FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/1174/91

Applicant: Whitworths Produce Ltd
Equity House
Irthling Borough Road
Wellingborough
Northamptonshire

Agent: Anthony Bowhill & Associa
4 Leathermarket Street
London
SE1 3HN

Description: Residential development
(registered as H02/0386/89)

Location: Crease Drove
Crowland
Peterborough

Type: OUTLINE

Date received: 10-MAR-89

16-MAR-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

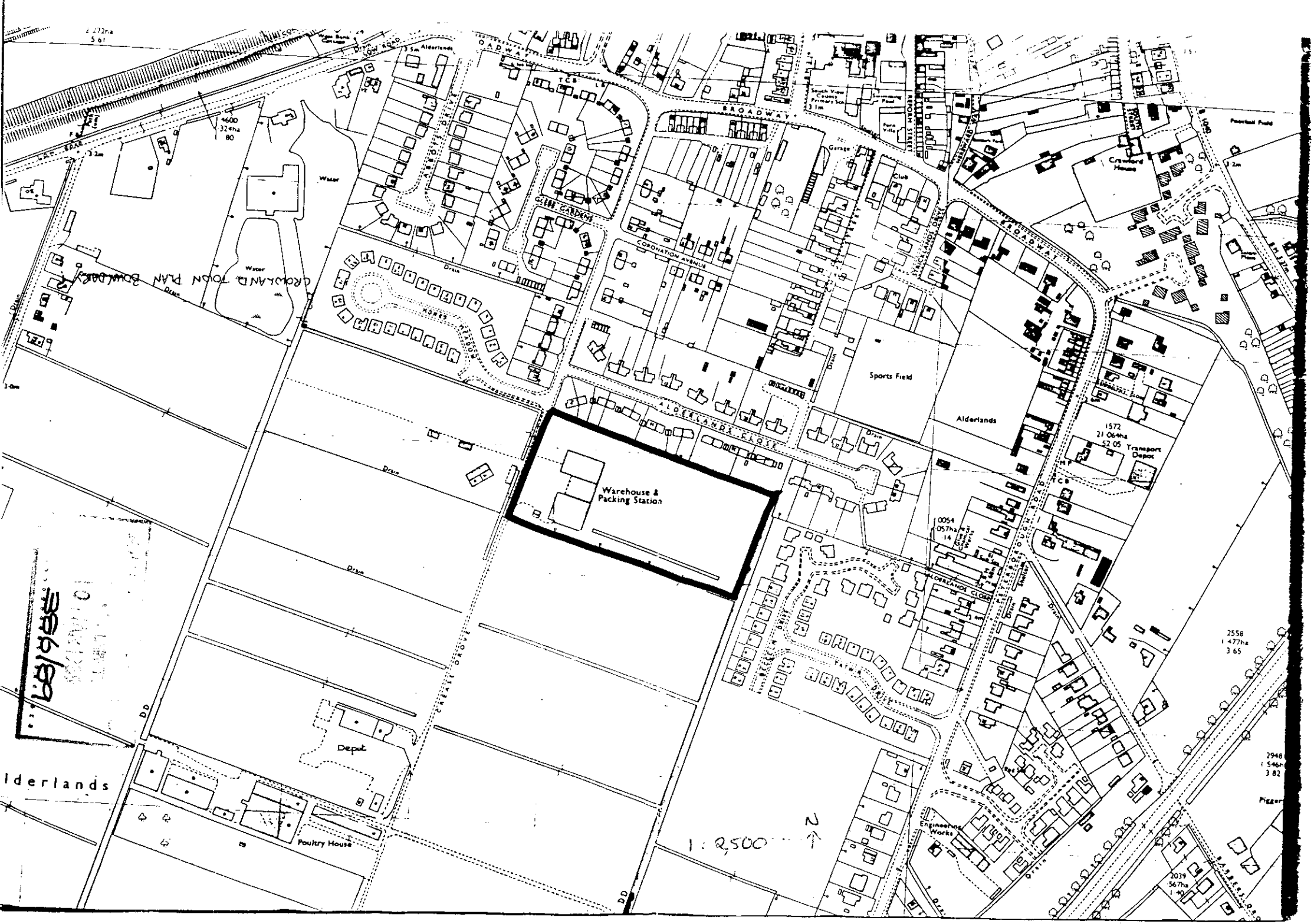
Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

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)


Warehouse & Packing Station
Sports Field
Alderlands
Depot
Poultry House
Transport Depot
Engineering Works
Water
Drain
Low Road
Broadway
Coronation Avenue
Alderlands Close
Great Grove
1:2,500

PLANNING APPLICATION

For office use only

Application No. W/0386/89

Date Registered 10 MAR 1989

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Whitworths Produce Ltd
Equity House
Irthling Borough Road
Wellingborough
NORTHAMPTONSHIRE

Tel. No.

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

Anthony Bowhill & Associates
4 Leathermarket Street
LONDON SE1 3HN

Tel. No. 01-403-5500
(Personal contact name) Mrs C Apcar

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Crease Drove, Crowland

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

~~Outline Application for~~ Residential development

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £594 If you consider no fee is payable include a written explanation instead.

Signed Anthony Bowhill & Assoc Date 7.3.89
Anthony Bowhill & Associates

Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area 0.83 ha (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

Now complete Part 4 only

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

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

Now complete an Ownership Certificate

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

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

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: Unknown at this stage

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	N/A	sq. metres
B. Please state size of any new structure:- (a) max. height:	"	metres
(b) max. length:	"	metres
(c) max. width:	"	metres
C. Please state type and colour of materials for facing external walls:	"	
D. Please state type and colour of roofing materials.	"	

5. GENERAL INFORMATION Please complete each section

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

Part Vacant/part potato store

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?

Unknown at this stage

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of
B. For estate developments, please state how highway surface water will be disposed of
C. Please state whether a land drain will be affected
D. Foul sewerage will be disposed of to:

Drainage arrangements are not known at this stage

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

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

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.

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

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	Owner of major part of site

2. OWNERSHIP OF THE SITE

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

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

Certificate A

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

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

Certificate B

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

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

Four Shires Growers Co-operative 7.3.89
c/o Geoge Hay (Chairman), Wykeham House
Roman Bank, Spalding, Lincs.

Signed ..... (~~Applicant~~/Agent) Date 7.3.89

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

Certificate 1

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

Signed ..... ~~Applicant~~/Agent) Date 7.3.89

Certificate 2

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

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

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

D C C H E C K S H E E T

APPLICATION NO : H02/0386/89

DATE RECEIVED : 10 / 3 / 89

APPLICANT : Whitworths Produce AGENT : A Bowhill & Assctes

DESCRIPTION : Residential development

LOCATION : Crease Drove, Crowland

Type : Outline Grid Ref : 523750 309650 OS Sheet : 391

Terminal date : 5 / 5 / 89

CONSTRAINTS :

Listed building	N
Conservation area	N
Trunk road	N
Other constraints	N

POLICIES :

Inside IBD	Y
Inside LP area	N

GENERAL : RESIDENTS: Addresses -

Additional publicity: General(71/73)..✓.....
Departure.....
Special consults: Env Health.....
Any other?.....

Permitted Development Signed.....

Further info directions:
Reg 4.... Art 7 (Out)... Details required -

DPO ..... COMMITTEE ✓ ..... CASE OFFICER: JC .....

DECISION (Subject to consultations): Signed:
Date:

CONSULTATION

SITE VISIT DATE 19/6 JC

Existing packing business close to residential area - open ag. land opposite.
narrow road - no footpaths

RECOMMENDATION

ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : H2/0386/89 BC ref : .....N/A.....

