SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H02/1205/93 Received:22-DEC-93 Type:FULL

Name: Mr P Staniforth
43 West Street
Crowland
Peterborough
Cambs

Agent: Mr P Staniforth
43 West Street
Crowland
Peterborough
Cambs

Description: Erection of bungalow and garage

Location : Thorney Road Crowland
Peterborough

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

1 The site is located within the Crowland Conservation Area where it is the duty of the Local Planning Authority to pay special attention to maintaing or enhancing the character of the Conservation Area. In the opinion of the Local Planning Authority the bungalow will change the character of the Conservation Area and will require the removal of the existing cottage. This will result in the adjoining cottage sitting ill at ease in its location and this will detract from the character of the Conservation Area.

2 The proposed access onto Thorney Road does not provide adequate turning facility within the site. This access also has restricted visibility onto the Class II County Road where vehicles, leaving the site, would have insufficient sight of oncoming traffic, to the detriment of highway safety. Due to the fact that vehicles cannot turn within the site, vehicles would emerge onto the highway in reverse thereby exacerbating the visibility problems to the detriment of highway safety.

Director of Planning and Building Control Services
15-MAR-94 H02/1205/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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

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

ADMIN RECORD SHEET

Init.

Submitted Fee £ 120.

Receipt No P3664

Date first Rec'd 22 DEC 1993

Registration

Reference H02|1205|93

Cross-Ref B02|0786|93

Date 23-DEC-93 JAC

Validation

TYPE FULL

Site area

No of dwellings

Floorspace

Earlier permission – Ref:

(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid

Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees

Correct fee £ 120

Nil fee ☐

Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 391 OS Plots

Grid ref 5[illegible]3[illegible]

Ward [illegible] Parish [illegible]

Inside IBD [illegible] Inside LP area [illegible]

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 1897

Linked to property Ref

Dist Bound ☐

Other: ☐

Planning Records:
Earlier apps E/91/491

111/90

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

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.

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 21 10 93

Certificate B

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

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

Certificate 1

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

Signed ..... Applicant/~~Agent~~) Date 21 10 93

Certificate 2

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

136. PLANNING APPLICATIONS

(a) Applications Granted (Continued)

Plan No. & Applicant		Proposal
H09/0017/94 Mr R Stokes		Glasshouse at Holbeach Drove Gate, Holbeach Drove.
H17/0044/94 Mrs M C P Daniels	O.A.	Residential development at Surfleet Road, Surfleet.
H16/0052/94 South Holland District Council		Satellite dish at Council Offices, Priory Road, Spalding.
H09/0077/94 Kings Quality Homes		Two dwellings at Roman Bank, Holbeach Bank.
H18/0093/94 Regalbourne Ltd		Residential development (Substitute dwelling types on Plots 550, 569, 574-5) at Falklands Road, Sutton Bridge.

(b) Applications Refused

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

Plan No. and Applicant		Proposal
H06/1118/93 Mr & Mrs C J Warboys		Retention of dwelling without complying with agricultural occupancy restriction at Rydal, Ryefield Lane, Holbeach Fen.

(Councillors C F Fisher and B A Paul left the meeting following consideration of the above application.)

H08/1192/93 The Vicar, Church Wardens & Parochial Church Council of St Gilbert & St Hugh's Church	O.A.	Residential development on land adjoining St Gilbert and St Hugh Church, Clough Road, Gosberton Risegate.

(Subject to the reason for refusal being amended to indicate that the development as presented would result in a conflict between the amenities of future occupiers of the dwellings on the site and the commercial activities on the haulage site to the east.)

H08/1204/93 Mr B Ibbotson	O.A.	Two dwellings and demolition of existing at 9 Quadring Road, Gosberton.
H02/1205/93 Mr P Staniforth		Bungalow and garage at Thorney Road, Crowland.

08th MARCH 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H03/0637/93 Mr P Coupland	DJR	Deferred to allow Cttee Members to visit Kimbolton Kart Track, possibly in April, before inspecting site. Application to be determined by full cttee. Meeting arranged for Fri 11 Mar between DPBCS/DDPBCS/NRM/Case Offr & Env Svcs to discuss matter. Specialist advice to be sought with a view to requirements for achieving creativity as well as acoustic protective measures. A New, less detailed, report required with more emphasis on visual information. Policy on restoration of land to be considered.
15	H05/0689/93 Temples Transport	JB	Deferred for site visit as recommended.
20	H06/1085/93 Messrs R & D Wright	JB	Grant as recommended.
22	H16/1092/93 Mrs J E Sampson	DMG	Grant as recommended.
24	H13/1093/93 DGM Properties	JB	Deferred for site visit.
25	H06/1118/93 Mr & Mrs C Warboys	JB	Refused as recommended.
27	H16/1123/93 E Loveridge esq	DMG	DPBCS Auth to Refuse as recommended.
29	H11/1126/93 Mr & Mrs Clifton	DMG	DPBCS Auth subject to sect 106 obligation.
32	H08/1192/93 St Gilbert and St Hugh's Church	PJU	Refused as recommended. Amend line 4 of refusal reason to read "development as submitted".
34	H08/1204/93 Mr B Ibbotson	PJU	Refused as recommended.
35	H02/1205/93 Mr P Staniforth	PJU	Refused as recommended. Case Officer to offer meeting if required.
37	H17/0013/94 L.C.C.	PJU	Deferred for site visit.
38	H09/0017/94 Mr R Stokes	DMG	Grant as recommended.
39	H14/0033/94 Mr J G Sneath	PJU	Refused as recommended.
41	H19/0043/94 Mr & Mrs Markillie	DMG	Deferred. Check ownership of existing access. Additional photo highlighting restricted visibility required.

42	H17/0044/94 Mrs M Daniels	PJU	Grant as recommended.
44	H23/0046/94 Mr C Mitchell	DMG	Refused as recommended.
46	H16/0052/94 S.H.D.C.	DJR	Grant as recommended.
47	H08/0058/94 Rigbolt Farms Ltd	PJU	Deferred for site visit. Meeting to be held with applicant before arranging site visit to discuss future of barns.
48	H16/0068/94 Kings Quality Homes	DMG	DPBCS auth subject to exchange of houses for bungalows within the overall layout of plot.
50	H09/0077/94 Kings Quality Homes	DMG	Grant as recommended.
51	H18/0093/94 Regalbourne Ltd	DMG	Grant as recommended.
53	H08/0101/94 G P Meads	PJU	Refused as recommended.
55	H16/0109/94 British Rail	DJR	Grant subject to DoE approval as recommended.
57	H09/0123/94 Mr & Mrs Goodley	DMG	Deferred for site visit.

09th Mar 94

Signed: .....

N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H02/1205/93 DATE RECEIVED: 22-DEC-93

TYPE: Full

DESCRIPTION: Erection of bungalow and garage

LOCATION: Thorney Road, Crowland

APPLICANT: Mr P Staniforth AGENT:

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 MAR 1994

RECOMMENDATION

Refuse planning permission.

1 *The site is located within the Crowland Conservation Area where it is the duty of the Local Planning Authority to pay special attention to maintaining or enhancing the character of the Conservation Area. In the opinion of the Local Planning Authority the bungalow will change the character of the Conservation Area and will require the removal of the existing cottage. This will result in the adjoining cottage sitting ill at ease in its location and this will detract from the character of the Conservation Area.*

2 *The proposed access onto Thorney Road does not provide adequate turning facility within the site. This access also has restricted visibility onto the Class II County Road where vehicles, leaving the site, would have insufficient sight of oncoming traffic, to the detriment of highway safety. Due to the fact that vehicles cannot turn within the site, vehicles would emerge onto the highway in reverse thereby exacerbating the visibility problems to the detriment of highway safety.*

COMMENTS

1 The site has two bungalows located to the south of the site and a cottage to the north.

2 The existing cottage will require Conservation Area consent for its demolition and this has not yet been applied for or requested. The removal of the cottage which is semi-detached will result in the remaining cottage to the north appearing out of place and sitting ill at ease. It is therefore necessary for the cottage to be replaced with a two storey dwelling so the remaining cottage looks acceptable.

3 The proposal includes a changed vehicular access to Thorney Road, which the County Council are concerned about, owing to poor visibility. The site is also accessed from the rear from South Street.

REPRESENTATIONS

Parish Council:	Support application, except for access facing Snowdon Field. Is adjacent blind corner and would prefer only the South Street vehicular entrance.
Ward Member:	Culvert runs through site, is Conservation Area Consent for demolition required and question vehicular accesses.
County Highways:	Request refusal.

H02/1205/93

File note.

D&C met Applicants + ~~[illegible]~~
+ New Chapman. Builder.
22/3/93

Long chat over design principles.

Suggested 1½ or 2 storey 'cottage' simple details

Appropriate materials. to maintain character

of existing as far as possible.: pm New Setback.

Accepted this may be difficult.

left that they would come up with various

sketch alternatives for further consideration.

Met Architect (Mr Ramsay - 11/5/94)

Refused sketch scheme looked unsuitable - architect to amend

Suggested some amendment.

Suggested he contact C. Biggs re design garage sign post in

as there could be some H/W problems with this.

Found satisfactory then & he made.

· **BRIAN SMITH** Dip TP MRTPI
:tor of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

Can

SOUTH HOLLAND DISTRICT COUNCIL

H02/1205/93
FULL

Applicant: Mr P Staniforth
Tel: 0733 210573

Agent: Mr P Staniforth
0733 210573

Description: Erection of bungalow and garage

Location: Thorney Road
Crowland
Peterborough

Valid date:	22-DEC-93	Terminal date:	16-FEB-94
Target dates:		Target Committee:	16-FEB-94
To case officer	29-DEC-93	Report deadline:	02-FEB-94
Inspected by	05-JAN-94	Agreed TD Ext:	
Extra contacts	12-JAN-94	Case Officer:	
Report if not clear by	26-JAN-94		P J UDY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Occupier, 75 South Street, Crowland	12-JAN-94	02-FEB-94
The Occupier, 77 " " "	12-JAN-94	02-FEB-94
The Occupier, 79 " " "	12-JAN-94	02-FEB-94
The Occupier, 81 " " "	12-JAN-94	02-FEB-94
Site/Press Advert CSA	11-JAN-94	01-FEB-94
Clerk to Crowland PC 0733 210653	06-JAN-94	20-JAN-94
Cllr B Alcock 0733 210560	06-JAN-94	13-JAN-94
Cllr N H Pepper Peterborough 21	06-JAN-94	13-JAN-94

SITE RECORD

Grid ref: 524160 310040
OS Sheet: 381 Parcel:

L.C.C. OS Alt. dtd 27/1/94
~~Sec 11/A/35 dated 13/1/94~~

—AN SMITH Dip TP MRTPI
.ctor 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

H02/1205/93

FULL

Applicant: Mr P Staniforth
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Crowland
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Cllr N H Pepper	Peterborough 21	06-JAN-94	13-JAN-94

SITE RECORD

Grid ref: 524160 310040
OS Sheet: 381 Parcel:

L.C.C

plan taken 18/1/94

Mr P Staniforth
43 West Street
Crowland
Peterborough
Cambridgeshire

P J Udy

PJU/SJS
H02/1205/93

11 March 1994

Dear Sir

Erection of bungalow and garage - Thorney Road, Crowland

I write with respect to the above application which was considered by the Planning Committee on 8 March 1994, when it was resolved to refuse planning permission. I enclose the decision notice and standard information on how to appeal the decision.

