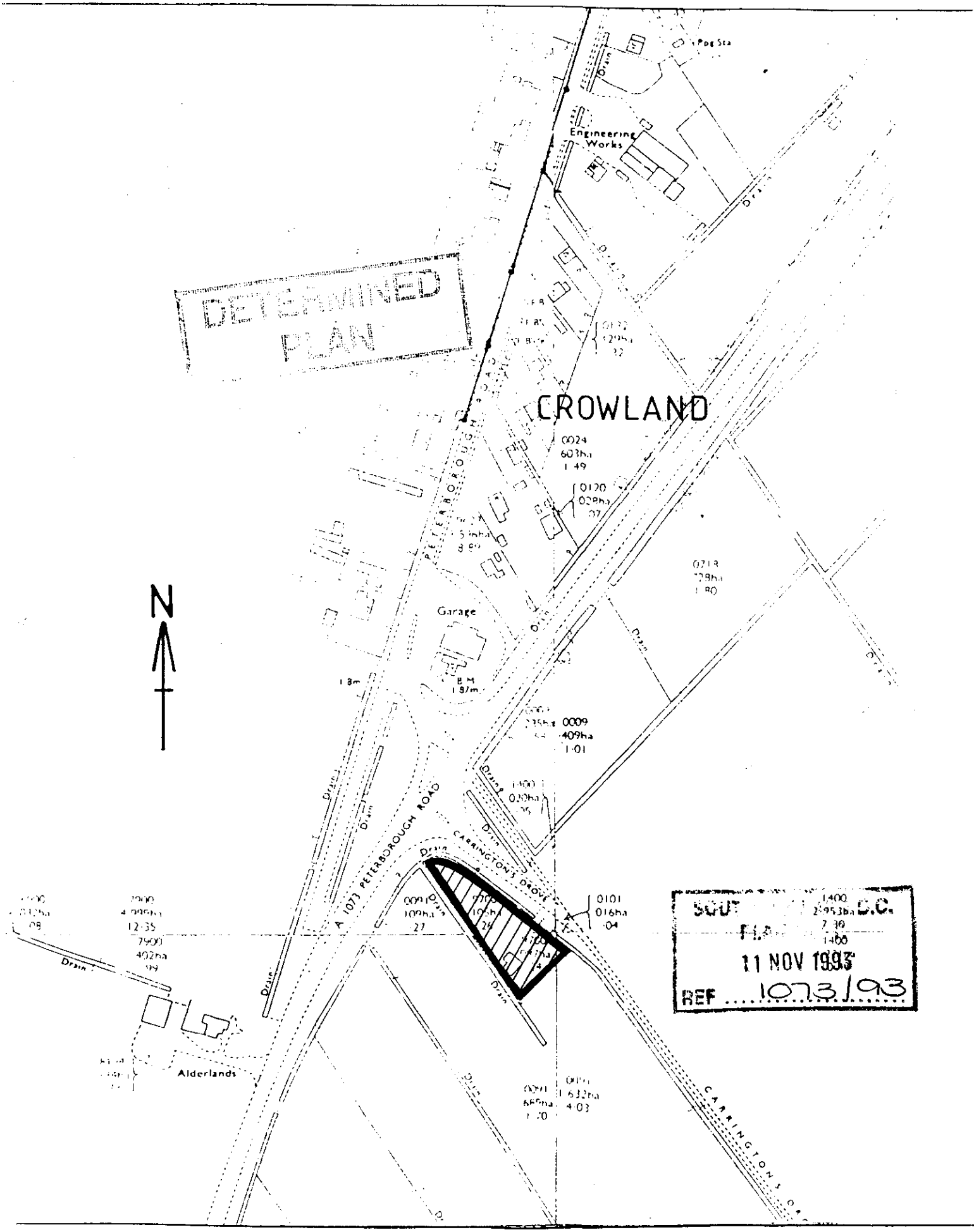
SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
10-MAY-95 H02/1073/93

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.

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)


DETERMINED PLAN
CROWLAND
Engineering Works
Garage
N
A 1073 PETERBOROUGH ROAD
CARRINGTONS DROVE
Alderlands
Drain
0024
603ha
1·49
0120
029ha
·07
0009
·409ha
1·01
0101
016ha
·04
7900
402ha
·99
12·35
1400
1·80
1·8m
B M
1·97m
SCOUT
D.C.
11 NOV 1993
REF 1073/93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H02/1073/93

Date Registered 11 NOV 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

P. Lee, Esq.
55, Broadway,
CROWLAND,
Peterborough

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

Carrington Drove, CROWLAND

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Use for manufacture of concrete products, storage and sales
New workshop

Please complete

Signed A. Roffe Date 11th November 1993

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £ .....

If you consider no fee is payable include a written explanation instead.

Previous application No. H2/1000/93

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)	2.02 hectares
B. If building works are proposed, please state extra floor space to be created:	122 sq. metres
C. Please state size of any new structure:- (a) max. height:	5.8 metres
(b) max. length:	12.7 metres
(c) max. width:	10.5 metres
D. Please state type and colour of materials for facing external walls:	Butterley No 175 Countryside Blend Plastisol steel sheet (Green 12 B 21)
E. Please state type and colour of roofing materials.	
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. — County Highways Depot

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? — Car Parking shown

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 — dyke

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.	YES	➡ 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?	YES	➡ Application No. H2/1000/93

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

Continue on separate sheet if necessary.

INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

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 182 sq. m. Previous total gross floor space 0 sq. m.

This new total includes the following net floorspace:

Retail 0 sq. m. Office 11 sq. m. Indistrial 171 sq. m. Warehousing 0 sq. m.

Other 0 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?	1 1	3 0	— —
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	3 Staff from Thorney		
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.	manufacture of small concrete products		
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	Extend Workshop forward - Machine existing		
Is the proposal related to an existing use on or near the site?	State Yes or No: 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: YES		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	Existing premises vacated at Thorney		
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)	car parking as shown		
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)	3-5		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	private		
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No: No — If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?	Access		

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. Roffe (~~Applicant~~ / Agent) Date 11/11/93

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 ..... (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. Roffe (~~Applicant~~ / Agent) Date 11/11/93

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H02/1073/93

Directions

Art ☐ RM checklist

	Sit	Des	Ext	Acc	L
Previous					
Current					
Required					

EA ☐ Reg4 ☑ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only) There is an discrepancy between the block Plan ~~+ elevations~~ which doesn't show windows + the elevations which does Please clarify the situation + submit amended plans

Other.....

Direction authorised by Senior Officer.....DR..... Date.....25/11

Revalidation after Direction

Information satisfactory ✓ Signed.....DR..... Date.....30-11

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

None identified initially ☑ PON 25-11

RECONSULTS (revalidated) ☐

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

All ☐

Press
PC
WM
Residents

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 (See separate sheet)	
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:

Case Officer : PM

Senior Officer Confirmed .....DR..... Date.....25/11 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

—

L

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by Pam
Date 10-12

Site Notice posted by Pam
Date 10-12
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion
6-1-93	Bogut	106 ok for this as per otte opp 1000/93

Case Officer Conclusions

Site has already been tidied up, hardened + gates erected ~ 2m high. Also two portacabins on site near gates, needs R New building will be visible from B1073 from Selston direction. boundary will need planting up

RECOMMENDATION/DECISION

ON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda ✓.....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISIOI

Case Officer

Approve ✓ (or equiv) Refuse (or adverse)

Signed BM Date 1-5

Notes:

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

CONDITIONS/REASONS:

Sc 27

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ✓☐

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No P3544

Date first Rec'd 12 NOV 1993

Registration

Reference H02/1073/93

Cross-Ref ←

Date 12/11

Validation

TYPE FULL

Site area 122
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~~ 340

Additional £ 340
Refund £

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Receipt No
Voucher No

Date
Date

Information

Index sheet 391 OS Plots
Grid ref 523770 309030

Ward A Parish CROXLAND

Inside IBD NO 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 1833 ☐
Linked to property Ref

Dist Bound ☐
Other:

Planning Records:
Earlier apps

1000/93
1885/79

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H02/1073/93 Received:30-NOV-93 Type:FULL

Name: P Leo Esq
55 Broadway
Crowland
Peterborough

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Use for manufacture of concrete products, storage and sales. New workshop
Location : Carrington Drove Crowland
Peterborough

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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.

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

02-MAY-95 AD check.....3/5...

Authorised to issue (inc Delegation).....4/5...

+ SN 12 Deleted

+ note re 106 agreement

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

H02/1073/93

FULL

Applicant: P Leo Esq
Tel:

Agent: A Roffe
0775 723680

Description: Use for manufacture of concrete products, storage and sales. New workshop

Location: Carrington Drove
Crowland
Peterborough

Valid date:	30-NOV-93	Terminal date:	25-JAN-94
Target dates:		Target Committee:	25-JAN-94
To case officer	07-DEC-93	Report deadline:	11-JAN-94
Inspected by	14-DEC-93	Agreed TD Ext:	
Extra contacts	21-DEC-93	Case Officer:	
Report if not clear by	04-JAN-94		P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 122 M2
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
		10	31
Site/Press Advert MIN		07-DEC-93	28-DEC-93
Clerk to Crowland PC	0733 210653	02-DEC-93	16-DEC-93
Dir of Environmental		02-DEC-93	16-DEC-93
Cllr B Alcock	0733 210560	02-DEC-93	09-DEC-93
Cllr N H Pepper	Peterborough 21	02-DEC-93	09-DEC-93

SITE RECORD

Grid ref: 523970 309030
OS Sheet: 391 Parcel:

L + C - Drs Attached JB 6-12-93

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

11th November 1993

Dear Sirs,

M.D.M. Concrete/P. Leo
Carrington Drove, CROWLAND.