Type : .....OUTLINE.....

First received : 10 MAR 1989...

VALID : ....10 MAR 1989.....

VALIDATION

Submission incomplete: Forms ☐ Requested.....
Certificate ☐
Site plans ☐ INVALID REF:
Fees ☐
Section 26 ☐
Other ☐

Financial: CORRECT FEE £ 594 19 x £76 = £1444
Submitted fee £ 594 Receipt no: 5627
Additional fee £ 660 Receipt no....
Refund needed £ Month.....

Non-fee earning - type ☐
previous app ☐ ref:
other ☐

INFORMATION

Site area H ~~0.83~~ 1.9 Map found to be not to scale
Floorspace ~~M~~
No of dwellings Plotted. 14.3.89

Location -

Index sheet no ...39.1

Grid ref 523750. 309650

Ward .....A.....

Parish ...CROWLAND

Local Plan area ..NDO.

IBD Inside/~~Outside~~

Constraints -

TR ☐
Rural(108) ☐
Bypass ☐
Level Cross ☐

CA ☐
LB ☐
TPO ☐

Other ☐

Applications -

Last application
534/89

Other applications on site
369/85 198/71
358/80 149/71
202/72

Other relevant apps

Data input.....

FILE SHEET

0386 JC.	Last Committee before terminal date: 2 5 89 COM Case Officer JC

APPLICATION NO : H02/0386/89

RECEIVED : 10 3 89 TERMINAL DATE : 5 5 89

APPLICANT : Whitworths Produce

DESCRIPTION : Residential development

LOCATION : Crease Drove, Crowland

TYPE : Outline Inside IBD : Y No of dwellings 0
Inside LP area : N Site area 0.83
Grid ref : 523750 309650 Floorspace 0

Last application : 834/85 B Reg :

Ack : 21st March, 1989

CONSULTATIONS — LIST OF BACKGROUND PAPERS (If reported to committee) — EXEMPT *

	Sent	Expiry	Received	OBJ	Sent	Exp.	Rec'd	OBJ
Parish Council	22/3	5/3	11/4 See OBS					
Ward Member	22/3	29/3	.					
County Highways	23/3	6/4	OBS 11/4 JCB (Plan taken CB) Note AS278 Agt required.					
Dept. of Transport								
Ministry of Agriculture								
Consultant Architect								
Environmental Health								
N.L.I.D.B			Letter 4/4/89					
A.W.A			Letter 8/5/					
Publicity:								
Residents:								
Advertisement	28/3	18/4						

Planning Office — Any notes from officer's site inspection

Applicant:

APPLICATION REFERENCE: H02/0386/89 DATE RECEIVED: 10.3.89

APPLICANT: Whitworths Produce
Equity House
Irthling Borough Road
Wellingborough
Northampton

AGENT: A Bowhill & Associates
4 Leathermarket Street
London
SE1 3HN

TYPE: Outline

DESCRIPTION: Residential development

LOCATION: Crease Drove, Crowland

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 2 MAY 1989

Parish Council: There are over 200 planning applications passed but not yet built. We believe it is premature to allow another major development outside the IBD. Our reasons are to control the rate of growth of Crowland and the pressure on services such as water and sewage, (water pressure is a major problem in this area).

PLANNING ISSUES

1. As a matter of fact the site is within the IBD approved in 1984. Crowland is also designated as a "town" which along with the other 3 towns is to accommodate the major proportion of residential development in accordance with the policies of the approved structure plan.
2. The site is presently occupied by a packing business which at the time of the site inspection was busy and attracting a number of heavy goods vehicles which until the link road is constructed between Peterborough Road and Crease Drove will pass through the established residential areas of Crowland. Additionally this large building is located close to residential properties.

CONCLUSIONS

1. Given the facts and from an environmental enhancement point of view planning permission should be granted.
2. The boundary is now due for review at which time it would be appropriate to consider in greater detail the land uses policies for this part of Crowland.

PLANNING OFFICER'S RECOMMENDATION - That the District Planning Officer be authorised to Grant permission on the signing of a Section 278 Agreement to widen the roadway and to provide a footway and streeting lighting.

1. SC1 - (Estate details)
2. C1 - (Estate development - highway requirements)
3. C2a - (Roads and sewers in estate development and the disposal of surface water run-off)
4. C3 - (Surface water run-off)

Reasons

1. Standard
2. C1
3. C2a
4. C3

Whitworth's Produce Limited

Our Ref: ASJJ.SHDC.LTR

Date: 11 March 1993

Your ref: DJR/JJ H02/0386/89

Mr Roberts
South Holland District Council
Planning & Building Control Dept
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Mr Roberts

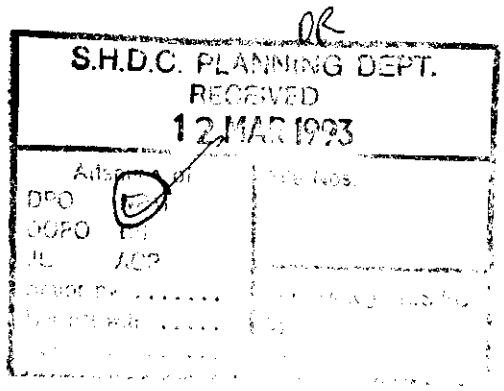
RE: PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT, CREASE DROVE, CROWLAND

Further to your letter of the 8th March it is confirmed that we wish to withdraw the current application for the above development.

Our intention is, at some future date, to apply anew when a more favourable property market develops.

Yours sincerely

A T STEED, C.Eng., M.I.Mech.E.
Project Manager



Steve
Please arrange
for W.D. Watts
DSR 15/3

Harvest House, Bridge Street, Chatteris,
Cambridgeshire. PE16 6RS. England
Telephone: Chatteris (0354) 695711
Fax: Chatteris (0354) 695749

Registered Office: Harvest House
Registered in England No: 811615

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng FICE

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Telephone Lincoln 552222 STD 0522

Your Ref:ST/H02/0386
My Ref:LCB/278/13

2 March 1993

.

District Planning Officer
South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

For further information contact
Mrs L C Brown

Telephone
Lincoln 553125

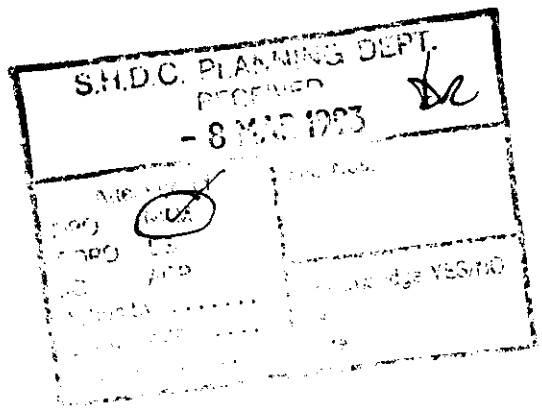
Dear Sir

APPLICATION FOR RESIDENTIAL DEVELOPMENT - NO. H02/0386/89
CREASE DROVE, CROWLAND - WHITWORTH'S PRODUCE LIMITED

Please find attached a copy of a letter I have received from Whitworth's Produce Limited, which is self explanatory.