It was considered that when the existing cottage is demolished, it will result in the cottage adjacent to it appearing out of place and sitting ill-at-ease on its site. For this reason it is felt that the redevelopment of this plot should be for a two-storey property, situated close to the rear of the footpath of Thorney Road.

I invite you to arrange to have a meeting about your proposal for this site, if you think it is worthwhile, and suggest you ring the Department in order to make an appointment.

Yours faithfully

pp N R Midlen
Principal Planning Officer
(Development Control)

PLANNING APPLICATION

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

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of CROWLAND .

Reference No: H02/1205/93
Description: Erection of bungalow and garage

Location: Thorney Road
Crowland
Peterborough

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 01-FEB-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

11-JAN-94

SOUTH HOLLAND DISTRICT COUNCIL

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 : P3664
Date received : 22-DEC-93

Received from

P R & E J Staniforth

Address

Roermond
Broadway
Crowlnad

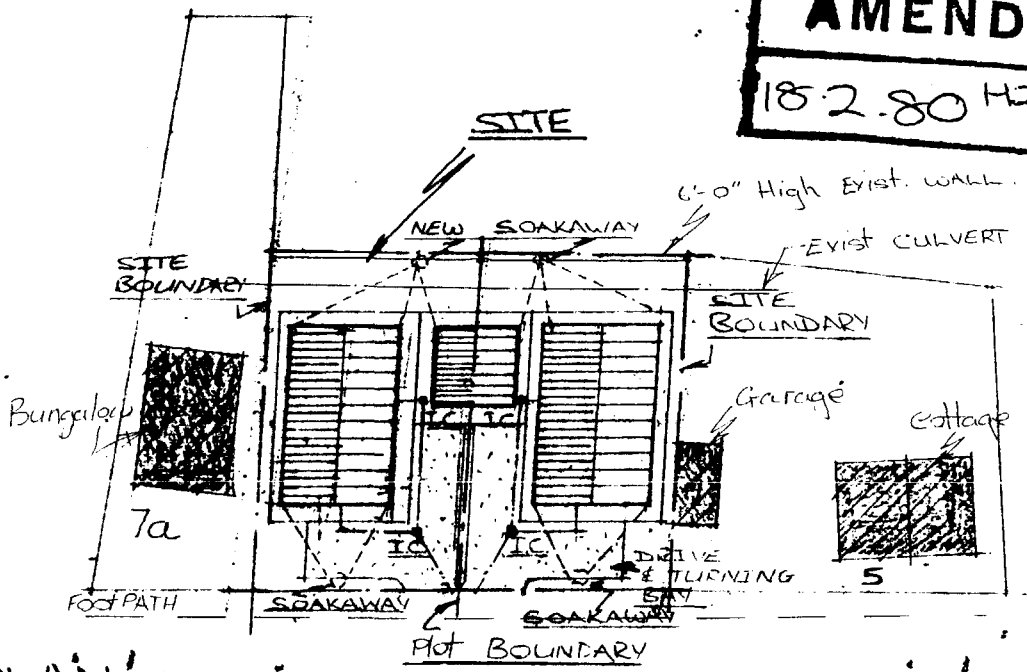
Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING NO 77271/4, 77271/3 77271/2. R.C. RAFT DETAILS & CALCULATION SHEETS 1 to 6 & SOIL REPORT BY Messrs - SOIL ENGINEERING LIMITED.

AMENDED PLAN
18.2.80 H2/111/80/1/7549



BLOCK PLAN.

2 No: 2 BED BUNGALOW WITH DETACHED GARAGES & VEHICULAR ACCESS AT, THORNEY ROAD, CROWLAND, LINCS for J.B. EASTWOOD ESQ.

SCALE (S)
1:500

DATE
FEBRUARY, 1980.

DRAWING NO.
77271/5

M. CHARLTON

STATUS DESIGN

Building Design & Consultant:
SPALDING GATE
MOULTON, SPALDING, LINCS
Tel. Holbeach 370822

RECOMMENDATION/DECISION

NON-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 DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

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

Notes:

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

CONDITIONS/REASONS:

Condition monitoring:

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

Determined plans indicated ☐

Departure approval confirmed ☐

Flag for on-site review ☐

APPLICATION ASSESSMENT

Notes for Case Officer — Is this acceptable for C.A. location?

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PM
Date 11-1

Site Notice posted by PM
Date 11-1
Expiry Telegraph Pde opposite

Individual Resident Notices required:

Addresses to be sent to – 75, 77, 79, 81 Santa Street Coled

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion
11-1	Mr Pepper (Telephone call)	Culvert runs thro site CAC for demolition? Vehicular access? /

Case Officer Conclusions

Cottage needs demolishing - attached to another cottage / Site cleared otherwise

2m high fence to boundary with bungalow to South + also to cottage boards. Posts also make one assume site will be divided in two so can't get from S Street to Tramway Rd but this affects portion of garage. Don't like two access arrangements & cottage - No 3, may look homely if been demolished but not OS of settlement + = poor site

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

Delete as appropriate

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

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

The proposed access onto Thorney Road does not provide adequate turning facility within the site. This access also has restricted visibility onto the Class II County Road where vehicles leaving the site would have insufficient sight of oncoming traffic, to the detriment of highway safety. Due to the fact that vehicles cannot turn within the site vehicles would emerge onto the highway in reverse thereby exacerbating the visibility problems to the detriment of highway safety.

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

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: ONE.

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

B. Please state size of any new structure:- (a) max. height: 4.900 metres

(b) max. length: 11.556 metres

(c) max. width: 9.656 metres

C. Please state type and colour of materials for facing external walls: BUTTERLEY KIRTON SHERWOOD RED MIXTURE

D. Please state type and colour of roofing materials. MARLEY MENDIP – SMOOTH BROWN.

5. GENERAL INFORMATION Please complete each section

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

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: ~~THORNEY RD~~ SOUTH STREET.

Will there be –
Individual access(es) ✓
New estate road ☐

C. What provision will be made for garages or parking within the site? SEE PLAN.

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 TO EXISTING CULVERT

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 ☐

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.	—	→ Date: Consultee(s):

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

Continue on separate sheet if necessary.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/1205/93

Applicant: Mr P Staniforth
"Roermond"
Broadway
Crowland
Peterborough

Agent: Mr P Staniforth
"Roermond"
Broadway
Crowland
Peterborough

Description: Erection of bungalow and garage

Location: Thorney Road Crowland
Peterborough

Type: FULL

Date received: 22-DEC-93

06-JAN-94

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 20-JAN-94. 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:

We Support the application - ~~but~~ with the exception of the access facing the Snowden field. In view of the ~~Signed.~~ blind corner adjacent we would prefer that only the South Street vehicle entrance were used.

Paul C Smith 13/1/94

Note. This property is in the conservation area.

S.H.D.C. PLANNING DEPT.
RECEIVED
17 JAN 1994
10

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To P. Udy SHDC

Planning Reference 11.02/1205/93.

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

Thorney Road Crowland.

As discussed, I do not like the idea of 2 accesses for this property.

The access on Thorney Road has an inadequate turning space and is located on the inside of a bend where visibility is restricted therefore I would prefer to see this one removed.

With regard to the south street area, adequate standing room for vehicles, will need to be provided in front of the garage doors so that vehicles do not protrude onto the highway

Chris said 5m in front of garage dr.
PM 20-1-94

Owing to other concerns about proposal C.B decided to respect refusal

Date 13/1/94

Signed .....
Director of Highways and Planning

PLANNING APPLICATIONS

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

H07/1134/93
F. C. Congreve — OUTLINE
Erection of 6 dwellings and private access
Off Hillgate, Gedney Hill, Spalding, Lincs.

H16/1206/93
Hanson Land Developments Ltd — OUTLINE
Residential development
Land off St Thomas's Road, Spalding, Lincs.

H23/1224/93
Ashwood Homes — RESERVED MATTERS
Residential development
Off Mill Lane, Whaplode, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H01/1184/93
ALIH (Farms) Ltd — FULL
Service area comprising petrol station and convenience restaurant.
Realigned A1073 Junction Cowbit Fen, Spalding, Lincs.

H11/1226/93
C. R. Neaverson — PERMISSION RENEWAL
Garden centre and restaurant/motel complex (renewal of application H11/0937/88)
Off Wisbech Road, Long Sutton, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H02/1205/93
Mr P. Staniforth — FULL
Erection of bungalow and garage.
Thorney Road, Crowland, Peterborough.

H08/1192/93
The Vicar, Church Wardens and Residential Development — OUTLINE
Land adj St Gilbert & St Hugh Church, Clough Road, Gosberton Risegate, Spalding, Lincs.

H09/1198/93
Mr M. S. Stafford — PERMISSION RENEWAL
Siting of portable building for use as gentlemen's hairdressing salon
28 Albert Street, Holbeach, Spalding, Lincs.

H11/1174/93
Estate of Mrs E. M. Bond Listed Building
Provide new roof structure and rebuild bowed brickwork
2 Swapcoat Lane, Long Sutton, Spalding, Lincs.

H11/1226/93
C. R. Neaverson — PERMISSION RENEWAL
Garden centre and restaurant/motel complex (renewal of application H11/0937/88)
Off Wisbech Road, Long Sutton, Spalding, Lincs.

H16/1220/93
Alliance & Leicester BS — FULL
Change of use from Class A1 to Class A2 for a temporary period of 4 months from January 3, 1994
8 Bridge Street, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services
January 11, 1994.

SOUTH HOLLAND DISTRICT COUNCIL

8i©WVN 8610 187/507LF11-1

Solicitors for and on behalf of Richard Alan Brown.
Roythorne & Co,
10 Pinchbeck Road,
Spalding, Lincs PE11 1PZ.