Secondary application.

I enclose the following documents for your attention following the earlier application ref. H07/1000/93 :-

Planning permission -
4 copies application forms.
detail drawing no 20
site plan - drawing no 21
location plan.

This application is a revised scheme retaining the existing structure and with a smaller new works unit. The design has been developed in such a way that a scheme similar to that already under consideration ran be implemented in due course (if approved).

Yours faithfully

A. Roffe.

SOUTH ... D.C.
PLAN DEPT.
11 NOV 1993
REF 1073/93

to : S.H.D.C.

c.c P. Leo.
MDM Concrete

APPLICATION REFERENCE: H02/1073/93 DATE RECEIVED: 30-NOV-93

TYPE: Full

DESCRIPTION: Use for manufacture of concrete products, storage and sales. New workshop

LOCATION: Carrington Drove, Crowland

APPLICANT: P Leo Esq AGENT: A Roffe

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 7 MAR 1995

REASON FOR COMMITTEE CONSIDERATION

Objection received from the County Highways Department.

RECOMMENDATION

Subject to the applicant entering into a Section 106 Planning Obligation to ensure that the site is not used for retail sales purposes; to ensure that the site is operated strictly in accordance with terms of planning application (as supplemented by letters from the applicant dated 29 December 1993 and 6 January 1994); and to make the planning permission personal to the applicant, authorise the Director of Planning and Building Control Services to grant planning permission, subject to conditions.

COMMENTS

1 The application is to alter and extend the existing building on this site instead of demolishing and rebuilding one single building, as was applied for under the earlier planning application H02/1000/93, which was granted planning permission by the Planning Sub-Committee on the 20 December 1993.

2 The Lincolnshire County Highways Department again requested refusal.

3 On the basis of the planning permission being restricted in the same way as the earlier application the proposal will be acceptable.

REPRESENTATIONS

Parish Council: No objections.

County Highways: Request refusal.

SCHEDULE OF CONDITIONS

1 SC27 (Implementation of planting).

ADDENDUM

1 The above report was considered at the Planning Committee meeting on 25 January, 1994, where it was resolved that the recommendation be adopted.

2 The recommendation reflected the resolution of an earlier Plans Sub-Committee Meeting of 20 December, 1993 in respect of a previous application ref: H02/1000/93, for a similar development. H01/1000/93 has now been withdrawn and superseded by the present application.

3 Since then, I can report that the occupation and use of the site has commenced, and that discussions have been taking place over the terms of the obligation.

4 The site is in fact operated by a firm called MGM Concrete, who have moved from Thorney and lease the site from the applicant. This has caused difficulty in respect of the proposed term of the obligation requiring that planning permission is personal to the applicant, Mr P Leo.

5 On reflection, there is considered to be no overriding justification to insist on this permission being personal to the applicant. To do so would in effect mean the closure of the existing business, with the applicant having to start up in his own name if he wished to exercise the permission. If the applicant had intended this course of action, he would not have leased the site to the present occupants.

6 Circular advice warns against making permissions personal to applicants, except in exceptional circumstances, and states that this action would be scarcely ever justified in a case of planning permission for a new building. This application includes the use of land and the erection of a new workshop.

7 Discussions with the applicant have resulted in him stating that he would be happy for the use of the site to be restricted to a concrete manufacturing business. Although this was not one of the original requirements of the Plans Sub-Committee, it would nonetheless, safeguard against future changes of use to other industrial processes, which could have an adverse affect on amenity or traffic generation.

8 Notwithstanding that the business is presently operating without permission, I am satisfied that there are no grounds for taking enforcement action and that permission may be issued, subject to the revised agreement as detailed below being first entered into.

9 Since consideration of the previous report, a letter of objection has been received on the following grounds:

- Permission should never have been granted, out of place and a hazard to traffic.
- Verges have been used for planting and storage of materials.
- Press advertisement indicates that retail sales have been carried out.
- Two tasteless and large hoardings have been erected facing up and down the A1073. Believe inspection is called for.

RECOMMENDATION

That the Director of Planning & Building Control Services be authorised to grant permission, subject to the applicant first entering into a Section 106 Planning Obligation to ensure the following:

1 *Not to sell or permit to be sold anything from the land, except concrete products which have been manufactured on the land.*

2 *The site is operated strictly in accordance with the terms of the planning application as supplemented by letters from the applicant dated 29 December 1993 and 6 January 1994.*

3 *That the use of the site be restricted to that of a concrete manufacturing business.*

SCHEDULE OF CONDITIONS

1 SC27 (Implementation of planting).

7th MARCH 1995 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H13/1154/94 Broadgate Bldrs	JB	Deferred for next committee on 29 Mar 95 with minor typing corrections and refusal reasons to be added to agenda. Members not happy with scheme specifically with regards to layout and density. Discuss with Broadgate Bldrs/Longhurst Housing prior to next cttee meeting with possible meeting to be held at a later date with Mr Biggadike. Request Mrs Kerr produce further advice for next cttee meeting on alternative approach to high density proposal, preferably with rough sketch. Send additional information to DoE as requested, advise of current situation and request that they forward their comments before the next cttee meeting. May have to approach District Valuer for a valuation on the Mill and ajoining land, if so, will need to forward all background information, including Landmark Trust correspondence. CHECK MINUTES
8	H10/0040/95 H L Foods Ltd	JB	DPBCS Auth to grant plus endorsement for Breach of Condition Notice as recommended. Amend word at recommendation A (2), line 2 to read "consultation".
12	H10/0048/95 H L Foods Ltd	JB	DPBCS Auth as recommended.
14	H09/0043/95 Status Construction	JB	Grant as recommended. Amend word at line 4 of condition 6 to read "measured"
16	H12/1006/93 Mr & Mrs Knight	DMG	Non-Determined as recommended.
17	H02/1073/93 P Leo Esq	PJU	DPBCS Auth subject to 106 obligation as recommended. Enf Offr to investigate alleged missuse of land adjacent to application site.
20	H13/1072/94 Woodgate Farms Ltd Ltd	JB	Refused as recommended. Expect request for meeting from applicant. Suggest any discussions should include possibility of restrictions on existing farmhouse and land owned by applicant and any new dwelling if justified.
23	H16/1085/94 Messrs Kitching	DMG	Grant as recommended. Amend wording of last sentence of note to include neighbours of existing dwellings.
25	H13/1133/94 Tinsley Foods Ltd	DMG	Grant as recommended.
26	H16/1143/94 Mr L Atkinson	PJU	DPBCS Auth to refuse as recommended.
28	H23/1157/94 A Naylor	JB	Grant as recommended plus additional condition preventing permitted development rights of western boundary area and building of fences alongside western boundary of plot 1. Also height of hedge alongside objectors plot to be restricted.

30	H16/1188/94 Mr & Mrs Herd	DJR	DPBCS Auth subject to sect 106 obligation as recommended.
33	H14/1202/94 DGM Growers Ltd	DJR	DPBCS Auth subject to discussion with applicant to explain current situation and need for plans showing a complete boundary treatment due to the high profile of the site.
35	H14/1218/94 Allison Homes	DJR	DPBCS Auth subject to section 278 agreement as recommended.
37	H16/1233/94 Mr P Jurquet	PJU	Grant as recommended.
39	H02/0010/95 P Leo	PJU	Refused as recommended plus additional reason dealing with design. Amend line 4 of refusal reasons to read "visitors having to park" Advised by chairman that applicant will be approaching us for discussions.
42	H09/0012/095 E Hilliam & Sons	DMG	Grant as recommended.
44	H09/0013/95 E Hilliam & Sons	DMG	Grant as recommended plus additional note disassociating decision from plot layout as shown on submitted plans. Letter to accompany decision notice emphasising need to comply with condition 2.
46	H09/0017/95 Fenbank Builders	DMG	Deferred for site visit.
48	H01/0036/95 H K Gott & Sons	PJU	Refused as recommended.
49	H16/0053/95 M Hughes	PJU	Refused as recommended.
50	H16/0054/95 Mr G Boswell	DJR	DPBCS Auth subject to sect 106 obligation as recommended. Amend word in description to read "Romany"
53	H13/0083/95 Mr N Revill	DMG	Refused as recommended.
55	H16/0091/95 L.C.C.	DJR	No objection as recommended. Letter to accompany decision notice strongly emphasising cttee members views on condition 4

Date: 8th Mar 95

Signed: .....
R J Smith
Deputy Director of Planning and
Building Control Services

144. PLANNING APPLICATIONS (continued)

(f) Applications approved subject to Planning Obligations (continued)

Plan No. and Applicant	Proposal
H02/1073/93 P Leo Esq	Use for manufacture of concrete products, storage and sales and new workshop at Carrington Drove, Crowland.

(To ensure (i) the site is not used to sell or permit to be sold anything from the land except concrete products which have been manufactured on the land; (ii) the site is operated strictly in accordance with the terms of the planning application, as supplemented by letters from the applicant dated 29th December, 1993 and 6th January, 1994, and (iii) the site shall not be used except for the purposes of a concrete manufacturing business).