Yours faithfully

Director of Highways and Planning



COPY

Whitworth's
Produce Limited

Our Ref: JJAS.JE.LTR

Date: 22 February 1993

Mr J Emmerson
Director of Highways and Planning
Lincolnshire County Council
4th Floor City Hall
Beaumont Fee
Lincoln
LN1 1DN

Dear Sir

RE: SECTION 278 AGREEMENT
APPLICATION NO: H02/0386/89. FOR RESIDENTIAL DEVELOPMENT
CREASE DROVE, CROWLAND

Your Ref: LCB/278/13

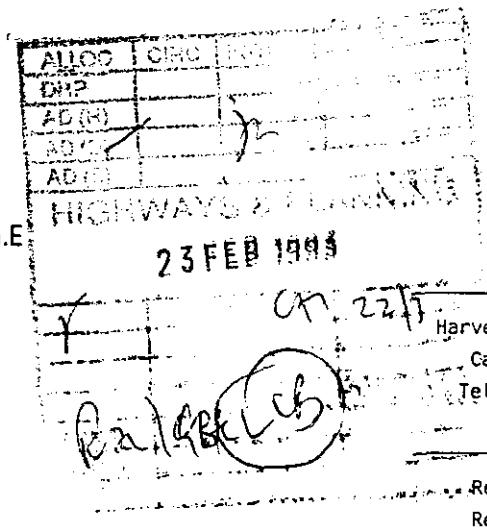
Firstly, I would inform you that Whitworth's Produce Ltd is no longer a part of Booker plc, this being the result of a management buyout in June 1992, and consequentially the registered office is now Harvest House as the headed address on this letter.

In reviewing it's property portfolio the new Whitworth's board have decided, in consideration of the depressed property market and other commitments, against proceeding at this time with the application or entering into a 278 Agreement relating to Crease Drove.

I trust this response answers all the points in your letter of the 10th February 1993.

Yours faithfully

A T STEED, C.Eng., M.I.Mech.E
Project Manager



Harvest House, Bridge Street, Chatteris,
Cambridgeshire. PE16 6RS. England
Telephone: Chatteris (0354) 695711
Fax: Chatteris (0354) 695749

Registered Office: Harvest House
Registered in England No: 811615

ANTHONY BOWHILL AND ASSOCIATES

CHARTERED SURVEYORS & CHARTERED TOWN PLANNERS
PLANNING & DEVELOPMENT CONSULTANTS
4 Leathermarket Street · London SE1 3HN · Telephone 071 403 5500 · FAX 071 403 6805

District Planning Officer
South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
Lincs PE11 1DB

17th June 1991

Ref: CA/IG/1347

Yr Ref: ST/H02/0386/89

Dear Sir

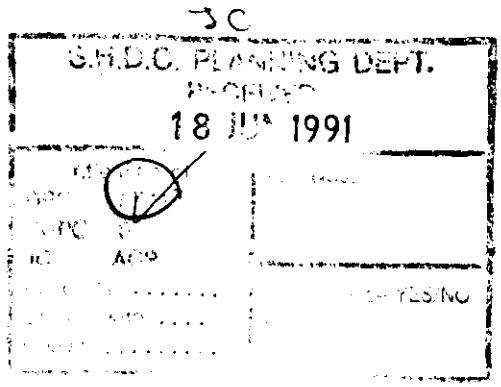
Whitworths Produce - Crease Drove, Crowland, Spalding

I refer to your recent letter regarding the above and my letter of 14th May.

I am now advised by the Solicitors acting on behalf of Whitworths Produce that matters relating to the Legal Agreement are progressing and that they have been liasing with the County Council regarding the final wording of the Agreement.

Yours sincerely

CAROLYN APCAR (MRS)



Anthony Bowhill LLM LLB BSc FRICS FRTPI
Associates: David Smith BSc MSc Dip UPI MRTPI · Carolyn Apcar BA (Hons) MRTPI
Administrator/Accountant: Abdul Mohamed ASCA

ANTHONY BOWHILL AND ASSOCIATES

CHARTERED SURVEYORS & CHARTERED TOWN PLANNERS
PLANNING & DEVELOPMENT CONSULTANTS
4 Leathermarket Street · London SE1 3HN · Telephone 071 403 5500 · FAX 071 403 6805

District Planning Officer
South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
LINCS. PE11 1DB

CA:JRA/1347

Your Ref: ST/HO2/0386/89

14th May 1991

Dear Sir,

Whitworths Produce - Crease Drove, Crowland, Spalding

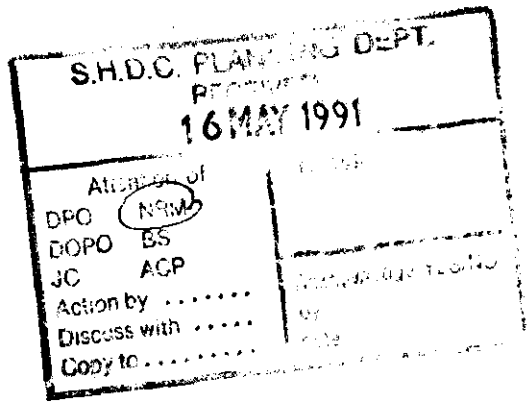
I refer to your recent letter regarding the above, which was received today (the letter was actually dated 13th March, although I assume this to have been a typing error).

This practice has not been directly involved in negotiation on the legal agreement, this being dealt with by the applicants and their solicitors, Brian Hawden & Co. I am, therefore, seeking their comments on the current position and will advise you accordingly as soon as possible.

Yours faithfully,

Carolyn R Apcar

CAROLYN APCAR (MRS)



ANTHONY BOWHILL AND ASSOCIATES

CHARTERED SURVEYORS & CHARTERED TOWN PLANNERS
PLANNING & DEVELOPMENT CONSULTANTS
4 Leathermarket Street · London SE1 3HN · Telephone 071 403 5500 · FAX 071 403 6805

District Planning Officer
South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
Lincs P11 1DB

21st December 1990

Ref: CA/LG/1347

Yr Ref: AM/JPH02/0386/89

For the attention of Mrs A Maxwell

Dear Sir

Proposed Residential Development at Crease Drove, Crowland
Whitworths Produce Limited
Planning Application H02/0386/89

I refer to your letter of 19th December 1990 regarding the above and as requested enclose herewith our cheque for the sum of £660.00.

I apologise for any inconvenience that this may have caused and am pleased to note that our miscalculation of the site area will not alter matters regarding the determination of the application.

Yours faithfully

Carolyn R Apcar

CAROLYN APCAR (MRS)

Rec. No. 8914 27.12.90.

Enc

Anthony Bowhill LLM LLB BSc FRICS FRTPI
Associates: David Smith BSc MSc Dip UPI MRTPI · Carolyn Apcar BA (Hons) MRTPI
Administrator/Accountant: Abdul Mohamed ASCA

ANTHONY BOWHILL AND ASSOCIATES

CHARTERED SURVEYORS & CHARTERED TOWN PLANNERS
PLANNING & DEVELOPMENT CONSULTANTS
4 Leathermarket Street · London SE1 3HN · Telephone 071 403 5500 · FAX 071 403 6805

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
Lincs Pl1 1DB

7th September 1990

Ref: CA/LG/1347

Yr Ref: ST/HO2/0386/89

Dear Mr Smith

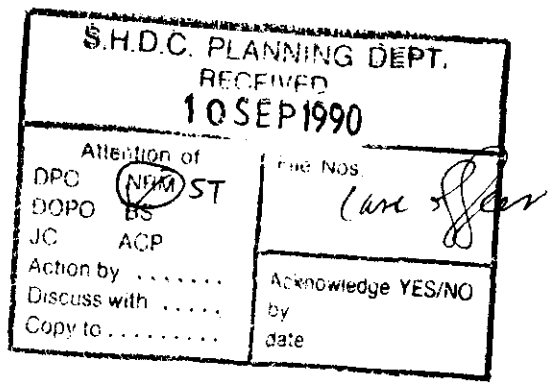
Whitworths Produce: Crease Drove, Crowland, Spalding

Further to my letter of 3rd September 1990 I understand that matters regarding the Agreement and Bond are progressing and it is anticipated that these will be finalised within the next month or two, following which I would assume the Decision Notice can be issued.