IN THE COUNTY OF LINCOLN PETTY SESSIONAL DIVISION OF THE ELLOES

To Whom It May Concern

RICHARD ALAN BROWN, of Coppins, Broadgate, Weston, Spalding, Lincolnshire, who has during the past six months carried on the trade or calling of a Chartered Surveyor, Hereby Gives Notice that he intends to apply at the General Annual Licensing Meeting for the said district to be held at Sessions House, Spalding, Lincolnshire on Tuesday, February 1, 1994 at 9.30 am for the grant of a Justices Licence authorising him to sell by retail intoxicating liquor of all descriptions for consumption on or off the premises situate at 5 High Street, Spalding, and known as The Courtyard.

Dated the 30th day of December, 1993.

ROYTHORNE,
Solicitors for and on behalf of Richard Alan Brown.
Roythorne & Co,
10 Pinchbeck Road,
Spalding, Lincs PE11 1PZ.

GOODS VEHICLE OPERATOR'S LICENCE

NORMAN SLATOR, trading as Norman Slator, of Auckland Farm, Ravens Clough, Holbeach, Spalding, Lincs PE12 8SL, is applying for a licence to use Auckland Farm, Ravens Clough, Holbeach Spalding, Lincs PE12 8SL as an operating centre for one goods vehicle and three trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

8i1461 187/507 LF12-1

PERSONAL

MADAME Eva, Clairvoyant, recently seen on central television, consultations available at 16 Priory Road, Spalding, Thursday, January 20th, 11 am until 5.30 pm. Advice on relationships, business etc. Appointments. Telephone Spalding 713767 or Skegness (0754) 762408, casuals welcome.

A Qualified Curative Hypnotherapist
PROBLEMS? WHY SUFFER?
Contact:
Maureen Simmonds D. HYP, MAQCH
Tel: (0778) 570515

PLAN-A-TAN SUNBEDS
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● Servicing ● Re-tubing
FREE DELIVERY AND COLLECTION
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TELE-DATER
24 HOUR LOCAL PHONE CONTACTS
T. B. O. LTD - BOX 425 - PE25 2RQ
Telephone Dating - Just Dial and Listen
MEN CALL 0336 411 253
WOMEN CALL 0336 411 254
GAYLINE 0336 411 255
To make a free recording & enquiries ring (0754) 871800
CALLS COST 36p/min CHEAP RATE 48p/MIN OTHER TIMES

FRENCH SCHOOL CHILDREN
require caring host families in Spalding and surrounding district on the following dates:
13th-26th Feb and 11th-23rd April.
Children fully occupied each weekday.
Good fees paid.
Tel Rosemary 0775 640573 after 6 pm.
10h©WVN 1430

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to proceed with caution. The lowering is to allow the installation of embankment revetment and associated improvement works.
Persons seeking further information should contact the Project Engineer, Malcolm Howell, on 0733 371811.

RON LINFIELD
Area Manager (Northern).

National Rivers Authority
Northern Area,
Aqua House, Harvey Street,
Lincoln LN1 1TF.

9i©WVN 8496 SG11-1

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Apply
Newspa
The C

Wilson, Lee & Partners Management Consult

QUANTITY — South L
Attractive

Our client is a well-established a strategic approach to the desig Reporting to the board, the succes fully qualified chartered quantity direct site management experien Amongst the job holder's respons Bills of Quantities for house ty connection with housing developn costing exercises. In addition t evaluation of new and existing standard house build costs, prepa with forecasts and give general ad QS requirements.
Aged 25-40, self-motivated, ener analytical and interpersonal skil form a key part of the senior mana Please reply in **writing only** demonstrating how all the above r Reference 053/78 to:

Mr Stephen McCracke
Wilson, Lee
First Floor, 40 Station Road, Ki

CROWLAND
SENIOR LIBRA
£4589-
Required for 18 hours per week to running of the library under the direc part of the management team.
Previous library experience is desir leadership, administrative ability and a minimum of 4 GCSEs Level C or e

LIBRARY A
£1291-
Required for 9 hours per week. Librar routine work essential to running librar with the public.
A broad range of interests is as qualifications although we do ask for equivalent. Please quote RL254.
Applicants for both posts should be c fit with a pleasant manner, an interest i posts are demanding both mentally a The hours of duty will include alterna
Application forms and further details returned to, Personnel Services, Lin Offices, Newland, Lincoln LN1 1 (24-hour service). Please quote th CLOSING DATE 25 JANUARY, 1994

HOLBEACH COUNTY
CARET
HOLBE
£4.3535 PE
Required for 39 hours per week and successful candidate will be expected lettings as they arise. The postholde security of the premises, minor maintenance.
Application forms are available fro Headteacher, Holbeach County Holbeach PE12 7LZ. Enclose SAE 1994.

LINCOLN COUNTY CO

Lincs Free Press 11th January 1994

DC INSTRUCTION SHEET

APPLICATION REF: H02/1205/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Lan
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☑ None identified initially

PM 29-12-93 need CAC for demolish (revalidated) RECONSULTS

2 accesses ?

All ☐

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

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 ..... Date..... Recorded DC....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H02/1205/93

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	4	1	1	0	0.

2. Address or location

Thornton Road, Crowland

3. Name, classification and number of road

TT

4. Date application referred 10-1-94

5. State whether outline, detailed application etc.

Full

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

Bungalow & Garage

7. Delete as appropriate

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

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

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

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

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

Date: 27-1-94. Signed: [signature]
Director of Highways and Planning

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H02/1205/93

Date Registered 22 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. P. STANIFORTH
'ROERMOND'
BROADWAY
CROWLAND

Tel. No. 0733 210573

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

—

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

THORNEY ROAD
CROWLAND.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF BUNGALOW AND GARAGE.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £120.00 If you consider no fee is payable include a written explanation instead.

Signed. S. Staniforth Date. 21.12.93

Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application ☐

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ☐

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

Now complete Part 4 only

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

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

Now complete an Ownership Certificate

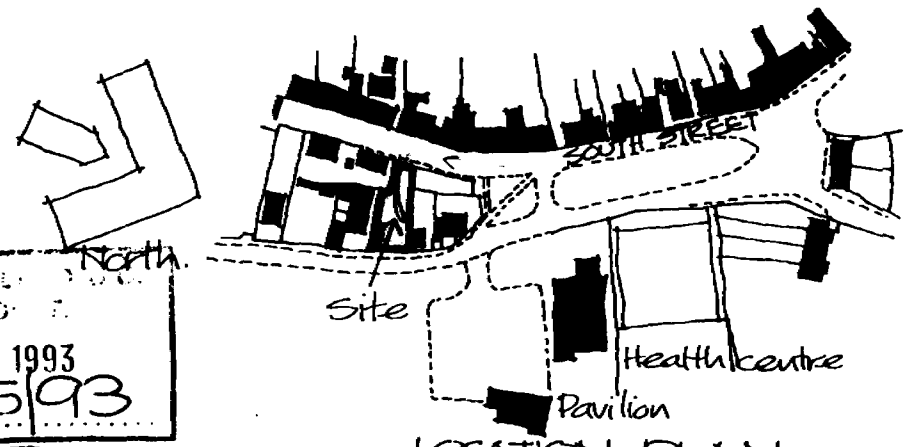
or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. ☐

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

Now complete an Ownership Certificate

BLOCK PLAN

PROPOSED BUNGALOW AND GARAGE
THORNEY ROAD, CROWLAND.
FOR P. STANIFORTH ESQ.



LOCATION PLAN
Scale 1:2500

Existing cottage

Existing vehicle access widened to approx. 5.000

Vehicle parking area.

Existing hedge cut back to allow for widened access.

Existing garage to be removed.

4.000

This dimension to be confirmed after line of existing culvert determined

Approx. line of existing stormwater culvert

existing bungalow.

Connect new rainwater pipes to existing culvert, method/details to be confirmed with L.A. building inspector.

1.050

Existing inspection chamber, all existing foul drains to be removed/sealed off.

Outline of existing cottage to be removed.

Existing cottage.

All drains within 600mm of ground level to be protected by 600 x 600 paving slabs laid above pea gravel surround.

1.500

600

Vehicle turning area

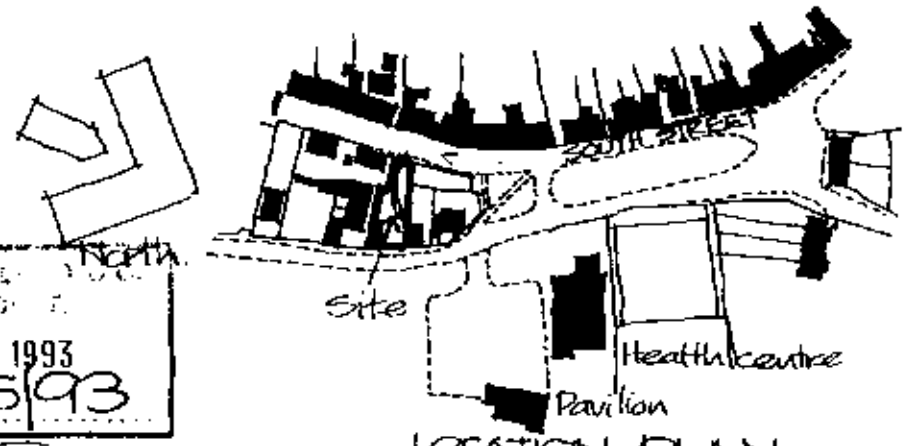
Improved vehicle access.

Connect new foul drains to existing sewer reusing existing connection point.

Scale 1:100 Dec. 93.