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

Plan No. and Applicant	Proposal
H16/1188/94 Mr & Mrs W R Herd	Cottage at Bedford Court, 10 London Road, Spalding.

(To ensure that the proposed cottage is occupied only as part of a planning unit which includes the proposed dwelling and the existing premises "Bedford Court").

H16/0054/95 Mr G Boswell	Romany Museum with lecture room and parking at The Hawthorns, Clay Lake, Spalding Drove.

(To ensure that the management and operation of the proposed development is restricted to the occupier of the adjoining dwelling "The Hawthorns")

(g) **Non-Determination**

The under-mentioned application be non-determined in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H12/1006/93 Mr & Mrs I R Knight	New access to existing house at The Laurels, Marriots Gate, Lutton.

APPLICATION REFERENCE: H02/1073/93 DATE RECEIVED: 30-NOV-93

TYPE: Full

DESCRIPTION: Use for manufacture of concrete products, storage and sales. New workshop

LOCATION: Carrington Drove, Crowland

APPLICANT: P Leo Esq AGENT: A Roffe

REASON FOR COMMITTEE CONSIDERATION

Objection received from the County Highways Department.

RECOMMENDATION

Subject to the applicant entering into a Section 106 Planning Obligation to ensure that the site is not used for retail sales purposes; to ensure that the site is operated strictly in accordance with terms of planning application (as supplemented by letters from the applicant dated 29 December 1993 and 6 January 1994); and to make the planning permission personal to the applicant, authorise the Director of Planning and Building Control Services to grant planning permission, subject to conditions.

COMMENTS

1 The application is to alter and extend the existing building on this site instead of demolishing and rebuilding one single building, as was applied for under the earlier planning application H02/1000/93, which was granted planning permission by the Planning Sub-Committee on the 20 December 1993.

2 The Lincolnshire County Highways Department again requested refusal.

3 On the basis of the planning permission being restricted in the same way as the earlier application the proposal will be acceptable.

REPRESENTATIONS

Parish Council: No objections.

County Highways: Request refusal.

SOUTH HOLLAND DISTRICT COUNCIL
SENT TO PLANNING COMMITTEE
Date 25 JAN 1994

SCHEDULE OF CONDITIONS

1 SC27 (Implementation of planting).

25th JANUARY 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H14/0108/93 G F Scrupps	DJR	Deferred as recommendation "B". Obtain 3 quotations before engaging independent adviser.
6	H13/0109/93 J T Biggadike	NRM	DPBCS Auth as recommended. Recommendation 1 on page 9 to be amended to read "development of the area of the rear two plots"
11	H13/0110/93 J T Biggadike	JB	DPBCS Auth to issue Listed Building consent once planning permission granted.
14	H08/0684/93 Mr & Mrs H Hare	DJR	Deferred for site visit.
17	H14/0712/93 D J Fisher	PJU	Deferred for site visit. Additional plan required showing all relevant decisions in the immediate area.
20	H09/0865/93 Hey & Croft Ltd	JB	DPBCS Auth as recommended.
26	H23/0883/93 Mr & Mrs H Seal	DMG	Refused as recommended. Ltr to agent with copy to applicant explaining that part of the problem was the drawings as submitted which may have done insufficient justice to the proposal.
27	H17/0931/93 Mr J Goodley	DJR	DPBCS Auth subject to 106 obligation as recommended.
30	H14/0948/93 Mr B Flynn	PJU	Grant as recommended.
33	H18/0977/93 Lands Improvement Group	JB	Deferred for site visit. Additional up to date plan required showing development/appeal decisions of other sites in area.
35	H18/0978/93 Sutton Bridge Golf Club	JB	DPBCS Auth subject to 106 obligation as recommended. Look at need for 106 obligation to see if it cannot be satisfactorily covered by condition instead.
37	H16/1010/93 Mr & Mrs Varley	DJR	Refused and enforcement action as recommended.
39	H04/1018/93 Peter Bates	DJR	Deferred for site visit.
43	H13/1030/93 Mr & Mrs Jones	DMG	Grant as recommended.
44	H02/1073/93 P Leo Esq	PJU	DPBCS Auth subject to 106 obligation as recommended.

45	H [illegible]/1074/93 National Westminster Bank	DMG	Refused as recommended. Reference to be added to refusal dealing with legal requirement to protect or enhance conservation areas
46	H02/1104/93 Crowland Signmakers	DJR	Grant as recommended. Add note reminding applicant of light industrial condition.
48	H14/1105/94 Mr E Fragale	PJU	Refused as recommended. DPBCS Auth to deal with subsequent application to use garage building for take away provided no additional material planning objections.
51	H16/1133/93 British Rail Property Board	DJR	Refused as recommended. Also refute in the strongest possible terms any suggestion that we might be contemplating any discussion with regards to the demolition of Stepping Stone Bridge.
54	H11/1138/93 W Delahoy	DJR	Grant as recommended.
56	H06/1141/93 Mr W Webb	DMG	DPBCS Auth subject to sect 106 obligation as recommended. Amend recommendation "A" as follows: Line 4: Delete: "from Churchgate up to and including" Insert: "across"
58	H23/1145/93 Mrs J S Vere	DMG	Deferred for site visit. Draft suitable refusal reasons required.
61	H16/1152/93 Guardian Assurance	NRM	DPBCS Auth as recommended.
64	H09/1168/93 Northern Foods Dairy Group	JB	Grant as recommended.

26th Jan 94

Signed: .....

N Midlen
Principal Planning Officer

42. PLANNING APPLICATIONS (Continued)

(f) Applications approved subject to Planning Obligations (Continued)

(To ensure that the occupation of the adjoining dwelling is tied to the operation of the business, and to restrict the use of the development to holiday accommodation.)

H18/0978/93 Sutton Bridge Golf Club	Clubhouse at New Road, Sutton Bridge.

(To ensure (i) that a suitable scheme of landscaping is carried out, and an amenity woodland belt provided prior to the completion of the development, and (ii) that the existing clubhouse and car park are removed prior to the development being brought into use.)

(Subject also to an additional condition relating to the use of appropriate materials for the surface of the access road.)

H02/1073/93 Mr P Leo	Use for manufacture of concrete products, storage and sales and new workshop at Carrington Drove, Crowland.

(To ensure that (i) the site is not used for general retail sales purposes, (ii) the site is operated strictly in accordance with the terms of the planning application, as supplemented by letters from the applicant dated 29th December 1993 and 6th January 1994, and (iii) the planning permission is personal to the applicant.)

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

H06/1141/93 Mr W Webb	O.A.	Residential development fronting Stonegate, Gedney.

(To ensure that the development is not commenced until highway improvements have been carried out along the frontage of the application site in accordance with the terms of an Agreement to be entered into by the applicants and the Lincolnshire County Council under the provisions of Section 278 of the Highways Act 1980.)

(It was reported that four late letters of objection had been received.)

(g) Listed Building Consent

The Director of Planning and Building Control Services be authorised to grant Listed Building Consent in respect of the undermentioned application in accordance with his recommendation:-

Plan No. and Applicant	Proposal
H16/1152/93 Guardian Assurance Plc	Stabilising front parapet, dry rot remedial works and demolition of glazed canopy to covered walkway at The White Hart, Market Place, Spalding.

SHDC
- 1 MAY 1995
Housing & Planning
Received

MEMORANDUM

To: Director of Housing & Planning Services

From: Client Manager (Resources)

Our Ref: JMB/SEH/LSW/PL.758

Date: 28 April 1995

Subject: **PLANNING APPLICATION NO. HO2/1073/93**
MANUFACTURE OF CONCRETE PRODUCTS
AT CARRINGTON DROVE, CROWLAND (LEO)

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

R E Atkins
Client Manager (Resources)

SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

PETER LEO

re

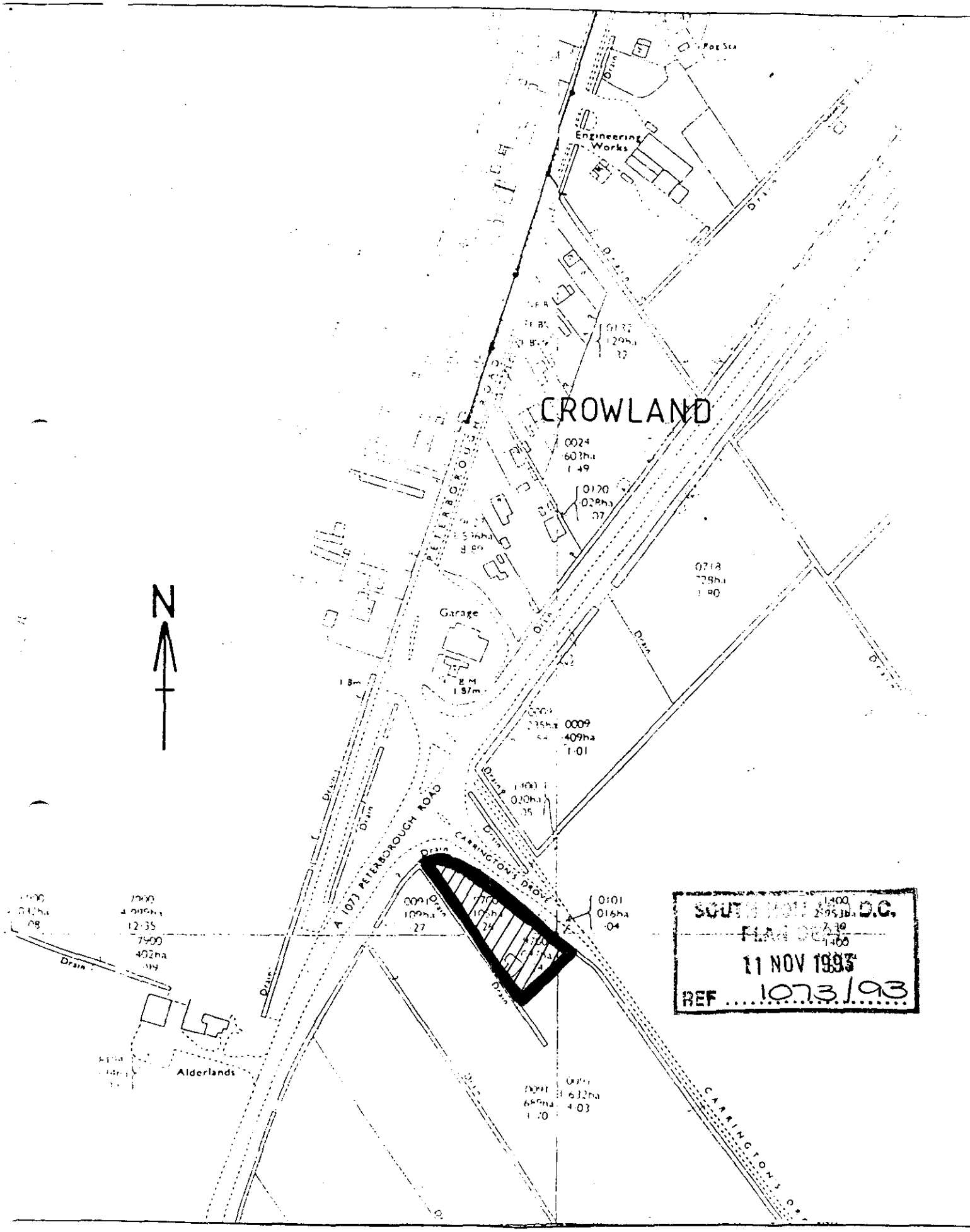
The manufacture of concrete products,
storage and sales, and the extension of the existing building
at Carrington Drove, Crowland

I hereby certify that this is a true copy
of the above deed

K. Parkinson

.....

Director of Finance and Resources



SOUTH HOLLAND D.C.
PLANNING
11 NOV 1993
REF 1073/93

A. ROFFE

BUILDING DESIGN AND PLANS

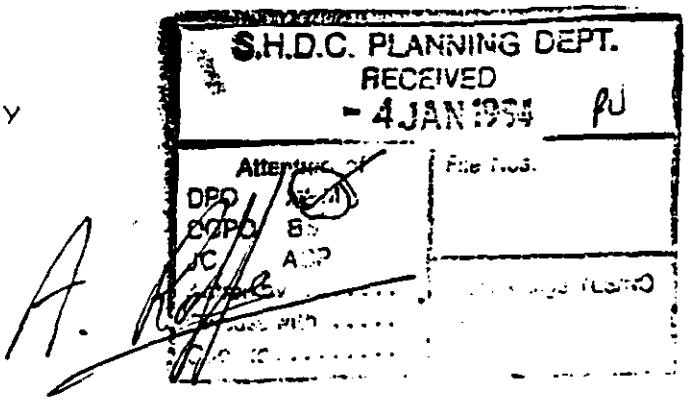
1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

29th December 1993

Dear Sirs,

H02/1000/93 - New workshop and offices,
Carrington Drove, CROWLAND.

Further to your letter of the 23rd December 1993, the company will operate on the basis of telephone sales only, no direct sales of goods to individuals of the public will be made from the premises.



yours faithfully

A. Roffe.

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

6th January 1994

Dear Sirs,

H02/1073/93 - Workshop and Offices,
Carrington Drove, CROWLAND.

Further to my telephone conversation with Mr P. Udy, I would confirm that the observations and agreement to be made in the former application (referance H02/1000/93) will equally apply to this application.

Yours faithfully

A. Roffe.

S.H.D.C. PLANNING DEPT.
RECEIVED
-7 JAN 1994 PU
File Nos.
Acknowledge YES/NO

South Holland District Council
Planning Department

THIS DEED is made the 28th day of April One thousand nine hundred and ninety five BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and PETER LEO of 55 Broadway Crowland in the County of Lincoln (hereinafter called "the Owner") of the other part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owner is the owner in fee simple in possession free from incumbrances of the Land

(3) The Owner has by application by its agent dated the eleventh day of November one thousand nine hundred and ninety three ("the Planning Application") applied to the Council for planning permission for the use of the Land for the manufacture of concrete products storage and sales and the extension of the existing building on the Land to form a new workshop in accordance with the plans and particulars supplied therewith under planning reference H02/1073/93 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted

(6) The Council is the local planning authority by whom the planning obligation is enforceable

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owner hereby agrees to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such

3. The expressions "the Council" and "the Owner" shall include their successors in title

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: The Director of Planning and Building Control Services

OUR REF: JMB/KS/PL.758

YOUR REF: PJU/LAC
H02/1073/93

DATE: 23 January 1995

SUBJECT: CARRINGTON DROVE, CROWLAND
PLANNING OBLIGATION (LEO)

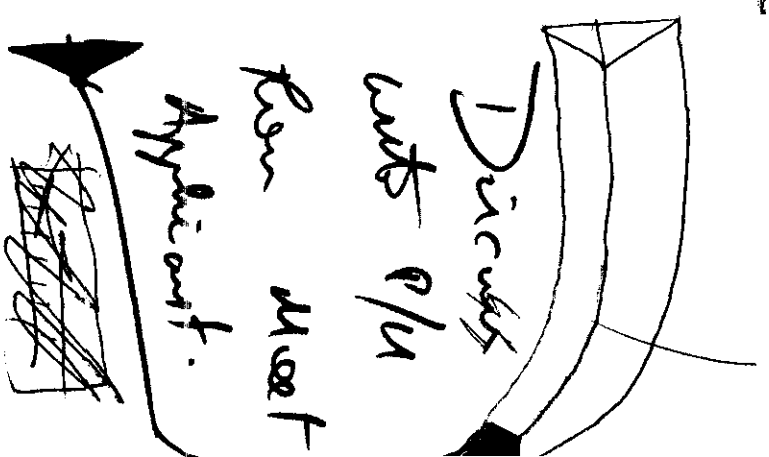
Further to the above, and your letter dated 25th November 1994, I would advise you that Mr Leo recently telephoned Miss Berridge to discuss this matter. Mr Leo has stated that he is happy for the use of the site to be restricted to a concrete manufacturing business if this is necessary to secure planning permission, although a glance through your original report to the Planning Committee does not indicate that you have any reservations about an industrial use on the site, merely the potential for retail sales. Other than that, Mr Leo, understandably, had no suggestions to make.

If restricting the use to a concrete manufacturing business is not considered necessary, and there is little point imposing a covenant requiring the business use to cease when the applicant sells the property, then no doubt you will arrange for a report to be submitted to the Planning Committee, if appropriate, amending the requirements of the Planning Obligation.

It is hoped that, subject to the above, this matter can now be completed fairly shortly.

Director of Administration

S.H.D.C PLANNING DEPT.
RECEIVED
24 JAN 1995
PJ



A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Mr P J Udy

PJU/LAC
H02/1073/93

5 January 1995

Dear Sir

P Leo, M D M Concrete, Carrington Drove, Crowland.

I write further to my letter of the 25 November 1994, and would appreciate an update on the present situation within the next 14 days.

Yours faithfully

N R Midler
Principal Planning Officer
Development Control

Always advised Mr Leo spoke to J.M.B last week.

JmB will be sending memo suggesting returns to dtle.

PJU 23-1

A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Mr P J Udy

PJU/LAC
H02/1073/93

25 November 1994

Dear Sir

P Leo, M D M Concrete, Carrington Drove, Crowland.

I write further to your meeting with my Senior Planning Assistant, Mr Roberts, and my Planning Assistant, Mr Udy, on the 16 November 1994.

I enclose a copy of the Draft Section 106 Planning Obligation and the Committee Minute. As outlined in our meeting the main problem is the covenant in the Planning Obligation which restricts the business to Mr P Leo. I ask whether it is possible for this to be reworded to satisfy the Planning Committee Minute but also to be acceptable to your client. If not, the application will have to be returned to the Planning Committee.

I suggest you contact Miss J Berridge of the Administration Department on extension 4206 to discuss the Obligation.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

c.c. Miss J Berridge, Administration Department

AGENDA ITEM NO.

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 5TH OCTOBER 1994

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: USE FOR MANUFACTURE OF CONCRETE PRODUCTS, STORAGE AND SALES. NEW WORKSHOP - CARRINGTON DROVE, CROWLAND.

PURPOSE: To consider changes to Section 106 requirements.

1.1 Planning permission has been authorised subject to a Section 106 Planning Obligation for two applications on this site, The first application involved the total demolition of all buildings on the site, and their replacement with one structure. This application has now been withdrawn. The other application, however involved the extension of the existing buildings, ~~and this development has been carried out~~. The Planning Obligation is still to be completed, and it has become apparent that there is ~~a problem with its requirements.~~ a difference between what is happening on the site & the requirements of the Section 106 Agreement

1.2 The requirements of the Planning Obligation were suggested by the Sub-Committee. One of these requirements is to make the planning permission personal to the Applicant, Mr P Leo, who is the owner of the site. ~~The business operating from the site is MDM Concrete who have moved from Thorney.~~ The site ~~in fact~~ leased to MDM Concrete, who have moved from Thorney.