If you have any further queries please do not hesitate to contact me.

Yours sincerely

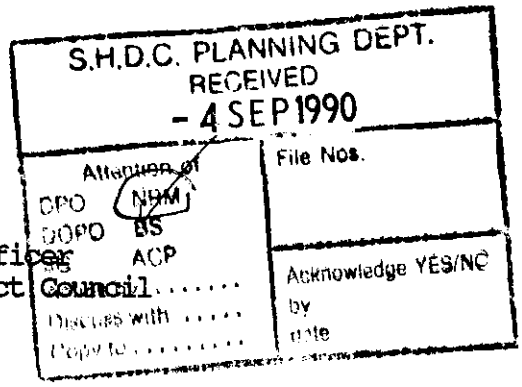
CAROLYN APCAR (MRS)



Anthony Bowhill LLM LLB BSc FRICS FRTPI
Associates: David Smith BSc MSc Dip UPI MRTPI · Carolyn Apcar BA (Hons) MRTPI
Administrator/Accountant: Abdul Mohamed ASCA

ANTHONY BOWHILL AND ASSOCIATES

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4 Leathermarket Street · London SE1 3HN · Telephone 071 403 5500 · FAX 071 403 6805



B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
Lincs P11 1DB

3rd September 1990

Ref: CA/LG/1347

Yr Ref: ST/H02/0386/89

Dear Mr Smith

Whitworth Produce
Crease Drove, Crowland, Spalding

I refer to your letter of 31st August 1990 regarding the completion of the Section 278 Agreement.

Negotiations on the Agreement have been continuing, primarily between Whitworth Produce Solicitors' and Lincolnshire County Council. I understand that a revised Agreement and Bond have now been received from the County Council.

I will ascertain the current position from my clients and their Solicitors and advise you further in due course.

Yours sincerely

CAROLYN APCAR (MRS)

cc Director of Highways and Planning - Lincolnshire County Council

ANTHONY BOWHILL AND ASSOCIATES

CHARTERED SURVEYORS & CHARTERED TOWN PLANNERS
PLANNING & DEVELOPMENT CONSULTANTS
4 Leathermarket Street · London SE1 3HN · Telephone 01 403 5500 · FAX 01 403 6805

Director of Highways and Planning
Lincolnshire County Council
4th Floor
City Hall
Beaumont Fee
Lincoln LN1 1DM

2nd August 1989

Ref: CA/LG/1347

Yr Ref: CB/DEVT/2/278

Dear Sirs

Proposed Residential Development at Crease Drove, Crowland
Section 278 Agreement - Planning Reference H02/386/89

Following South Holland District Council's resolution of 2nd May 1989 to grant planning permission for residential development on the above site subject to a Section 278 Agreement with yourselves, I am now pleased to enclose the details which you previously requested.

Bank - Barclays Bank Plc
2 Park Street
Chatteris
Cambridgeshire

Sort Code: 20-19-77
Account No.: 90964662
Manager: Mr G Matthews

Solicitor - B T Hawden Esq
Brian Hawden and Company
1 Wood Street
Chatteris
Cambridgeshire

Tel: 03543 2212

Contractor - I can confirm that my client is agreeable to the County Council carrying out the necessary road works.

As regards constructional details, you indicated in your letter of 2nd May 1989 that in order to speed up the process, the details showing the highway improvements can be omitted in this instance and that a description of the works will suffice for this Agreement. I can therefore confirm that my client is agreeable to the road widening to whatever width is necessary to service a residential development on their site together with a 1.8 metre wide footway with street lighting.

S H D C PLANNING DEPT.
RECEIVED
3 - AUG 1989

Anthony Bowhill LLM LLB BSc FRICS FRTPI
Associates: David Smith BSc MSc Dip UPI MRTPI · Carolyn Apcar BA (Hons) MRTPI
Administrator/Accountant: Abdul Mohamed ASCA

To/ District Planning Officer, S.H.D.C, Chatterton Tower, Wintrey Avenue Spalding

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng MICE

4th Floor
City Hall
Beaumont Fee
Lincoln LN1 1DN

Telephone Lincoln 552222 STD 0522

For further information contact

Telephone Extension 3127

Your Ref: CP:JRA/1347
My Ref : ~~CB~~/PLAN/11

21 July 1989

S.H.D.C. PLANNING DEPT.
RECEIVED
24 JUL 1989
JC

Anthony Bowhill & Associates
4 Leathermarket Street
London
SE1 3HN

Dear Sirs

PROPOSED RESIDENTIAL DEVELOPMENT AT CREASE DROVE, CROWLAND
PLANNING REF HO2/0386/89

I refer to your letter dated 14 July showing two alternative accesses into this site.

Access point A (at the northern boundary of the site on to Crease Drove) is not acceptable from a highways point of view as it would form a staggered crossroads with the estate road opposite, Monks Meadow. The minimum spacing required for such opposite estate roads is 25 metres, as specified in the County Council's Development Road Guide, a copy of which is enclosed for your information.

With regards to access point B out on to Beecelm Drive, this again is not acceptable as the existing roads are not suitable to serve any further development than that which is already planned at its southern leg.

The only suitable access point which would therefore be acceptable would be on to Crease Drove, a distance of 25 metres or more south of Monks Meadow. Such an access would require the widening of Crease Drove, as previously stipulated on the planning application.

I trust this information is of assistance to you.

Yours faithfully

C Briggs

pp Director of Highways & Planning

f-0-1.543

Anglian Water

Anglian Water
N.R.A. Unit
Aqua House
Harvey Street
Lincoln LN1 1TF

Telephone (0522) 513100
Facsimile (0522) 512927

Our ref. 89/1/SH/0208/IG

Your ref.

3 May 1989

Dear Sir

PLANNING APPLICATION NO. H2/0386/89
PROPOSED RESIDENTIAL DEVELOPMENT OF 0.83A
FOR WHITWORTHS PRODUCE AT CREASE DROVE, CROWLAND

With regard to the above-mentioned application received on 28 March 1989, I would inform you that the NRA Unit of Anglian Water has the following observations to make on the proposal:

We have no objections to raise, in principle, to the above-mentioned application for planning permission.

It should be made a condition of planning consent that full surface water drainage details are submitted to Anglian Water for their approval before work commences on site.

Yours faithfully

R F MORGAN
Planning Engineer

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

S.H.D.C. PLANNING DEPT.
- 8 MAY 1989
JC

SH

Anglian Water

Anglian Water
P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone (0522) 25231
Facsimile (0522) 544684

JB

Mr M Galey
Our ref. PLA/09/05/003/005

Your ref. H2/0386/89

21 April 1989

South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire

Dear Sir

Planning Application No. H2/0386/89
Proposed Residential Development, Crease Drove, Crowland for Whitworths Produce Ltd

With reference to your notice received on 30 March 1989, the Authority's Utilities component has no objections to raise, in principle, to the above mentioned application for planning permission.

The South Holland District Council, as Agent Authority in sewerage matters, should determine the availability and capacity of sewers in this area.

It will be necessary to provide off site mains before any water supply can be made available to the development. Any mains extension would be carried out under the Authority's terms and conditions which are in force at the time the proposed development takes place. Further information can be obtained from the Northern Group's Sleaford Area Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The above does not relate to land drainage and associated matters on which the Authority's NRA Unit may comment.