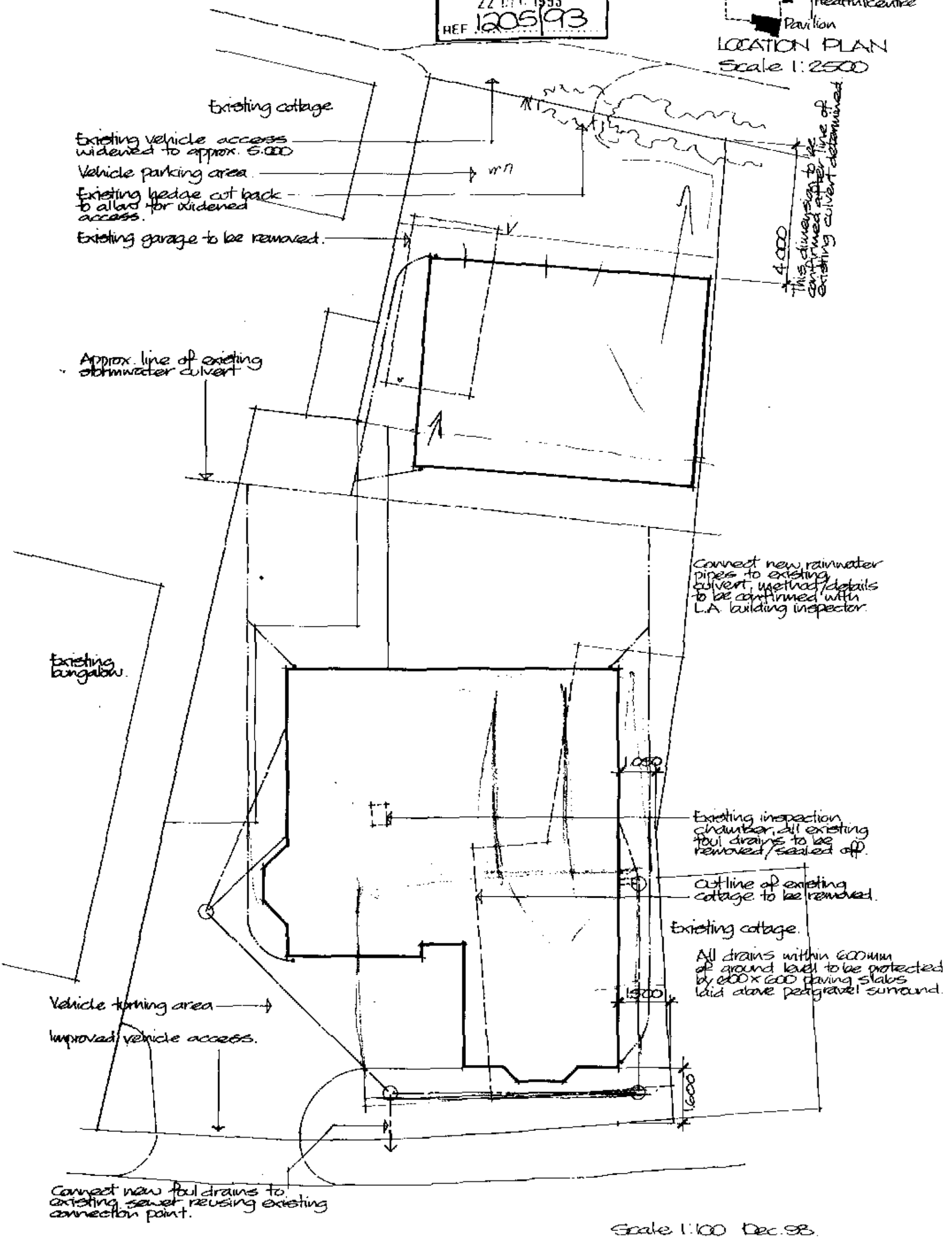
BLOCK PLAN

PROPOSED BUNGALOW AND GARAGE
THORNEY ROAD, CROWLAND.
FOR P. STANIFORTH ESQ.

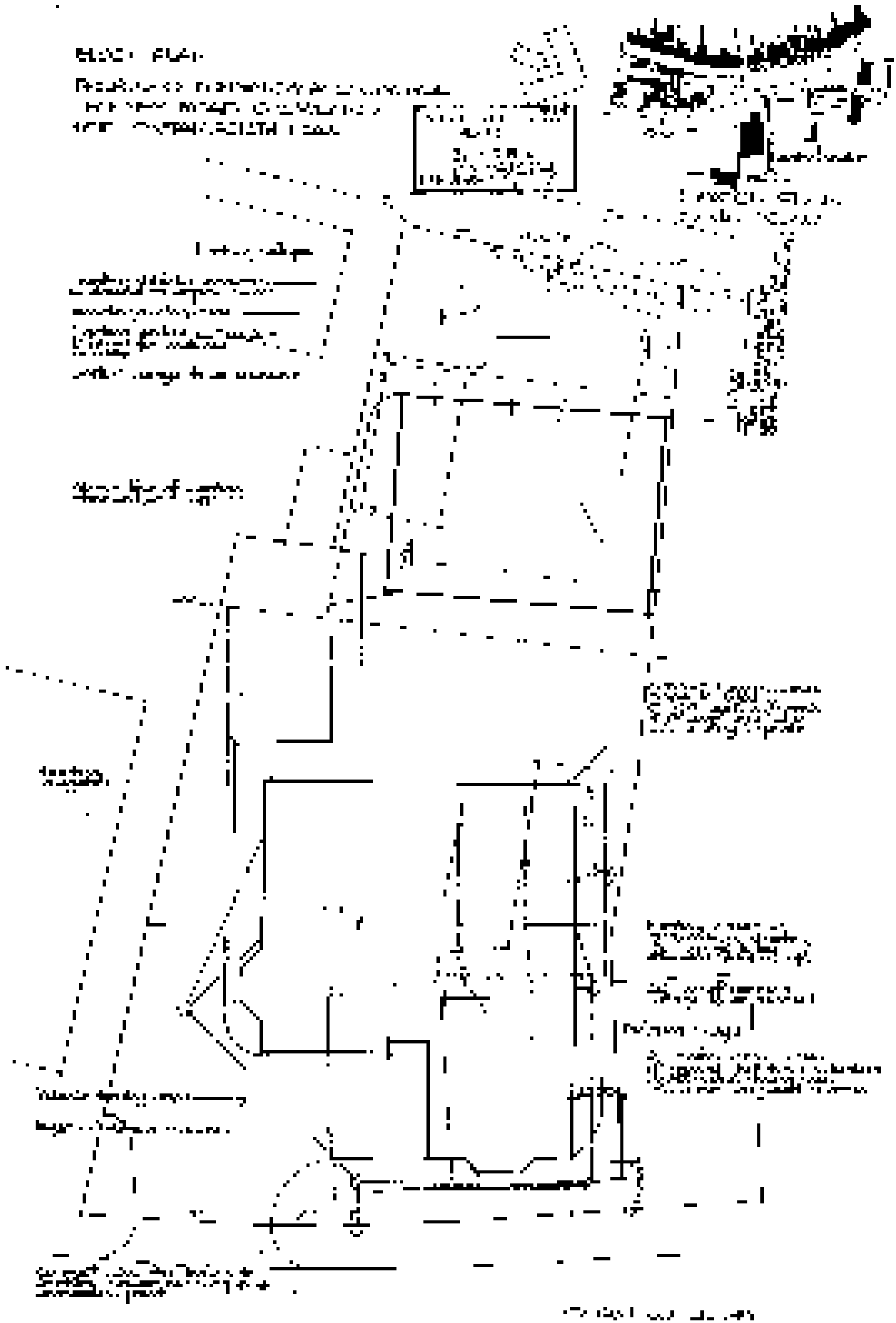


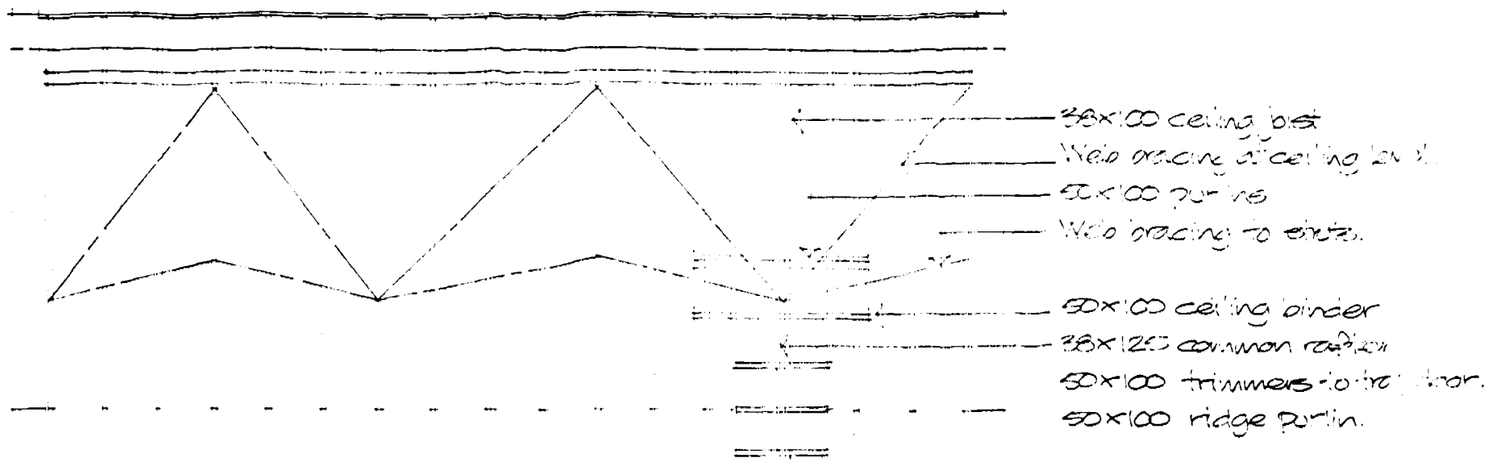
LOCATION PLAN
Scale 1:2500

22 DEC 1993
REF 1205/93

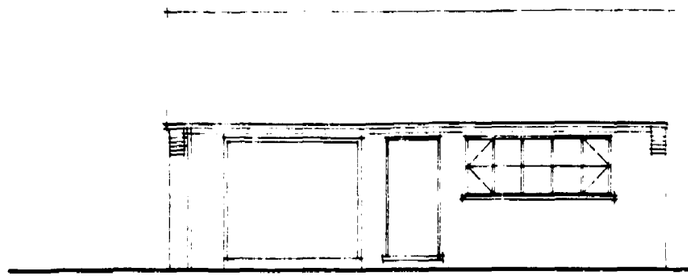


Scale 1:100 Dec. 93.

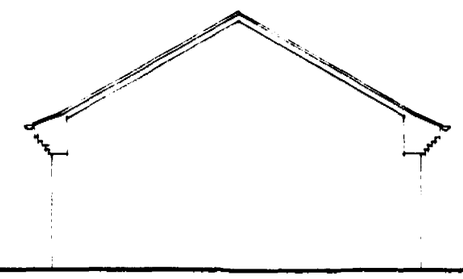




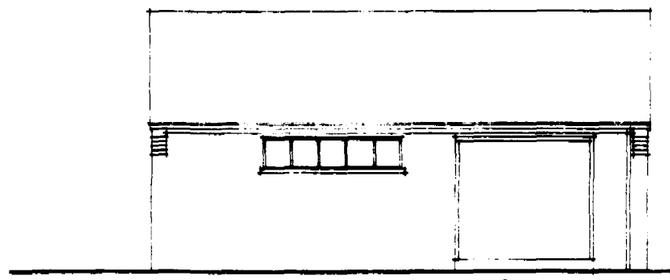
ROOF STRUCTURE LAYOUT.