1.3 The question is whether the Planning Sub-Committee realised that the Applicant, Mr P Leo, was not going to implement the planning permission himself but allow another party to use the site and if they did was it personal to him or MDM Concrete? The Circular relating to conditions warns against making planning permissions personal except in exceptional circumstances. The condition would be scarcely ever justfied in a case of planning permission for a new building. This planning application includes the use of land and the erection of a new workshop. I therefore have to advise against making the planning permission personal.

1.4 Having considered further the intention of the planning obligation, which is to restrict the retail element of the use the making of the planning permission personal is ineffectual. The reasons for restricting the retail element to goods manufactured on the site are twofold. Firstly it will reduce the amount of traffic visiting the site owing to the restriction of goods available for sale in the interests of highway safety. Secondly if the retail element remains unrestricted it may result in goods being bought in for sale and the retail element would grow to be the main use, rather than the ancillary use. An unrestricted retail use on this site would be contrary to policy.

2.0 RECOMMENDATION

The Planning Obligation be prepared to include the following:-

(a) Not to sell nor permit to be sold anything from the land except concrete products which have been manufactured on the land.

(b) That the business shall be operated strictly in accordance with the submitted details as supplemented by letters dated the 29th December 1993 and 6th January 1994.

Background papers: H02/1073/93

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

Peter:

1. I would like to see a copy of the Minutes of both the Planning Cttee + S/Cttee which are not on file.
2. According to the TODR and web they are selling sand gravel + ballast as well as a full range of garden ornaments! Surely they are simple in breach of the interim claim relating to sales?
3. They are currently operating an unauthorised development. Have we written to them over this? If not why not?

MMcG 9/9

Apps 1000 + 1073/93.

1000/93	received	20-10-93	
[redacted]/93	received	30-11-93	
1000/93	dtte	7-12-93.	in time.
1000/93	Sch dtte	20-12-93	
1000/93	Post dtte work	23-12-93	- reply 4-1-94.
1000/93	memo to Admin	7-1-94	
1073/93	dtte	25-1-94	in time.
1073/93	memo to Admin	1-2-94	
Both	memo from Admin	28-2-94	
Both	memo to Admin	10-3-94	
Both	memo from Admin	20-4-94	
Both	memo to Admin	6-5-94	
Both	memo from Admin	21-6-94	
Both	rang Admin re	↑ 18-7.	
1000/93	letter from Agent	withdrawn.	
1073/93	memo to Admin re dtte report. to		22-8-94

AGENDA ITEM NO.

SOUTH HOLLAND DISTRICT COUNCIL

8 Oct

REPORT TO: THE PLANNING COMMITTEE ~~13TH SEPTEMBER~~ 1994

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: USE FOR MANUFACTURE OF CONCRETE PRODUCTS, STORAGE AND SALES. NEW WORKSHOP - CARRINGTON DROVE, CROWLAND.

PURPOSE: To consider changes to Section 106 requirements.

1.1 Planning permission has been authorised subject to a Section 106 Planning Obligation for two applications on this site. The first application involved the total demolition of all buildings on the site, and their replacement with one structure. This application has now been withdrawn. The other application involved the extension of the existing buildings, and this development has been carried out.

~~1.2~~ The Planning Obligation is still to be completed, and it has become apparent that there is a problem with its requirements.

~~1.3~~ When planning permission was ~~granted, the recommendation repeated the Sub Committee's requirements for the earlier application which has now been withdrawn. Thi~~s included making the planning permission personal to the applicant. ~~It has recently been confirmed to me that~~ the owner of the site is Mr. P. Leo. The business operating from the site is M.D.M. Concrete which moved to the site from Thorney. The property is in fact leased to M. D. M. Concrete; ~~therefore,~~ the owner does not have any business interest in the Company, and it will not be ~~possible~~ practical to make the Planning Obligation personal to him.

~~1.4 An anonymous letter has also been received stating that~~ planning permission should never have been granted for the proposal ~~since~~ it is out of place and a hazard to traffic. The letter ~~also~~ outlines problems with the site, and also states that there have been regular features in newspapers advertising the business and retail sales. ~~It is my opinion that the newspaper advertisement enclosed with the letter does not conflict with the aims of the Section 106 Agreement.~~

2.0 RECOMMENDATION

The Planning Obligation be prepared to include the following:-

(a) Not to sell nor permit to be sold anything from the land except concrete products which have been manufactured on the land.

(b) That the business shall be operated strictly in accordance with the submitted details as supplemented by letters dated the 29th December 1993 and 6th January 1994.

Background papers: H02/1073/93

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

1.2 The requirements of the Planing Obligation were suggested by the Sub Ctte. One of these requirements is ~~for~~ ~~a~~ ~~to~~ make the planning permission personal to the applicat; Mr P. Leo, who is the owner of the Site. The business operating from the site is M.D.M Concrete who have moved from Thorney. The Site is infact leased to M.D.M. Concrete. ~~and Mr P Leo has no business interest in the Company.~~

1.3 The question is whether the planing Sub Ctte realised that the applicant, Mr P. Leo, was not going to implement the planing permission himself but allow another party to use the Site ~~Having Considered further the intension of the planning obligation, which is to restrict the retail element of the use, the making of the planing permission personal is ineffective~~ and it was not pursued that personal to him or M.D.M Concrete. ~~For addition~~ The Circular relating to conditions warns against making Planing permissions personal except in exceptional circumstances. The condition

would be scarcely ever justified in a case of plan permission for a new building.

1.4. ~~Although~~ This Planning Application includes the use of land + the erection of a new workshop I therefore have to advise against making the planning permission personal.

1.4 Having considered further the intension of the planning obligation, which is to restrict the retail element of the use the making of the planning Permission personal is ineffective The reasons for restricting the retail element to good manufactured on the site are twofold Firstly it will reduce the amount of traffic visiting the site owing to the restriction of goods available for sale in the interests of highway safety. Secondly if the retail element remains unrestricted it may result in goods been ~~bought~~ brought in for sale ~~for~~ and the retail element could go to be the main use, rather than the ancillary use. An unrestricted retail use on this site would be contrary to policy.

AGENDA ITEM NO.

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 13TH SEPTEMBER 1994

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: USE FOR MANUFACTURE OF CONCRETE PRODUCTS, STORAGE AND SALES. NEW WORKSHOP - CARRINGTON DROVE, CROWLAND.

PURPOSE: To consider changes to Section 106 requirements.

1.1 Planning permission has been granted for two applications on this site. The first application involved the total demolition of all buildings on the site, and their replacement with one new structure. This application has now been withdrawn. The other application involved the extension of the existing buildings, and this development has been carried out.

1.2 The Planning Obligation is still to be completed, and it has become apparent that there is a problem with its requirements.

1.3 When planning permission was granted, the recommendation repeated the Sub Committee's requirements for the earlier application which has now been withdrawn. This included making the planning permission personal to the applicant. It has recently been confirmed to me that the owner of the site is Mr. P. Leo. The business operating from the site is M.D.M. Concrete which moved to the site from Thorney. The property is in fact leased to M. D. M. Concrete, therefore, the owner does not have any business interest in the Company, and it will not be possible to make the Planning Obligation personal to him.

1.4 An anonymous letter has also been received stating that planning permission should never have been granted for the proposal since it is out of place and a hazard to traffic. The letter also outlines problems with the site, and also states that there have been regular features in newspapers advertising the business and retail sales. It is my opinion that the newspaper advertisement enclosed with the letter does not conflict with the aims of the Section 106 Agreement.

2.0 RECOMMENDATION

The Planning Obligation be prepared to include the following:-

(a) Not to sell nor permit to be sold anything from the land except concrete products which have been manufactured on the land.

(b) That the business shall be operated strictly in accordance with the submitted details as supplemented by letters dated the 29th December 1993 and 6th January 1994.

Background papers: H02/1073/93

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: PRINCIPAL PLANNING OFFICER (D.C.)

TO: DIRECTOR OF ADMINISTRATION

REF: PJC/JH H02/1073/93
H02/1000/93

REF: JMB/PK/PL.758

DATE: 22nd August 1994

SUBJECT: CARRINGTON GROVE, CROWLAND: PLANNING OBLIGATION (LEO)

I write to advise you that a report will be considered by the Planning Committee on the above Planning Obligation, hopefully, on the 13th September next.

I also advise that the Agent for the applicant has written in to withdraw the application referenced H02/1000/93.

It will be necessary, therefore, for the Planning Obligation to be slightly reworded, since it will no longer be necessary to refer to the 'development or the alternative development". Of course the Planning Obligation will need to be amended as per the Planning Committee's resolution.

N. R. MIDLEN
PRINCIPAL PLANNING OFFICER (D.C.)

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB

Tel: (0775) 723680

S.H.D.C. PLANNING DEPT.
RECEIVED
10 AUG 1994

Attention of
DPO NRM
DOPO ES
JC ACP
Action by .....
Passed with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

9th August 1994

Dear Sirs,

H02/1000/93 and H02/1073/93

P. Leo/M.D.M. Concrete,
Carrington Drove, CROWLAND.

Further to my conversation with Mr P. Udy, I would confirm that the first application (H02/1000/93) for a replacment building at the above is to be withdrawn and that the application for an extension at the side of the original building (reference H02/1073/93) is required.