Yours faithfully,

Les Outram
Principal Engineer -
Development Liaison
(Northern)

APPLICATION REFERENCE: H02/0386/89

DATE RECEIVED: 10.3.89

APPLICANT: Whitworths Produce
Equity House
Irthling Borough Road
Wellingborough
Northampton

AGENT: A Bowhill & Associates
4 Leathermarket Street
London
SE1 3HN

TYPE: Outline

DESCRIPTION: Residential development

LOCATION: Crease Drove, Crowland

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 2nd May 1989

Parish Council: There are over 200 planning applications passed but not yet built. We believe it is premature to allow another major development outside the IBD. Our reasons are to control the rate of growth of Crowland and the pressure on services such as water and sewage, (water pressure is a major problem in this area).

PLANNING ISSUES

1. As a matter of fact the site is within the IBD approved in 1984. Crowland is also designated as a "town" which along with the other 3 towns is to accommodate the major proportion of residential development in accordance with the policies of the approved structure plan.
2. The site is presently occupied by a packing business which at the time of the site inspection was busy and attracting a number of heavy goods vehicles which until the link road is constructed between Peterborough Road and Crease Drove will pass through the established residential areas of Crowland. Additionally this large building is located close to residential properties.

CONCLUSIONS

1. Given the facts and from an environmental enhancement point of view planning permission should be granted.
2. The boundary is now due for review at which time it would be appropriate to consider in greater detail the land uses policies for this part of Crowland.

PLANNING OFFICER'S RECOMMENDATION - That the District Planning Officer be authorised to Grant permission on the signing of a Section 278 Agreement to widen the roadway and to provide a footway and streeting lighting.

1. SC1 - (Estate details)
2. C1 - (Estate development - highway requirements)
3. C2a - (Roads and sewers in estate development and the disposal of surface water run-off)
4. C3 - (Surface water run-off)

Reasons

1. Standard
2. C1
3. C2a
4. C3

ANTHONY BOWHILL AND ASSOCIATES

CHARTERED SURVEYORS & CHARTERED TOWN PLANNERS
PLANNING & DEVELOPMENT CONSULTANTS
4 Leathermarket Street · London SE1 3HN · Telephone 01 403 5500 · FAX 01 403 6805

Director of Highways & Planning
Lincolnshire County Council
4th Floor City Hall
Beaumont Fee
Lincoln LL1 IDN

CA:JRA/1347

24th April 1989

Your Ref: GB/DEVT/2/278

Dear Sir,

Outline Planning Application for Residential Development at Crease Drove, Crowland
Planning Application Ref: H02/386/89

I refer to your letter of 12th April 1989 regarding the above planning application and the need to enter into a legal agreement under Section 278 of the Highways Act 1980, in respect of the required works to the public highway.

Since the planning application is in outline form only to establish the principle of residential development on the site, it is most unusual to be required to provide full details of highway improvements at this stage and to enter into an Agreement covering the matters you mention. In our experience, such matters are normally dealt with by means of a condition imposed on any planning permission granted, to the effect that development should not commence until vehicular/pedestrian access improvements have been approved by the Local Planning Authority, following the advice of Circular 1/85.

Mr Curnock of South Holland District Council has confirmed that, subject to your agreement, they will be happy to grant planning permission subject to such a condition. However, if there are any further matters of concern, I will be grateful if you could contact me.

Yours sincerely,

Carolyn C Apcar

CAROLYN APCAR (MRS)

cc. District Planning Officer, South Holland District Council

S.H.D.C. PLANNING DEPT.
RECEIVED
25 APR 1989

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

File Nos

Acknowledge YES/NO
by
date

cc District Planning Officer, SHDC, Chatterton Tower, Winfrey Ave, Spalding
(FAO Mr J Curnock)

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng MICE

4th Floor
City Hall
Beaumont Fee
Lincoln LN1 1DN

Telephone Lincoln 552222 STD 0522

For further information contact

Telephone Extension 3127

My Ref: CB/DEVT/2/278

12 April 1989

Anthony Bowhill & Associates
4 Leathermarket Street
LONDON
SE1 3HN

S.H.D.C. PLANNING DEPT.
RECEIVED
14 APR 1989

Attention of	File Nos.
DPO NPM DDPO BS JC AGP	
Action by ..... Discuss with ..... Copy to.....	Acknowledge YES/NO by date

Dear Sirs

PROPOSED RESIDENTIAL DEVELOPMENT AT CREASE DROVE, CROWLAND,
WHITWORTHS PRODUCE LIMITED
PLANNING APPLICATION REFERENCE: H02/386/89

I refer to the current Planning Application for residential development at this site.

As you will probably be aware the carriageway of Crease Drove, in the vicinity of this site, decreases in width and construction strength. In order for this site to be acceptable for residential development, from a highways point of view, the carriageway will require widening to 5.5 metres for the whole length of the site from the existing satisfactory length of Crease Drove to the north, the carriageway will require strengthening and a 1.8 metre footway and street lighting will also be required.

As these works are required within an existing public highway they will need to be undertaken as part of a Section 278 Agreement, Highways Act 1980. Such an Agreement will require a supporting Bond which is calculated to cover the costs for the County Council to complete the necessary works.

This Agreement will be required to be signed and sealed before any Planning Permission which the South Holland District Council may or may not wish to grant, can be issued. In order that I can proceed with the preparation of the Draft Agreement I will require two copies of a drawing (scale 1:500) incorporating the following details:-

1. The proposed road widening.

2. A 1.8 metre wide footway with street lighting.

3. The constructional details of the road and footway including the overlaying strengthening layer to the existing carriageway.

/continued

Once such details have been approved by myself I will then require the following further information for incorporation in the Agreement:-

1. Eight copies of the approved constructional drawing.

2. The name and address of the solicitors who will act for your client in this matter.

3. The name and address of the Bank which will act as Bond Guarantors.

4. The name and address of any contractor that your client may wish to employ to carry out these works if they do not wish the County Council to do them and a copy of such contractors Public Liability Insurance Certificate which shall be for a minimum of £1 million.

Yours faithfully

Director of Highways and Planning

FP/AL

JC

SOUTH HOLLAND DISTR

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY A

South Holland I

Notice is hereby given that appl
Council in respect of the follow

Planning Applications

Clay pigeon shooting ground - sh
Crowland Low Wash, Crowland
(Application no. H02/0416/89)

Residential development - Crease
(Application no. H02/0386/89)

Residential development - Land tc
Withington Street, Chestnut Terra
Chase, Sutton Bridge, including i
(Application no. H18/0409/89)

Proposals in Conservation Areas

The proposal may affect the chara
Conservation Area:-

Proposed extension to residential
provide 14 bed units
9 North Street, Crowland
(Application no. H02/0351/89)

Conversion of garage block into s
To rear of 37 High Street, Holbea
(Application no. H09/0414/89)

Erection of three-bedroom bungalo
Land adj. 42 Church Street, Pinchl
(Application no. H14/0430/89)

The proposal affects a building i

Demolition of Riverbank Studios, I
(Application no. H16/0429/89)

Listed Buildings

The proposal affects a building wh
of State for the Environment as a
architectural or historic interest

Erection of garage
Maisedyke House, Maisedyke Lane, F
(Application no. H05/0396/89)

PUBLIC NOTICES

SOUTH HOLLAND DISTRICT COUNCIL

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following:

PLANNING APPLICATIONS

Clay pigeon shooting ground — shooting for 30 days per year, Crowland Low Wash, Crowland. (Application No H02/0416/89).

Residential development — Crease Drove, Crowland. (Application No H02/0386/89).

Residential development — land to north of Granville Terrace, Withington Street, Chestnut Terrace and to the west of Allenby's Chase, Sutton Bridge, including improvements to those roads. (Application No H18/0409/89).