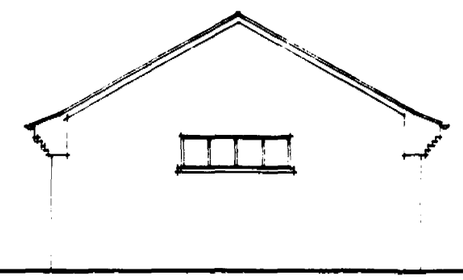
REAR ELEVATION



SIDE ELEVATION

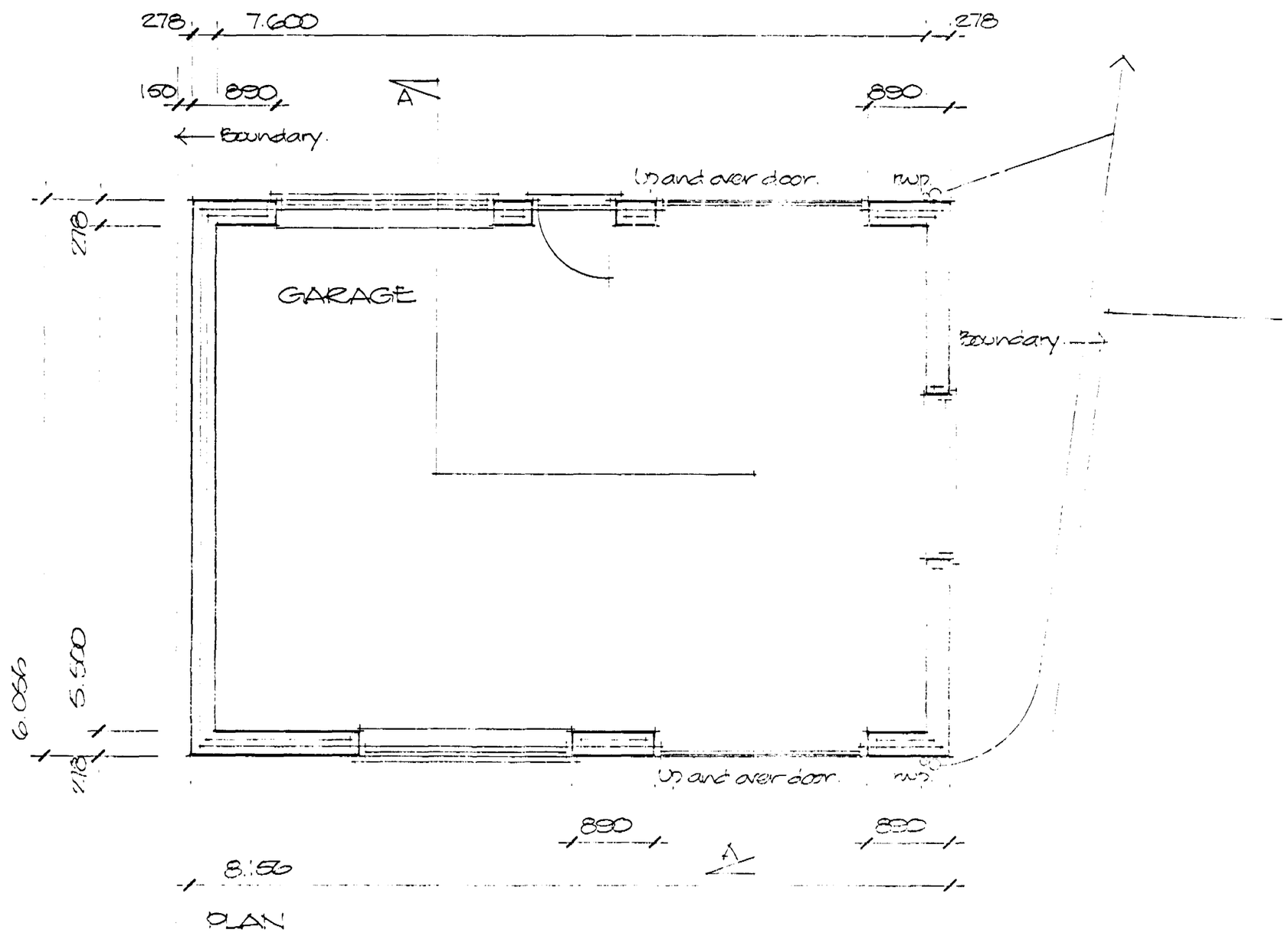


FRONT ELEVATION (SOUTH STREET)



SIDE ELEVATION.

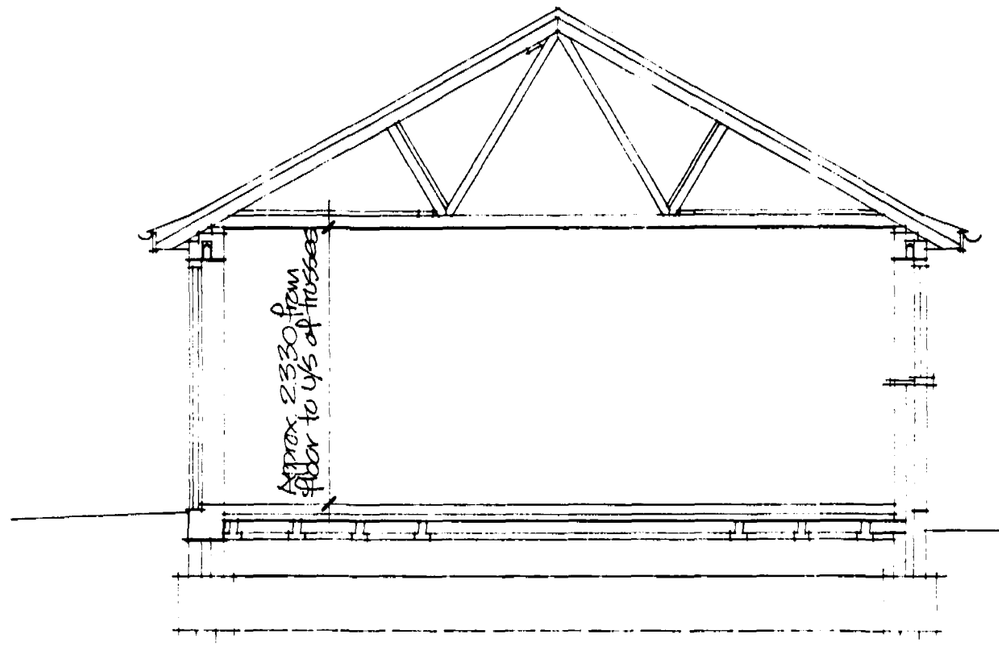
Note: External finishes of garage all to match proposed bungalow.



PLAN

Roof construction and finishes all as bungalow.

Insulation to roof - all as bungalow.



Ceiling finish and construction to be as bungalow.

Eaves construction to be all as bungalow.

2134x1981 up and over garage door.

Cavity wall construction to be as bungalow.

Floor construction to be as bungalow except floor screed to be thickened to 75mm with light reinforcement.

Refer to structural engineers drawings/ calculations for details of reinforced ring beam/ piled foundations.

SECTION A-A

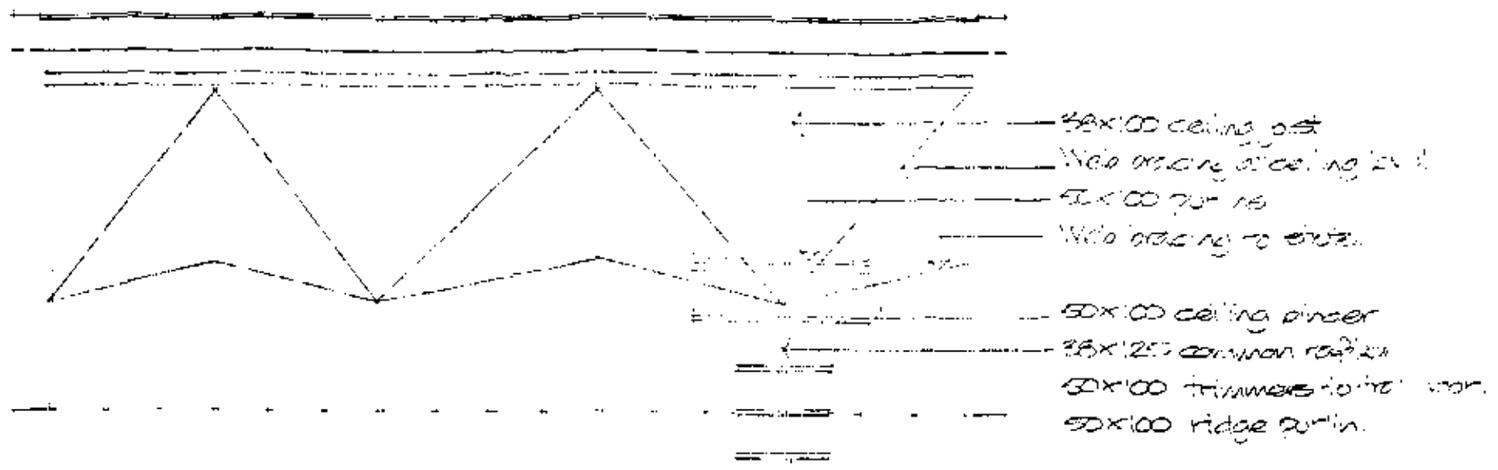
Note: Construction of garage to be generally as bungalow except where otherwise stated.