The owner of the site is Mr P. Leo and the the business operating from the site is M.D.M. Concrete which moved here from Thorney, as referred to in the statement submitted with the first application. The property is in fact leased to M.D.M. Concrete.

We trust this gives you sufficient information so that the section 106 agreement can be completed as soon as possible,

Yours faithfully

A. Roffe.

S.H.D.C. Planning

copy to P. Leo, Esq.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: JMB/PK/PL.758

YOUR REF: PJU/LAC/H02/1000/93
H02/1073/93

Date: 17th June, 1994

SUBJECT: CARRINGTON DROVE, CROWLAND
PLANNING OBLIGATION (LEO)

I refer to your memorandum dated 6th May 1994 relating to the above and, particularly in view of the contents of the final paragraph, would apologise for the delay in responding.

I note the contents of the second paragraph of your memorandum. I would suspect that, when deciding to grant planning permission subject to the planning obligation and contrary to the recommendation of the Director of Planning, Members were not aware that the site would be operated by someone other than the applicant.

As the applicant will not be running the business I believe that it would be unreasonable to impose a covenant requiring the business use to cease when the applicant sells the property. During his period of ownership, the applicant could, potentially, lease the land to a number of companies who could carry on a concrete manufacturing business in compliance with the planning permission, and I would query the logic behind such a planning control.

Perhaps the facts should be reported to the Planning Committee for a decision on how the matter should proceed.

Director of Administration

Following discussions with N.R.H. & JMB, (now returned from holiday) last week that will return apps to Ctte.

DRJ 18-7

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JUN 1994 PU

PU - plan 2mm
sliding 2/6

SHDC
ENFORCEMENT/PLANNING
PRIORY ROAD
SPALDING

LINCS FREE PRESS
7/6/94

S.H.D.C. PLANNING DEPT.
RECEIVED
17 JUN 1994

DEAR SIRS

MDN CONCRETE

PAVING SLABS
12 Different patterns 18" x 18" x 1½"
THE LARGEST SELECTION OF SLABS IN THE AREA
Also
Sand, Gravel and Ballast delivered in small tippe
Full range of garden ornaments
MDN Concrete
Carrington Drove, Crowland
Peterborough
Tel: Peterborough 211920
Evening: 270515
OPEN
Mon-Fri: 8.00-5.00 Sat: 8.00-4.00 Sun: 9.00-12.0

Planning permission should never have been given for this. It is out of place and a hazard to traffic. Since opening, it has used the verges of the drive for parking cars & lorries and for storage of sand and spoil.

One of the conditions was no retail sales - but here is an advert and retail sales are a regular feature. They now have 2 tasteless and large hoardings facing up and down the A1073. Do they have planning permission for these?

I believe an inspection is called for with the report to Councillors, including Crowland Parish Council.

Yours truly

A Tuddenham

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Principal Planning Officer
Development Control

TO: Director of Administration
F.A.O. Miss J Serridge

REF: PJU/LAC/H02/1000/93
H02/1073/93

REF: JMB/AS/PL.738

DATE: 6 May 1994

SUBJECT: Manufacture of Concrete Products, Storage, Sales and New Workshop, Carrington Drove, Crowland.

The original application received was H02/1000/93 which the Sub-Committee, following a site meeting, resolved to grant contrary to the Director of Planning and Building Control Services recommendation. Point D of the Minute numbered 846 makes the planning permission personal to the applicant and this wording was carried over when the Planning Committee report was prepared for the application referenced H02/1073/93.

The question is whether the Minute means that the planning permission shall be personal to the applicant in terms of the operation of the site or the ownership of the site. I am not sure the distinction is relevant but if you feel that clarification is required the application should be returned to the Committee.

The Enforcement Officer has confirmed that the site is in use. It is therefore essential that the Planning Obligation is either completed quickly or alternatively a report must be taken to the Planning Committee informing them of the breach of planning control and the need for enforcement action.

N R Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning & Building Control Services

REF: JMB/KS/PL.758

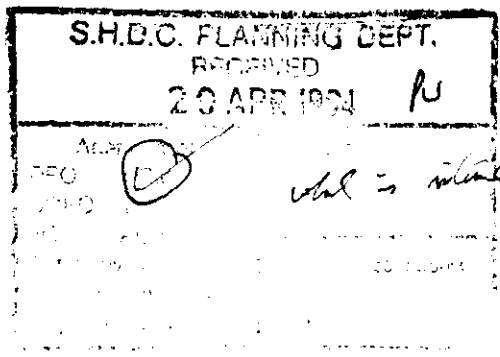
REF:

DATE: 18th April 1994

SUBJECT: MANUFACTURE OF CONCRETE PRODUCTS, STORAGE,SALES AND NEW WORKSHOP -CARRINGTON DROVE, CROWLAND

I refer to your memorandum dated 10th March 1994 relating to the above, and my assistant's recent telephone conversation with your Mr Udy. You state in your memorandum that although the site is owned by Mr Leo the development will not be carried out by him. However, the minute relating to both applications specifically refers to the planning obligation requiring permission to be personal to the applicant, and I should be most grateful if you would let me know how you wish me to proceed with this matter.

Director of Administration



Our Ref: GT 93/1/SH/0295
Contact: G. Thornalley

NRA

National Rivers Authority
Anglian Region

Date: 9th April 1994

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sir,

Planning Application No. H02/1073/93

Proposal: **USE FOR MANUFACTURE OF CONCRETE PRODUCTS, STORAGE AND SALES, NEW WORKSHOP AND OFFICES**
Location: **CARRINGTON ROAD, CROWLAND**
Applicant: **P LEO**

Further to our letter dated 13th December 1993, it has been brought to our attention that there is not a foul sewer available to serve this development as previously advised, and therefore the following comments supersede our conditions originally made.

CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).

REASON: To prevent pollution of the water environment.

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse or within 50 metres of any well or borehole.

REASON: To prevent pollution of the water environment.

CONDITION: Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter shall not be connected to the surface water drainage system.

REASON: To prevent pollution of the water environment.

Cont/d..

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

CONDITION: All fuel, oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

REASON: To prevent pollution of the water environment.

CONDITION: All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.

REASON: To prevent pollution of the water environment.

CONDITION: A storm by-pass oil interceptor shall be installed. It must be designed to receive flows up to 50mm/hour from the connected area with all flows up to 5mm/hour rainfall passing through the interceptor and receiving a minimum 6 minutes retention in each interception chamber.

REASON: To prevent pollution of the water environment.

The following planning informatives should be attached to any planning permission granted:-

Planning Informatives

Under the terms of the Water Resources Act 1991, the prior written consent of the NRA is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.

Advice to Applicant

Only domestic sewage should be discharged to the septic tank.

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

Cont/d...

Cont/d. 93/1/SH/0295

NRA

An acceptable method of foul sewage treatment would be the provision of a private sewage plant.

The plant should be installed, operated and maintained in accordance with the manufacturers instructions as updated from time to time. Our formal Consent will be required under Schedule 10 of the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations. We would require that a 'Consentee' be nominated by the developer who would be legally responsible for the correct future maintenance and discharge quality of any private treatment works.

Only clean surface water from roofs and roads should discharge to any soakaway.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

pp **MERVYN PETTIFOR**
Planning Manager

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Nigel Midlen
Principal Planning Officer
(Development Control)

TO: Director of Administration

OUR REF: PJU/SJS H02/1000/93 and H02/1073/93

YOUR REF: JMB/LST/PL

DATE: 10 March 1994

SUBJECT: Manufacturer of concrete products, storage, sales and new workshop - Carrington Drove, Crowland

I reply to your memorandum of 28 February 1994 and advise that covenant (a) is acceptable since it prevents the site being used for retailing, except for concrete products. It would not be acceptable for this site to be used to sell food, clothing etc.

I note that covenant (c) says the development or the alternative development shall be operated by Mr P Leo, and shall be discontinued immediately Mr P Leo ceases occupation of the land. It is my understanding that Mr P Leo owns the land, but I do not think he will be involved in the concrete products business which will be carried out by some other company leasing the land from him. I therefore wonder whether this covenant needs re-wording.

N R Midlen
Principal Planning Officer
(Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

OUR REF: JMB/LST/PL

YOUR REF: PJU/JK/H02/1000/93
H02/1073/93

Date: 28th February, 1994

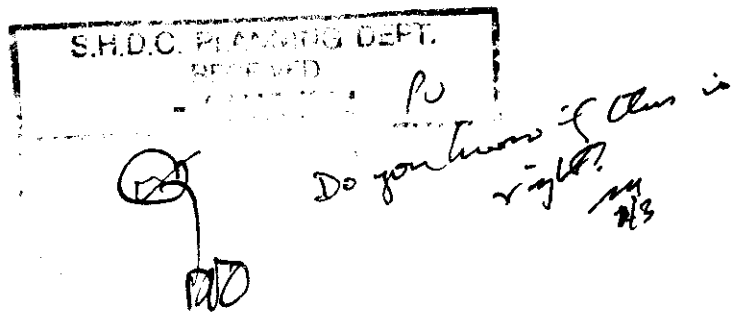
SUBJECT: MANUFACTURE OF CONCRETE PRODUCTS, STORAGE, SALES AND NEW WORKSHOP AT CARRINGTON DROVE, CROWLAND

I refer to your memoranda dated 7th January and 1st February 1994 relating to the above. The Planning Obligation in this matter has now been drafted, but prior to despatch I note that the minutes of the Plans Sub-Committee held on 20th December 1993 require the obligation "to ensure that the site is not used for retail sales purposes", whereas the minutes of the Planning Committee held on 25th January 1994 require that "the site is not used for general retail sales purposes."