PROPOSALS IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area —

Proposed extension to residential home for the elderly to provide 14 bed units, 9 North Street, Crowland. (Application No H02/0351/89).

Conversion of garage block into single bedroom dwelling to rear of 37 High Street, Holbeach. (Application No H09/0414/89).

Erection of three-bedroom bungalow, land adjacent 42 Church Street, Pinchbeck. (Application No H14/0430/89).

The proposal affects a building in the Conservation Area:

Demolition of Riverbank Studios, Double Street, Spalding. (Application No H16/0429/89).

LISTED BUILDINGS

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Erection of garage, Maisedyke House, Maisedyke Lane, Fleet. (Application No H05/0396/89).

SETTING OF LISTED BUILDING

The proposal affects the setting of buildings in Church Street, Spalding, which are listed by the Secretary of *State for the Environment* as buildings of special architectural or historic interest and may also affect the character of the Conservation Area:

Alterations and extensions to surgery, The Surgery, Church Street, Spalding. (Application No H16/0405/89).

LISTED BUILDINGS IN CONSERVATION AREAS

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest and may affect the character or appearance of the Conservation Area:

Conversion of warehouse to form eight dwellings, Longs Warehouse, Double Street, Spalding. (Application No H16/0376/89 and H16/0377/89).

Demolition of existing outhouse and erection of new buildings to house games room, Town Farm House, Church Street, Donington. (Application No H04/0383/89 and H04/0384/89).

Applications and plans showing the proposals may be seen during office hours at the Planning Department, Chatterton Tower, Winfrey Avenue, Spalding. Any observations should be sent to me within 21 days of the date of this Notice.

C. J. SIMPKINS, *Chief Executive.*

Council Offices,
Priory Road, Spalding.
March 28, 1989.

290 1B7/507LF28-3

INTERNAL

D/No 11692

SOUTH HOLLAND DISTRICT COUNCIL

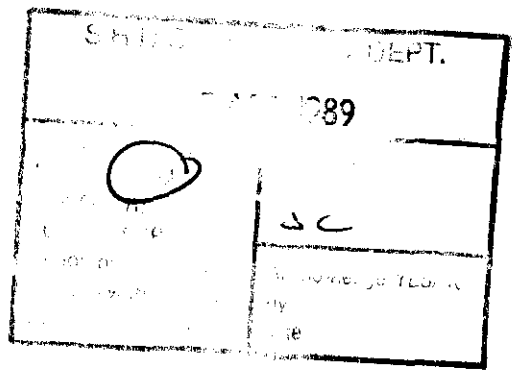
MEMO from Technical Services Department

To: Planning Officer.	Date: 30th March, 1989.	Origin: Technical Services Officer.
Your Ref: H2/0386/89	Ref: NH/KH AD/P/1	Subject: Residential Development, Crease Drove, Crowland.

I am unable to make any positive response on this application due to the applicant not completing satisfactorily the section on DRAINAGE.

D. G. Atha

for Technical Services Officer.



North Level Internal Drainage Board

R. WEDLEY
Clerk and Chief Executive

Telephone No. PETERBOROUGH 270333
(STD Code 0733)

When calling or telephoning on this matter please ask for
Mr. Hunt

Drainage Office,
THORNEY,
Near Peterborough,
PE6 0QE

REFERENCE

OURS WRH/MLW/A5SH YOURS

3rd April, 1989

The Planning Officer,
South Holland District Council,
Chatterton Tower,
Winfrey Avenue,
Spalding,
Lincs.
PE11 1DB.

Dear Sir(s),

Planning Application No. H2/0386/89

Proposed Development at Crease Drove, Crowland.

I refer to the above application submitted to your Council and enclose a copy of my Board's requirements in respect of the proposed development.

The Board's East Divisional Drain runs along the eastern boundary of the site.

~~A Board's drain is not directly affected by the proposed development.~~

It appears, therefore, that Clauses 1, 4, ~~6~~, 4, 5 and 6 of the aforementioned requirements may apply in respect of the proposed development but the applicant must let me know if there are any other Clauses which relate to your site.

~~I do not oppose the Planning Application subject to the compliance with the requirements under the Land Drainage Act and the Byelaws.~~

I regret that I oppose the Planning Application because no details are given for the disposal of surface water. Surface water should be discharged to the Board's piped drain and full details are required by my Board.

The Board will require a contribution of £ 7776.23 , which has been calculated in accordance with the enclosed note, towards dealing with the increased rate of discharge from the impervious areas created by the development unless flow regulation works are undertaken on the site.

Yours faithfully,

N.R Hunt.

Technical Engineer.

c.c. Mrs. C. Apcar, Anthony Bowhill & Associates.

North Level Internal Drainage Board

R. WEDLEY
Clerk and Chief Executive

Telephone No. PETERBOROUGH 270333
(STD Code 0733)

When calling or telephoning on this matter please ask for
Mr. Hunt

Drainage Office,
THORNEY,
Near Peterborough,
PE6 0QE

REFERENCE
OURS YOURS

3rd April, 1989

BOARD'S STANDARD REQUIREMENTS

Planning Application No. H2/0386/89

Proposed Development at Crease Drove, Crowland.

Under Section 28 of the Land Drainage Act, 1976 and Byelaws approved by the Ministry of Agriculture, Fisheries and Food, the following requirements must be complied with:-

1. No building, hedges, fences, trees, hardstandings, septic tanks or other structure may be placed within 9 metres of the edge of a Board's watercourse without the previous consent of the Board. This width must be left completely clear and the Developer must advise prospective purchasers of this requirement in order that they do not inadvertently contravene the Board's Byelaws.

2. The installation of services, (i.e. electricity, water foul sewer, gas, telephone) over or under a Board's watercourse will require the prior consent of the Board and appropriate details must be submitted to the Board for approval.

3. Where the development involves the alteration (e.g. piping, filling, bridging) of any watercourse, the Board's consent in writing must be obtained.

   The approval of the District Council, where appropriate, the Highway Authority and the adjoining riparian owners will also be required for work involving the piping or filling in of privately owned dykes or ditches.

4. The Board's approval is required for the discharge of any surface water or treated effluent into any watercourse be it owned privately or by the Board. Full details must be submitted to the Board with an application for discharge consent and the Board's written consent must be received before any work is carried out. Where outfalls discharge to a privately owned and maintained watercourse, the applicant must also obtain the adjoining riparian owner's consent.

   The developer is advised to contact the Board at the earliest possible stage concerning the requirements of this clause to ensure that consent can be given and to establish any conditions which may be imposed. In certain cases it may be necessary for the applicant to carry out special works such as downstream improvements or flow regulation to deal with the increased rates of discharge which will result from this development.

5. Any outfall into a Board's open watercourse must be constructed using a suitable outfall unit which lies flush to the batter, or recessed so as not to damage mowers, and the batter below the outfall must be protected against erosion. The future maintenance of the outfall will rest with the owner and the Board will accept no responsibility for any damage caused during their drainage operations. Outfalls into a Board's or privately owned pipeline will require an approved manhole at the junction.

6. The applicant, his agent or the developer must inform the Board of the commencement of all work relating to these and any additional special requirements.

These notes are intended for guidance and not as a comprehensive summary of the Land Drainage Act and Byelaws. Copies of the Act and Byelaws are available for inspection at the Board's office.

North Level Internal Drainage Board

R. WEDLEY
Clerk and Chief Executive

Telephone No. PETERBOROUGH 270333
(STD Code 0733)

When calling or telephoning on this matter please ask for

Drainage Office,
THORNEY,
Near Peterborough,
PE6 0QE

REFERENCE

OURS YOURS

CONTRIBUTIONS FROM DEVELOPERS

Under the above Drainage Board's Byelaws consent to discharge any surface water into any watercourse is required by the Board before any development can commence.