SOUTH ... D.C.
PLAN ...
... DEC 1993
REF 1205/93

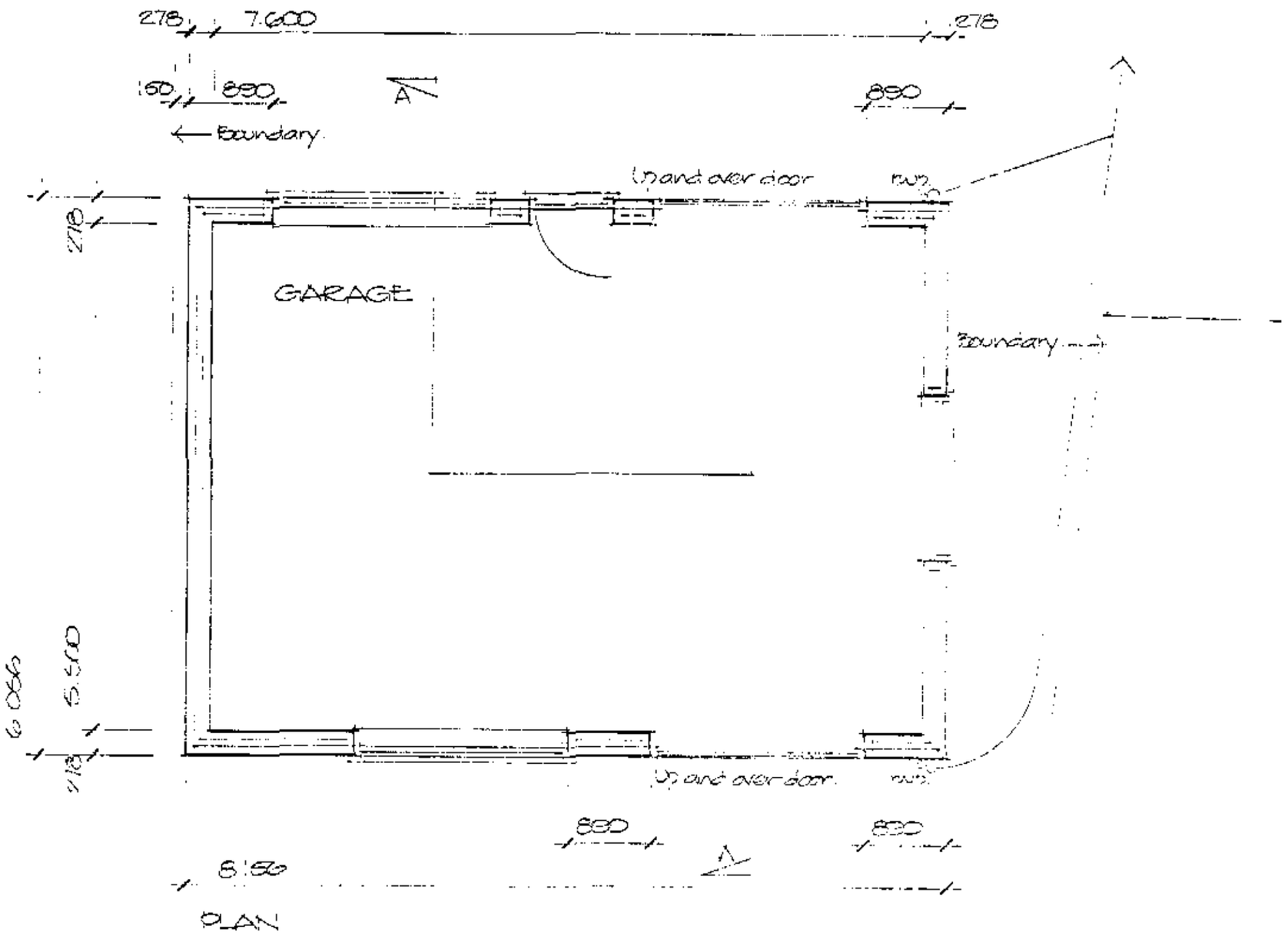
GARAGE PLAN, SECTION AND ELEVATIONS.

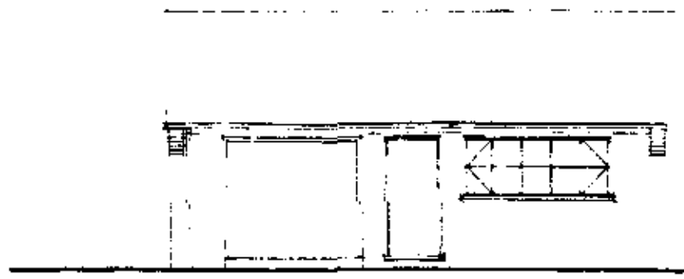
PROPOSED BUNGALOW AND GARAGE
THORNEY ROAD, CROWLAND.
FOR P. STANFORTH ESQ.

Scales 1:50 & 1:100 Dec. 93



ROOF STRUCTURE LAYOUT.

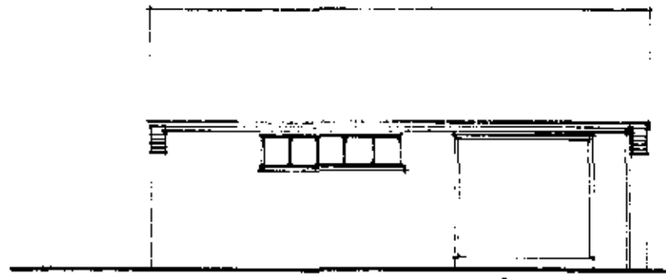




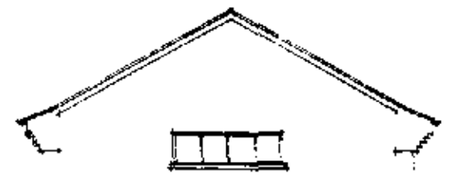
REAR ELEVATION



SIDE ELEVATION

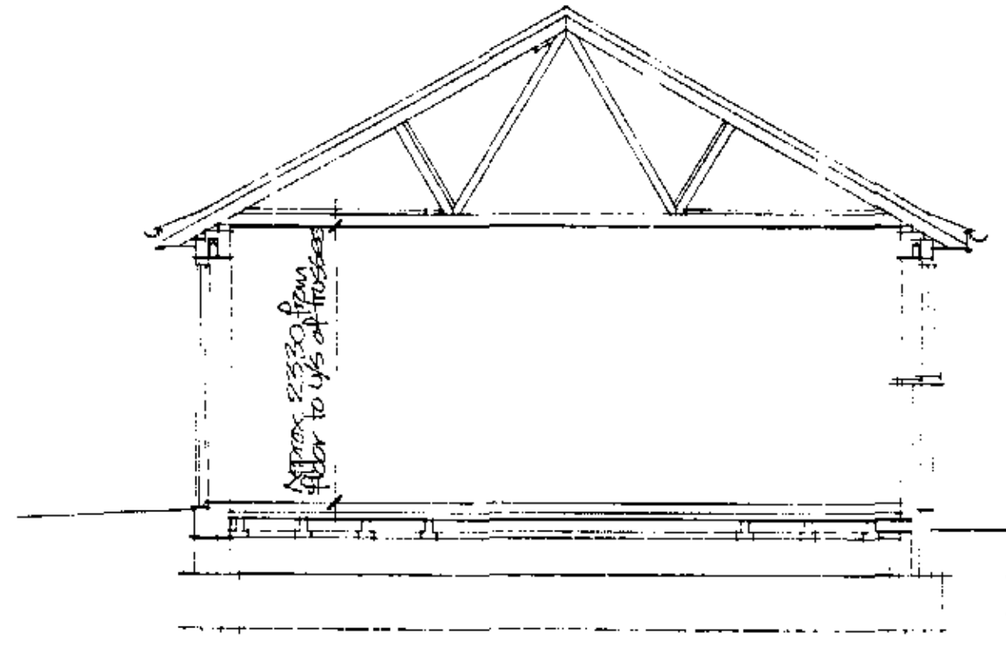


FRONT ELEVATION (SOUTH STREET)



SIDE ELEVATION.
Note: External finishes of garage all to match proposed bungalow.

Roof construction and finishes all as bungalow.
Insulation to roof - all as bungalow.



Ceiling finish and construction to be as bungalow.
Eaves construction to be all as bungalow.
2.134x1981 up and over garage door.
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SECTION A-A

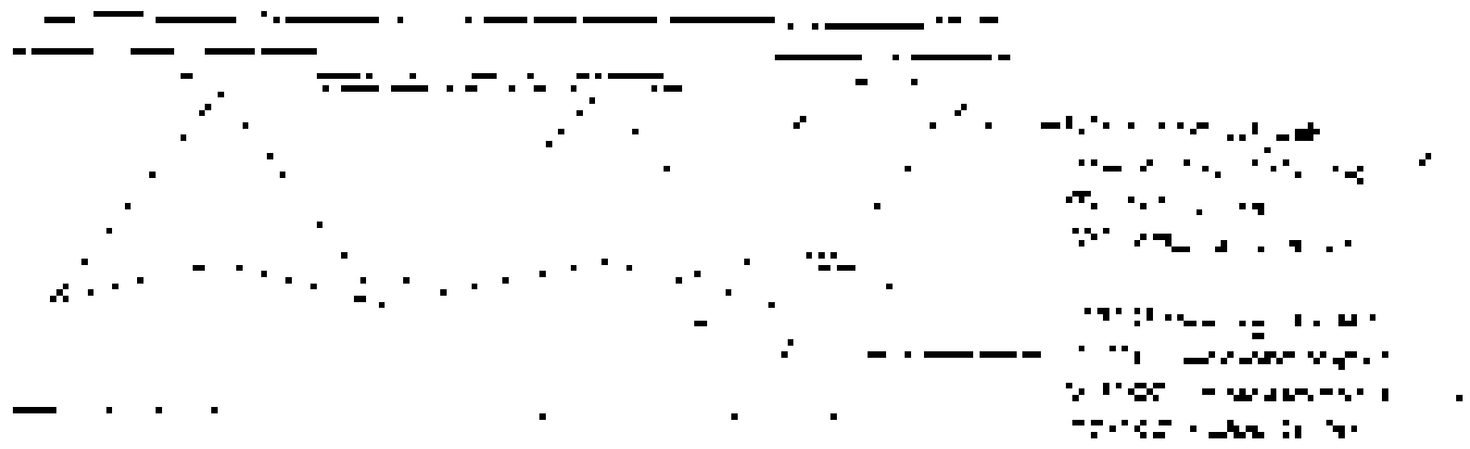
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SOUTH ... D.C.
PLAN ...
... 1993
REF 1205/93

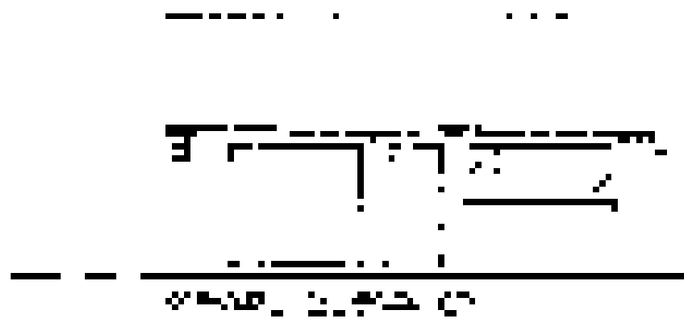
GARAGE PLAN, SECTION AND ELEVATIONS.