In view of the fact that the application refers to "sales" I understand this matter was clarified by my assistant prior to finalising the minutes of the Planning Committee on 25th January, but in order to regularise my file, I enclose a copy of the draft planning obligation, and should be most grateful if you would confirm whether covenant (a) is what is required in this instance.

I look forward to hearing from you as soon as possible.

Director of Administration



THIS DEED is made the day of

One thousand nine hundred and ninety four BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and P LEO of 55 Broadway Crowland in the County of Cambridge (hereinafter called the "Owner") of the second part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owner is the owner in fee simple in possession (free from incumbrances) of the Land

(3) The Owner has by application by its agents dated the eighteenth day of October One thousand nine hundred and ninety three ("the Planning Application") applied to the Council for planning permission for the use of the Land for the manufacture of concrete products storage and sales and the erection of new workshop and offices in accordance with the plans and particulars supplied therewith under planning reference H02/1000/93 ("the Development")

(4) The Owner has by application by its agent dated the eleventh day of November one thousand nine hundred and ninety three ("the Alternative Planning Application") applied to the Council for planning permission for the use of the Land for the manufacture of concrete products storage and sales and the extension of the existing building on the Land to form a new workshop in accordance with the plans and particulars supplied therewith under planning reference H02/1073/93 ("the Alternative Development")

(5) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990

(6) The Council has decided to grant conditional planning permission for the Development and the Alternative Development subject to the creation of this obligation without which planning permission for the Development and the Alternative Development would not have been granted

(7) The Council is the local planning authority by whom the planning obligation is enforceable

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owner hereby agrees to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such

3. The expressions "the Council" and "the Owner" shall include their successors in title

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE

(Details of "the Land")

The land situate at Carrington Drove Crowland shown coloured red on the plan annexed hereto

SECOND SCHEDULE

(The Planning Obligation)

The Owner hereby covenants with the Council (a) not to sell nor permit to be sold anything from the Land except concrete products which have been manufactured on the Land (b) that the business authorised by the Development or the Alternative Development shall be operated strictly in accordance with the details included within the Planning Application or the Alternative Planning Application as appropriate and as supplemented by letters dated 29th December 1993 and 6th January 1994 copies of

which are annexed hereto (c) that the business authorised by the Development or the Alternative Development shall be operated only by P LEO aforementioned and shall be discontinued permanently immediately P LEO aforementioned ceases occupation of the Land

THE COMMON SEAL of THE SOUTH)
HOLLAND DISTRICT COUNCIL was)
hereunto affixed in the presence of)

Chairman of the Council

Director of Administration

SIGNED AS A DEED by the said
P LEO
in the presence of:-

Witness

Address

Occupation

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Mr N Midlen
Principal Planning Officer
(Development Control)

TO: Director of Administration

F.A.O. Miss J Berridge

REF. PJW/JK/H02/1073/93

REF:

DATE: 1 February, 1994

SUBJECT: Manufacture of Concrete Products, Storage, Sales & New Workshop at Carrington Drove, Crowland

The above planning application was considered by the Planning Committee on 25 January, 1994, when it was resolved to authorise the Director of Planning & Building Control Services to grant planning permission, subject to a Section 106 obligation being entered into, as per the recommendation on the report.

I enclose copies of the application form, 1:2500 location plan and also the 1:500 block plan for you to use in the agreement. I also enclose a copy of the letter from the agent outlining how the site will be run.

+ Application form

N R MIDLEN
Principal Planning Officer (Development Control)

Encls.

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

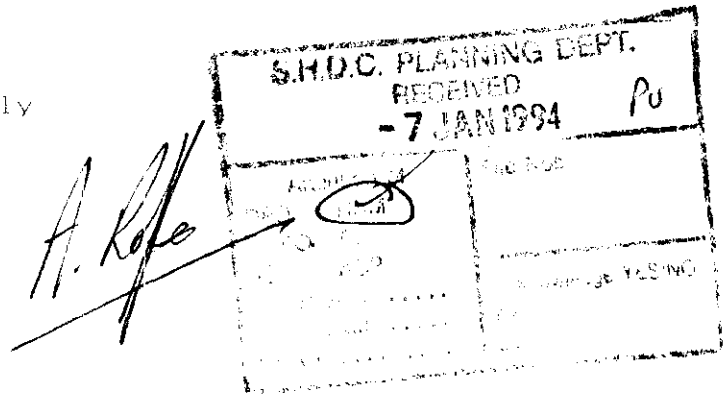
6th January 1994

Dear Sirs,

H02/1073/93 - Workshop and Offices,
Carrington Drove, CROWLAND.

Further to my telephone conversation with Mr P. Tidy, I would confirm that the observations and agreement to be made in the former application (referance H02/1000/93) will equally apply to this application.

Yours faithfully



A. Roffe.

South Holland District Council
Planning Department

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

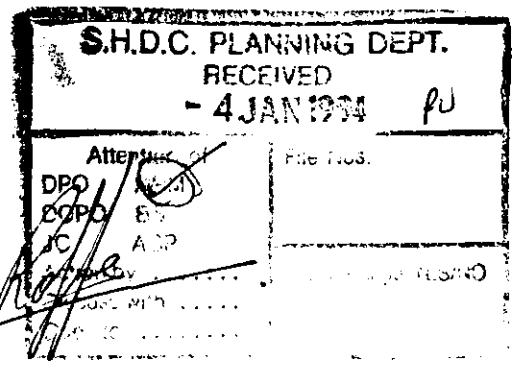
29th December 1993

Dear Sirs,

H02/1000/93 - New workshop and offices,
Carrington Drove, CROWLAND.

Further to your letter of the 23rd December 1993, the company will operate on the basis of telephone sales only, no direct sales of goods to individuals of the public will be made from the premises.

yours faithfully



A. Roffe.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/1073/93

Applicant: P Leo Esq
55 Broadway
Crowland
Peterborough

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Use for manufacture of concrete products, storage and sales. New workshop

Location: Carrington Drove Crowland
Peterborough

Type: FULL

Date received: 30-NOV-93

02-DEC-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 16-DEC-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 objections

Signed:

Our Ref: GT/93/1/SH/0327

13 December 1993

NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir

PLANNING APPLICATION NO. H02/1073/93
PROPOSAL: USE FOR MANUFACTURE OF CONCRETE PRODUCTS, STORAGE & SALE AND ERECT NEW WORKSHOP
LOCATION: CARRINGTON DROVE, CROWLAND
APPLICANT P LEO

This Authority has no objection to the proposed development, as submitted.

I have no further comments to add to my previous letter dated 18 November 1993 regarding your consultation, reference H02/1000/93, copy enclosed.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R F MORGAN
Planning Manager

DES

S.H.D.C. PLANNING DEPT.
RECEIVED
20 DEC 1993 PU

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

Our Ref: 93/1/SH/0295
Contact: G Thornalley

Date: 18 November 1993

NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir

Planning Application No. H02/1000/93

PROPOSAL : **USE FOR MANUFACTURE OF CONCRETE PRODUCTS, STORAGE AND SALES, NEW WORKSHOP AND OFFICES**
LOCATION : **CARRINGTON ROAD, CROWLAND**
APPLICANT : **P LEO**

I refer to your consultation received on 9 November 1993.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: All foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam cleaning effluent shall be discharged to the foul sewer.

REASON: To prevent pollution of the water environment.

CONDITION: All washdown and disinfectant waters shall be discharged to the foul sewer.

REASON: To prevent pollution of the water environment.

CONDITION: Pool water and backwash water shall be discharged to the foul sewer.

REASON: To prevent pollution of the water environment.

Cont/...

S.H.D.C. PLANNING DEPT.
RECEIVED
20 DEC 1993

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

NRA

CONDITION: All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.

REASON: To prevent pollution of the water environment.

Advice to Applicant

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Only clean surface water from roofs and roads should discharge to any soakaway.

A percolation test should be undertaken to ensure that soakaways will work adequately in adverse conditions. They should be subject to the approval of your Council. If after tests it is found that soakaways do not work satisfactorily then we must be consulted further.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R F Morgan
Planning Manager

BRIAN SMI..4 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

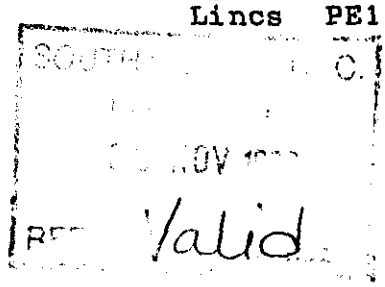
Application no: H02/1073/93

Applicant: P Leo Esq
55 Broadway
Crowland
Peterborough

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Use for manufacture of concrete products, storage and sales. New workshop

Location: Carrington Drove
Crowland
Peterborough



Type: FULL

Date received: 11-NOV-93

26-NOV-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

There is an discrepancy between the block plan which does not show windows and the elevations which does. Please clarify the situation and submit amended plans.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is P J UDY

Yours faithfully

D S Roberts

Principal Planning Officer

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

30th November 1993

Dear Sirs,

H02/1073/93 :
Change of use and Development
Carrington Drove, CROWLAND

Further to your letter of the 26th November, I enclose two copies of amended plans showing the high level windows on the ground floor layout,

Yours faithfully

A. Roffe.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H02/1073/93.

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. Address or location

Carrington Drove, Crowland.