To cover the cost of dealing with the increased rate of discharge from the impervious area created by the development, the Board has resolved to require contributions from all developers as a condition of giving consent.

Unless flow regulation works are undertaken on the site, contributions will be required in accordance with the following:-

1. Single properties which discharge roof water to an open ditch or pipe and not a soakaway - £95 per dwelling.

2. All other development contributions will be calculated at the rate of £8,425.70 per impervious acre from 1st June, 1988. This figure will, however, be increased at 3 monthly intervals in accordance with the R.P.I..

3. Where private dykes require improvement to cater for development run-off the improvement must be carried out by the developer at his own cost. Details of the proposed improvement must be approved by the Board. If the developer encounters difficulties in obtaining consent from the adjoining owners, to carry out such necessary work the Board may be prepared to carry out such work using their powers under the Land Drainage Act, 1976, with the costs being recovered from the developer.

4. Contributions will be calculated and required by the Board upon commencement of the development.

Technical Engineer
W. R. HUNT

Operations Engineer
S. H. MORRIS

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 61161

South Holland District Council

Notice is hereby given that application has been made to the Council in respect of the following:

Planning Applications

Residential development
Crease Drove, Crowland
(Application no. H02/0386/89)

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Chatterton Tower, Winfrey Avenue, Spalding. Any observations should be sent to me within 21 days of the date of this notice.

C J Simpkins
Chief Executive

Council Offices
Priory Road
Spalding

28th March 1989

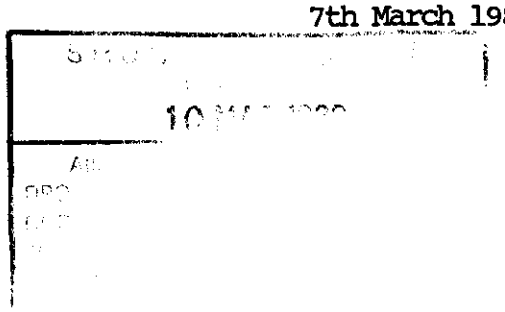
ANTHONY BOWHILL AND ASSOCIATES

CHARTERED SURVEYORS & CHARTERED TOWN PLANNERS
PLANNING & DEVELOPMENT CONSULTANTS
4 Leathermarket Street · London SE1 3HN · Telephone 01 403 5500 · FAX 01 403 6805

District Planning Officer
South Holland District Council
Council Offices
Chatterton Tower
Winfrey Avenue
Spalding
LINCS. PE11 1DB

CA:JRA/1347

7th March 1989



Dear Sir,

Crease Drove, Crowland

Further to my meeting with your Assistant Mr Peryman, and my subsequent conversation with Mr Gedney, I enclose as discussed, an outline planning application for residential development on the above site. Our cheque for £594 is enclosed, this being the requisite fee for this application.

I understand that the site is within the Interim Boundary of Development for Crowland, as approved by your Council on 29th February 1984, and that there is, therefore, a general presumption in favour of development.

As you will see from the application forms, all details are to be treated as reserved matters. Since our clients do not wish to become involved in producing a draft layout for the site, we are not proposing a specific density of development at this stage. I understand from Mr Gedney that this is acceptable.

Should you have any queries or wish to discuss any matters further, please do not hesitate to contact me. I will be grateful if you could keep me informed of the progress of the application, particularly if you perceive there to be any problems.

Yours faithfully,

Carolyn C. Apcar

CAROLYN APCAR (MRS)

Encl:

Whitworths Produce Ltd,
Harvest House,
Bridge Street,
Chatteris,
Cambs.
PE16 6RS.

Mr D Roberts

DJR/JJ H02/0386/89

JJAS.JE.LTR

08 Mar 1993

Dear Sir,

PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT, CREASE DROVE, CROWLAND.

I have been forwarded a copy of your letter dated 22nd February 1993 addressed to Mr Emmerson at the County Council. I note your comments regarding proceeding with the application.

I would be grateful if you could advise me if it is your wish that the application be formally withdrawn. I look forward to hearing from you in the near future on this matter.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Anthony Bowhill and Associates
Planning & Development Consultants
4 Leathermarket Street
LONDON
SE1 3HN

Mr N R Midlen

ST/H02/0386/89

CA/LG/1347

6 March 1992

Dear Sir,

APPLICANTS: WHITWORTHS PRODUCE
DESCRIPTION: RESIDENTIAL DEVELOPMENT
LOCATION: CREASE DROVE, CROWLAND, SPALDING, LINCS

According to my file I have not been advised of the completion of the Section 278 agreement which is necessary before planning permission may be granted.

Your letter CA/LG/1347 dated 17th June 1991 stating that the solicitors acting on behalf of Whitworths Produce have been liaising with the County Council regarding the final wording of the agreement is the last entry on my file.

In view of the length of time which has elapsed I must report soon to the Planning Committee about why no decision has been made yet on this application. I would be pleased if you would let me know within the next 28 days your clients current intentions, and what progress is being made regarding the agreement.

A copy of this letter has been sent to Lincolnshire County Council.

Yours faithfully,

N Midlen
Principal Planning Officer

cc. Highways Department

cc - District Planning Officer, South Holland District Council,Spalding.
J Chester - Legal Services

Your Ref: CA/LG/1347
My Ref: CB/DEVT2/278/JM

12 August 1991

Anthony Bowhill & Associates
Planning & Development Consultants
4 Leathermarket Street
London
SE1 3HN

Mr C Briggs

Lincoln (0522) 553127

Dear Sirs

PROPOSED DEVELOPMENT SITE, CREASE DROVE, CROWLAND, WHITWORTH PRODUCE
SECTION 278 AGREEMENT

As you will be aware a Section 278 Agreement has still not yet been signed to cover the necessary road improvement works required to permit residential development on this site.

I would inform you that the County Council are now employing a new form of Agreement which does not require a Bond until notice to commence works is received.

I shall be pleased if you will put this to your clients and endeavour to arrange for an Agreement to be signed as soon as possible.

Yours faithfully

C Briggs

Director of Highways and Planning

S.H.D.C. PLANNING DEPT.
RECEIVED
15 AUG 1991
Attention of
DPO NRM
DOPO BS
DC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by YES/NO
date

26926.f21

ST/HO2/0386/89 CA/LG/1347

Anthony Bowhill & Associates
5 Leathermarket Street
LONDON
SE1 3HN

13 March 1991

Dear Sir,

APPLICANT: WHITWORTH PRODUCE APPLICATION No: HO2/0386/89
DESCRIPTION: RESIDENTIAL DEVELOPMENT
LOCATION: CREASE DROVE, CROWLAND, SPALDING, LINCS

According to my file I have not been advised of the completion of the Section 278 Agreement which is necessary before planning permission may be granted.

Your letter CA/LG/1347 dated 7th September 90 informing us that it was anticipated that the agreement and bond would be finalised "within the next month or two" is the latest entry on my file. In view of the length of time which has elapsed I must report soon to the Planning Committee about why no decision has been made yet on this application. I would be pleased if you would let me know of your current intentions, and what progress is being made regarding the agreement.

A copy of this letter has been sent to Lincolnshire County Coucil.

Yours faithfully.