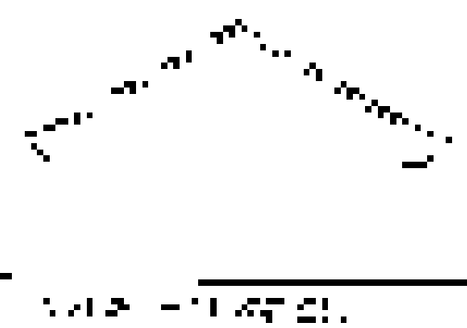
PROPOSED BUNGALOW AND GARAGE
THORNEY ROAD, CROWLAND.
FOR P. STANFORTH ESQ.

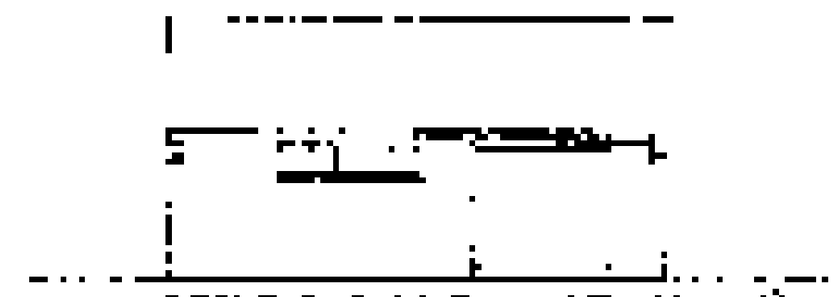
Scales 1:50 & 1:100 Dec 93



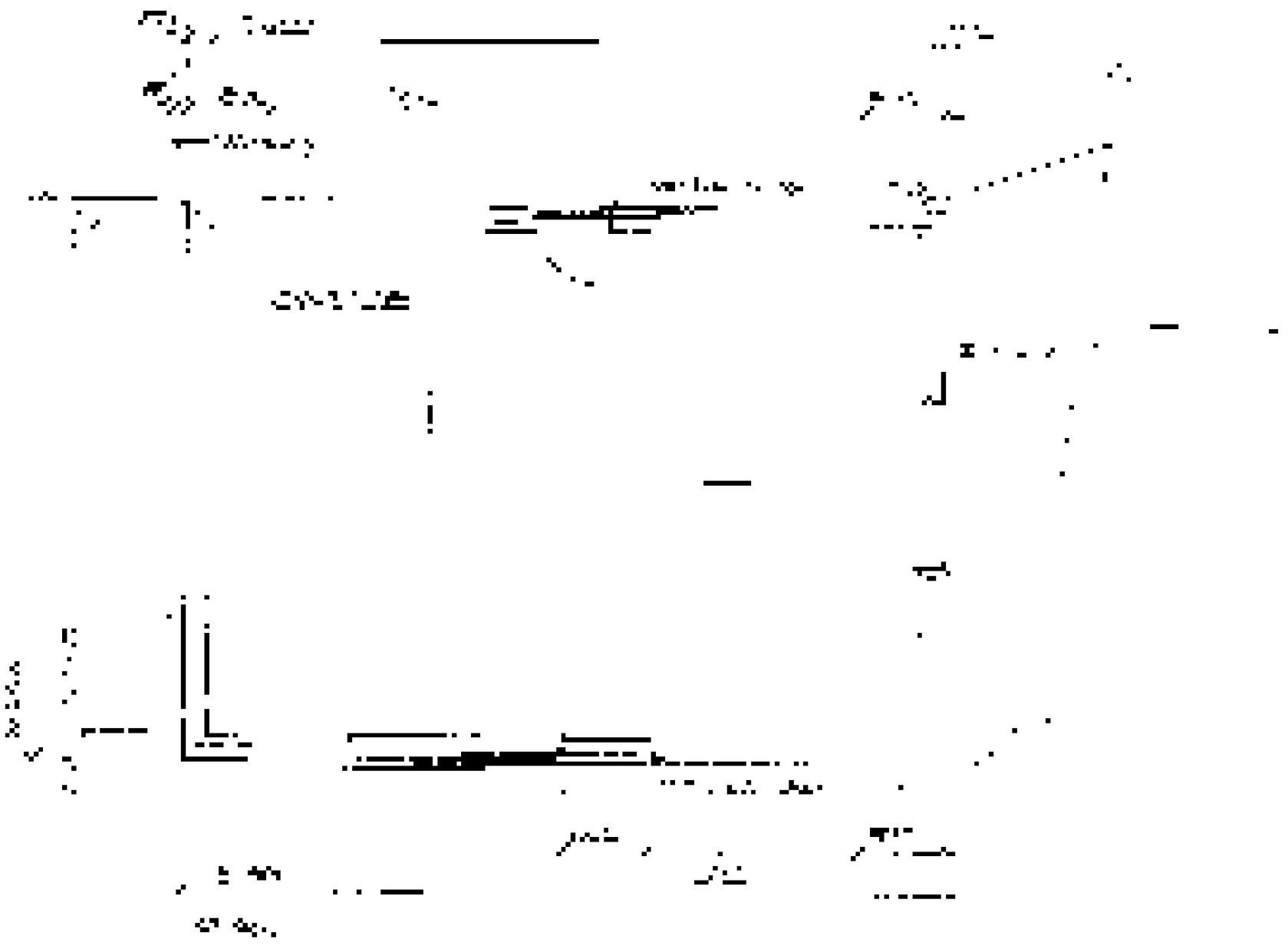




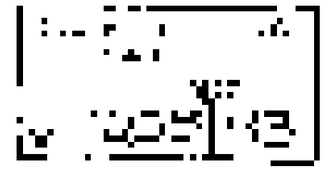


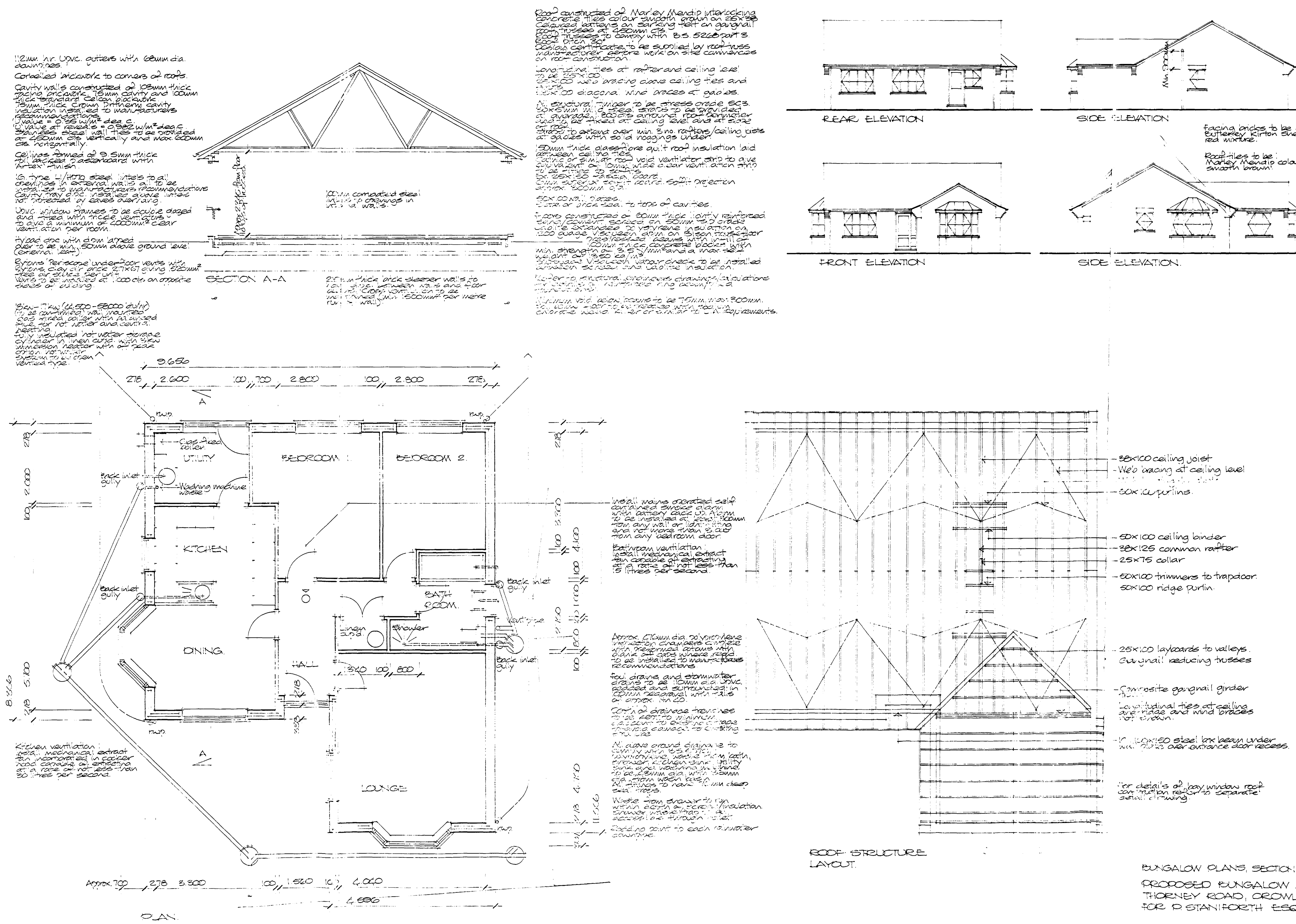