3. Name, classification and number of road

U C

4. Date application referred 25-11-93

5. State whether outline, detailed application etc.

Full

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

Use for Manufacture of Concrete Products, Storage & Sales — New Workshop

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: 29/11/93 Signed: [signature]
Director of Highways and Planning

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

Application no: H02/1073/93

Applicant: P Leo Esq
55 Broadway
Crowland
Peterborough

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Use for manufacture of concrete products, storage and sales. New workshop

Location: Carrington Drove
Crowland
Peterborough

Type: FULL

Date received: 11-NOV-93

12-NOV-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:

A fee of £240.00 is required.

SOUTH HOLLAND D.C.
PLANNING
22 NOV 1993
REF Valid

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

K Lowe
Principal Administrative Officer

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3544
Date received : 22-NOV-93

Received from

P & A J Leo

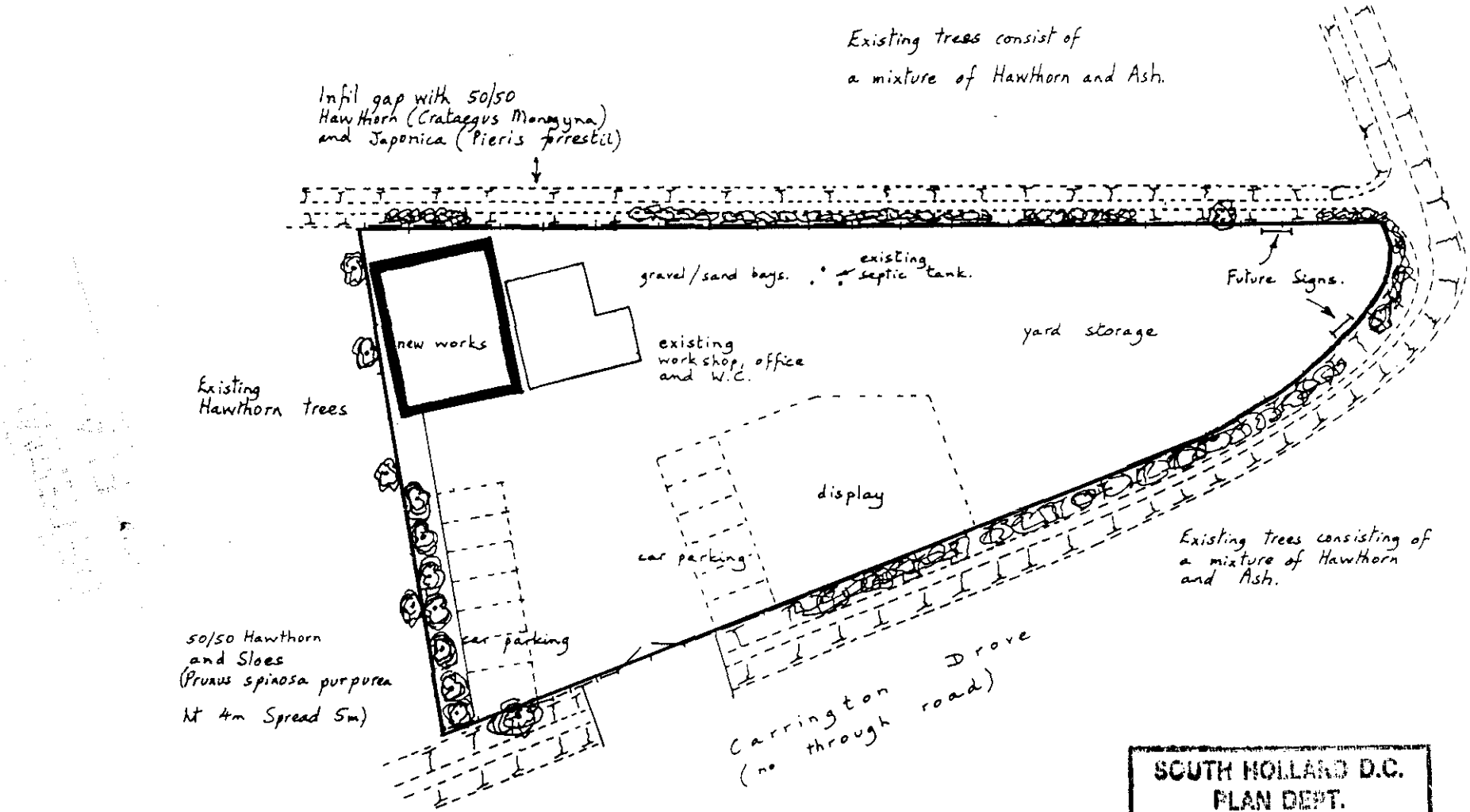
Address

55 Broadway
Crowland
Peterborough

Fee paid	£	240.00
VAT	£	0.00
Total received	£	240.00

Cash/Cheque : Cheque

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



Site Plan ~ Scale 1:500 ~ Drawing No 21

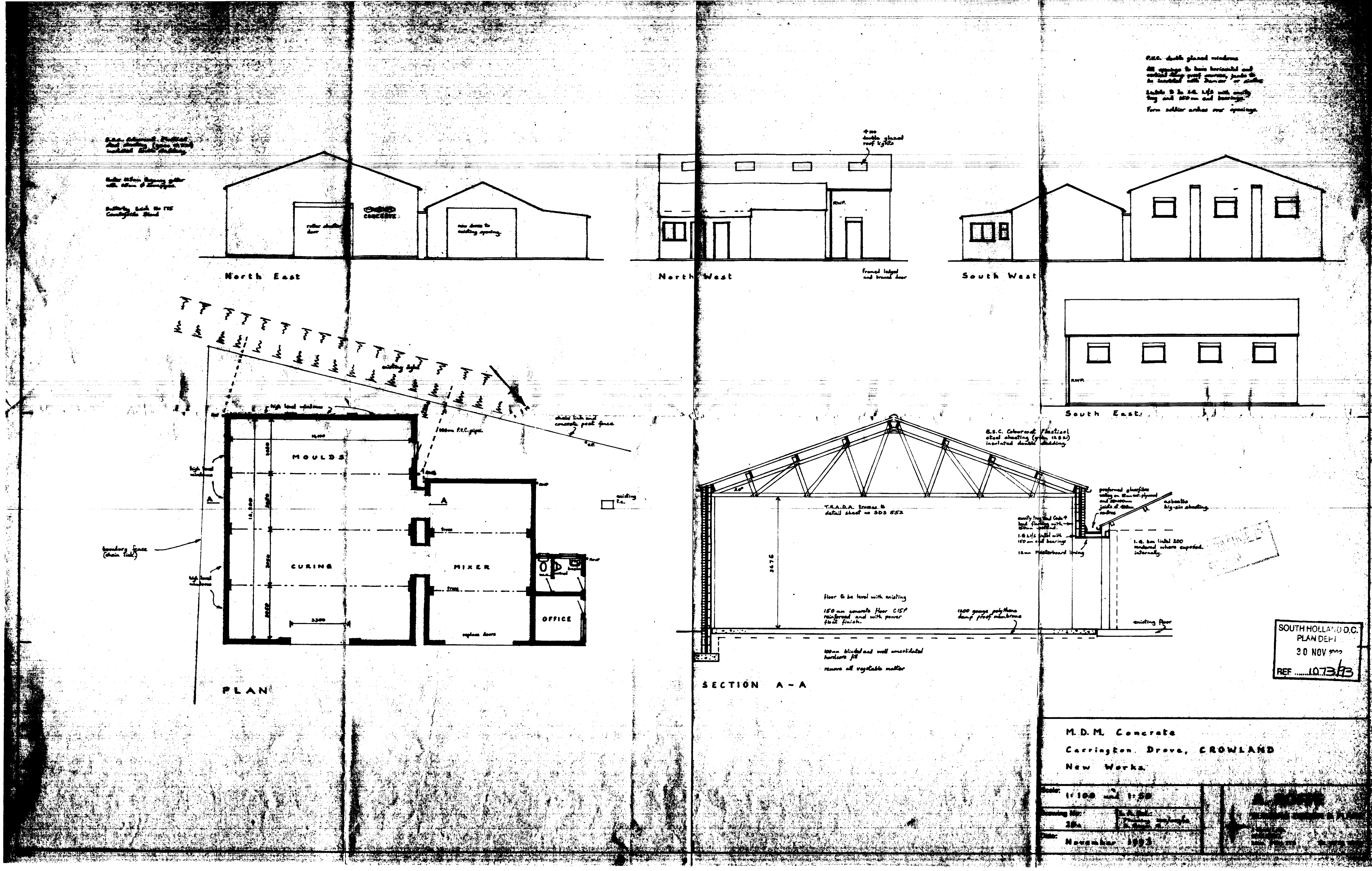
SOUTH HOLLAND D.C.
PLAN DEPT.
11 NOV 1993
REF 1073/93

M.D.M. CONCRETE

Site for manufacture of concrete products

Carrington Drove, CROWLAND.

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


North East
North West
South West
South East
PLAN
MOULDS
CURING
MIXER
OFFICE
SECTION A-A
A
SOUTH HOLLAND D.C.
PLAN DEPT
30 NOV
REF 1073/83
M. D. M. Concrete
Carrington Drove, CROWLAND
New Works
1:100 and 1:50