B SMITH MRTPI
District Planning Officer

cc. Lincolnshire County Council

AM/JP H02/0386/89 CA/L3/1347
(Mrs A Maxwell)

19 December 1990

Antony Bowhill & Associates
4 Leathermarket Street
LONDON
SE1 3HN

Dear Sirs

Proposed Residential Development at Crease Drove, Crowland
Whitworths Produce Ltd
Planning Application: H02/0386/89

I refer to the above and enclose herewith a 1:2500 scale map showing the site and a copy of the map submitted with the application, which although marked as a 1:2500 scale, has clearly been reduced.

The discrepancy was spotted only recently and as you will see the site area is in fact 1.9 hectares, attracting a fee of £1254.00 (19 @ £66.00), whereas only £594.00 was submitted.

This will in no way jeopardise the position of the application providing the remainder of the fee - £660.00 is forwarded by return of post.

Yours faithfully

District Planning Officer

Encl.

ST/HO2/0386/89 CA.LG.1347

Anthony Bowhill and Associates
4 Leathermarket Street
London
SE1 3HN

31st August 1990

Dear Sir,

APPLICANT: WHITWORTHS PRODUCE APPLICATION No: HO2/0386/89
DESCRIPTION: RESIDENTIAL DEVELOPMENT
LOCATION: CREASE DROVE, CROWLAND, SPALDING, LINCS

According to my file I have not been advised of the completion of the Section 278 Agreement which is necessary before planning permission may be granted.

Your letter CA.LG.1347 dated 2nd August 1989 is the latest entry on my file. In view of the length of time which has elapsed I must report soon to the Planning Committee about why no decision has been made yet on this application. I would be pleased if you would let me know of your current intentions, and what progress is being made regarding the agreement.

A copy of this letter has been sent to Lincolnshire County Coucil.

Yours faithfully.

B SMITH MRTPI
District Planning Officer

cc. Lincolnshire County Council

JC/LAB 402/0336/89

A Bowhill & Associates
4 Leathermarket Street
LONDON
SE1 3HN

26th May 1989

Dear Sir,

RE: RESIDENTIAL DEVELOPMENT, WHITWORTHS PRODUCE, CREASE DROVE, CROWLAND.

At the Planning Committee meeting of 2 May 1989 it was resolved to grant planning permission subject to your clients entering into a Section 278 Agreement with the Lincolnshire County Council. You have already received a letter from the Director of Highways and Planning detailing what is required.

Yours faithfully,

B SMITH MRTPI
DISTRICT PLANNING OFFICER

cc District Planning Officer, ...
Council, Chatterton Tower, Winfrey Avenue, Spalding, Lincs

Your Ref: CA:JRA/1347
My Ref : GB/DEVT/2/278

2 May 1989

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng MICE

4th Floor
City Hall
Beaumont Fee
Lincoln LN1 1DN

Telephone Lincoln 552222 STD 0522

For further information contact

Telephone Extension 3127

Anthony Bowhill Associates
4 Leathermarket Street
London
SE1 3HN

Dear Sirs

PROPOSED RESIDENTIAL DEVELOPMENT AT CREASE DROVE, CROWLAND
SECTION 278 AGREEMENT. PLANNING REFERENCE H02/386/89

I refer to your letter dated 24 April 1989.

It is the policy of this Council as Highway Authority to request applicants to enter into Section 278 Agreement where highway improvements are required to overcome highway objections to proposed developments.

I appreciate that in some areas conditions are sometimes used to procure highway improvements, however, I feel that to ensure such improvements are carried out to the satisfaction of the Highway Authority an Agreement with supporting Bond is required before Planning Permission is issued as this then removes any possibility of the works not being carried out and development taking place.

The South Holland District Council will determine this application in order that the principle of development is established but it is usual, upon my request, that such permissions are not issued until the necessary Agreement is signed and sealed.

In order to speed up this process I confirm that the details showing the highway improvements can be omitted in this instance and that a description of the works will suffice for this Agreement. I can also confirm that the Bond figure required for such an Agreement would be £36,500.

I shall be pleased if you will confirm that your clients wish to enter such an Agreement and forward the details previously requested in order that I can prepare the draft Agreement. I would point out that such an Agreement is transferable to any future purchases of this site.

Yours faithfully

Director of Highways & Planning

FP/JP

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 MAY 1989
Action by
DPC NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
JC
Acknowledge
by
date

JC

DC2

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

APPLICATION NO : H02/0386/89

DATE RECEIVED : 10 3 89

APPLICANT : Whitworths Produce
Equity House
Irthling Borough Rd
WELLINGBOROUGH
Northampton

AGENT : A Bowhill & Assctes
4 Leathermarket St
LONDON
SE1 3HN

DESCRIPTION : Residential development

LOCATION : Crease Drove, Crowland

Type : Outline Grid Ref : 523750 309650 Ward A

Terminal Date
5 5 89

Consultation with Parish Council

Dear Sir / Madam,

I have received an application for the proposal referred to above and enclose a copy for your information. If no observations have been received within 14 days of the date of this letter it will be assumed that the Parish Council have no observations to make on this proposal.

Any observations which the Parish Council wish to make should be set out below and this form, together with the application, returned to me at the above address.

Yours faithfully,
B. SMITH,
District Planning Officer.

S.H.D.C. PLANNING DEPT.
RECEIVED
11 APR 1989

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

To
.....Crowland.....
Parish Council

FOR PARISH COUNCIL USE ONLY

1. My Council do not propose to comment on this proposal (✓) ☐

2. My Council wish to make the following observations:

There are over 200 planning applications passed but not yet built, we believe it is premature to allow another major development outside the I.B.D. Our reasons are to control the rate of growth of Crowland and the pressure on services such as water & sewage. (Water pressure is a major problem in this area).

Signed: N Heffer Date: 5.4.89

LINCOLNSHIRE COUNTY COUNCIL

Form No. H/A/3B

DEPARTMENT OF HIGHWAYS AND PLANNING

To South Holland District Council

Application Reference H02/0386/89.

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:

a. National Grid Reference of a central point on site

	horizontal			vertical		
	2	3	7	0	9	6

b. Address or location

Chase Drive Crowland

c. Name, classification and number of road

d. Date application referred 23/3/89

e. State whether outline, detailed application etc.

O2.

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

Residential Dev't.

N.B. A. S278A is required before P. Pn issued.

see H/A/35 attached.

g.

1. Notice is hereby given under the provisions of article 12 of the Town and Country Planning General Development Order, 1977, that the County Council as local highway authority:—

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

   b. Directs that permission is refused (reason overleaf)

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

2. a. The County Council as local highway authority requests that any permission given by the local planning authority shall include the conditions shown overleaf.

   b. The County Council as local highway authority requests that the local planning authority refuse the application (reason overleaf)

3. The County Council as local highway authority requests the local planning authority to complete Form T.R. 108 para 10b as shown ~~overleaf~~.

Delete as appropriate

Date 6/4/89

Signed

Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

i For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

ii For other applications

CONDITIONS SUBJECT TO AS278A LONA ENTERED INTO.

(1) C1

(2) C2(9)

(3) C3

Delete as appropriate

i REASONS FOR 1 or 2 overleaf

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

(1) C1

(2) C2(9)

(3) C3.

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

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To S.H.D.C. F.A.O. J. Carnegie

Planning Reference H02/0386/89.

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

RESIDENTIAL DEV'T AT CEASE DROVE CROWLAND.

Please note that before this site can be acceptable for residential development a Section 278 Agreement is required to widen Cease Drove, in front of the site to 5.5m, including planing and resurfacing the existing carriageway, provision of a 1.8m wide footway and street lighting.

I will write direct to the applicants in due course informing them of the requirements for such an Agreement.

Please ensure that any P.P. that may be granted is not issued until a S278A is signed.

Date 6/4/89.

Signed .....
Director of Highways and Planning