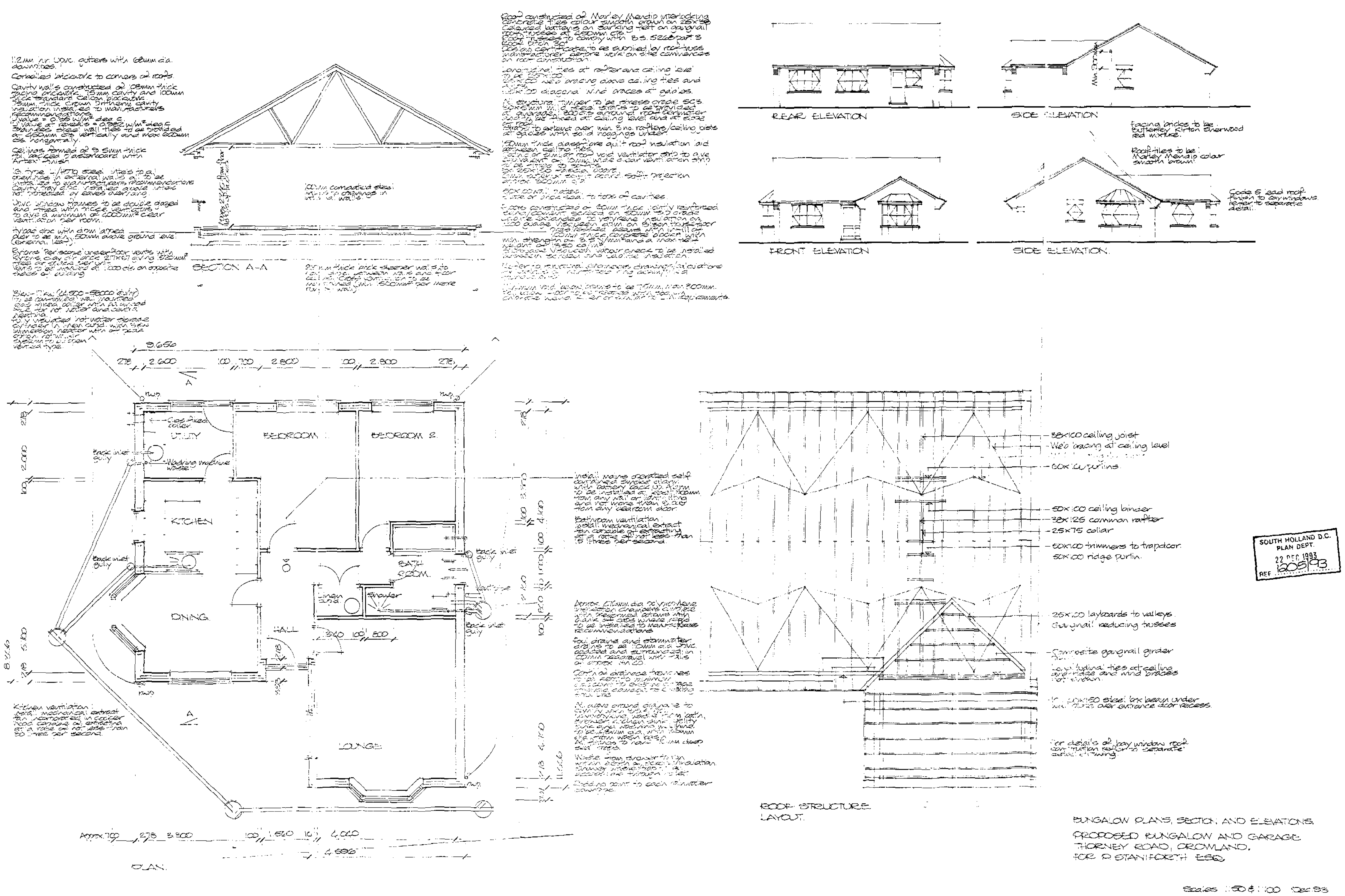


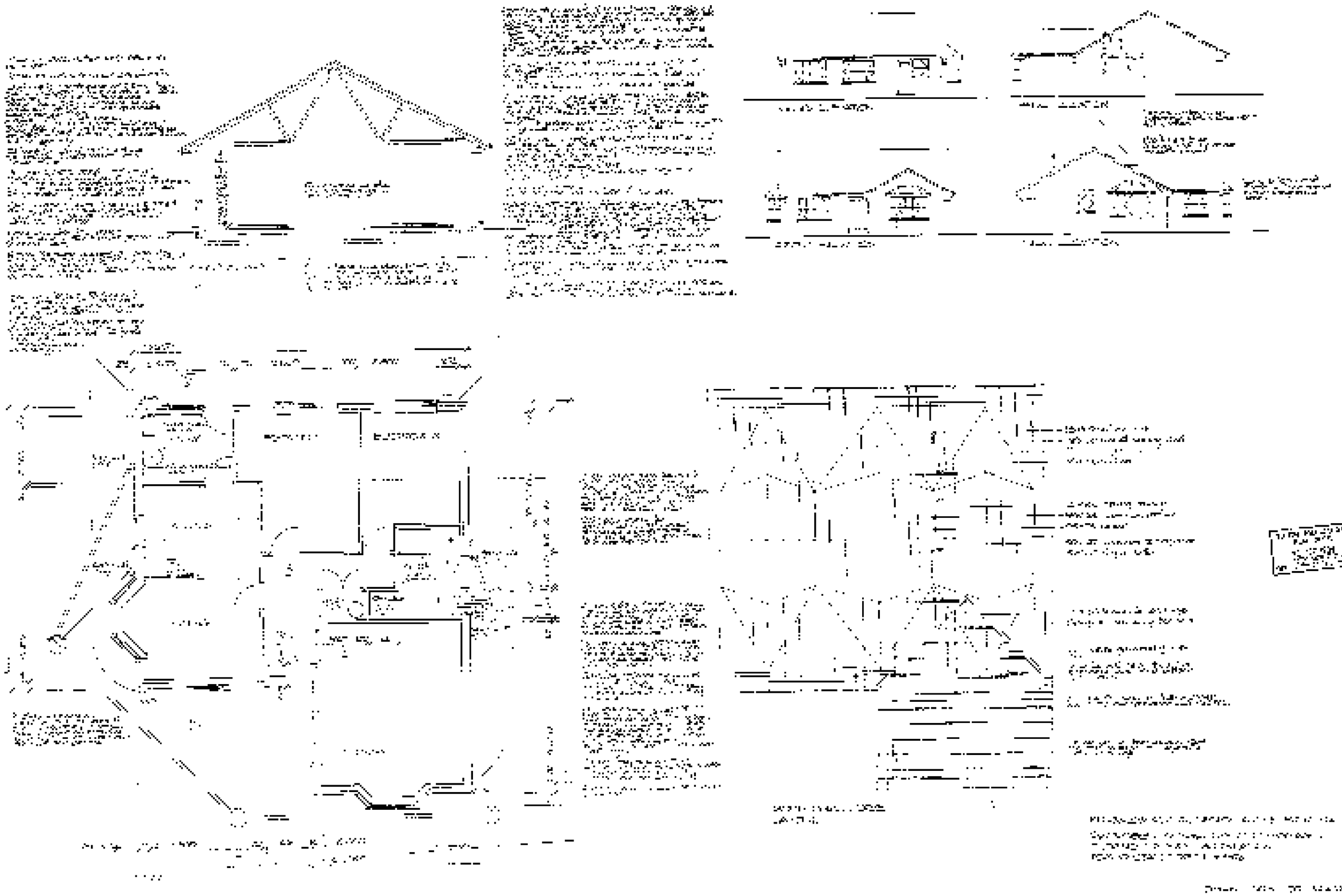


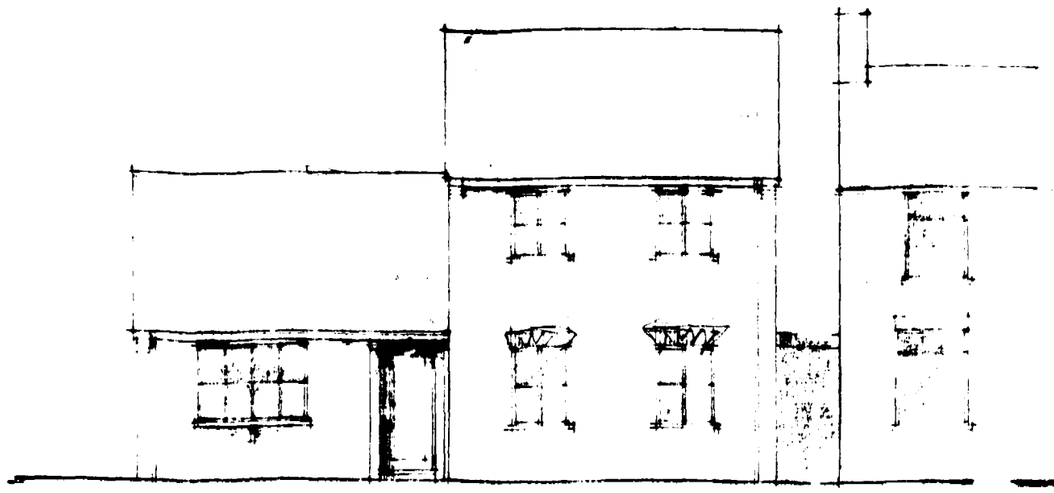
SOUTH HOLLAND D.C.
PLAN DEPT.
22 DEC 1993
REF 1209/93

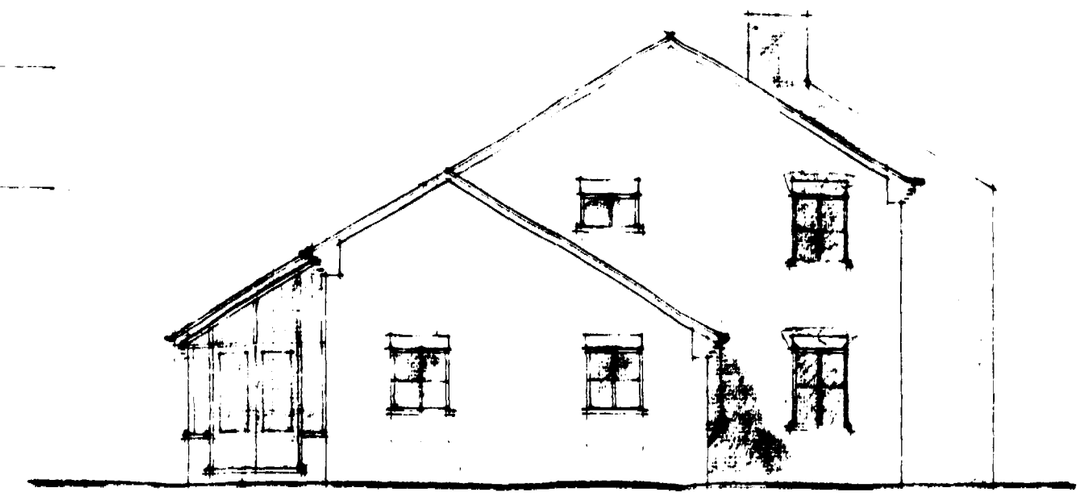
BUNGALOW PLANS, SECTION AND ELEVATIONS.
PROPOSED BUNGALOW AND GARAGE
THORNEY ROAD, CROWLAND.
FOR P. STANIFORTH ESQ.

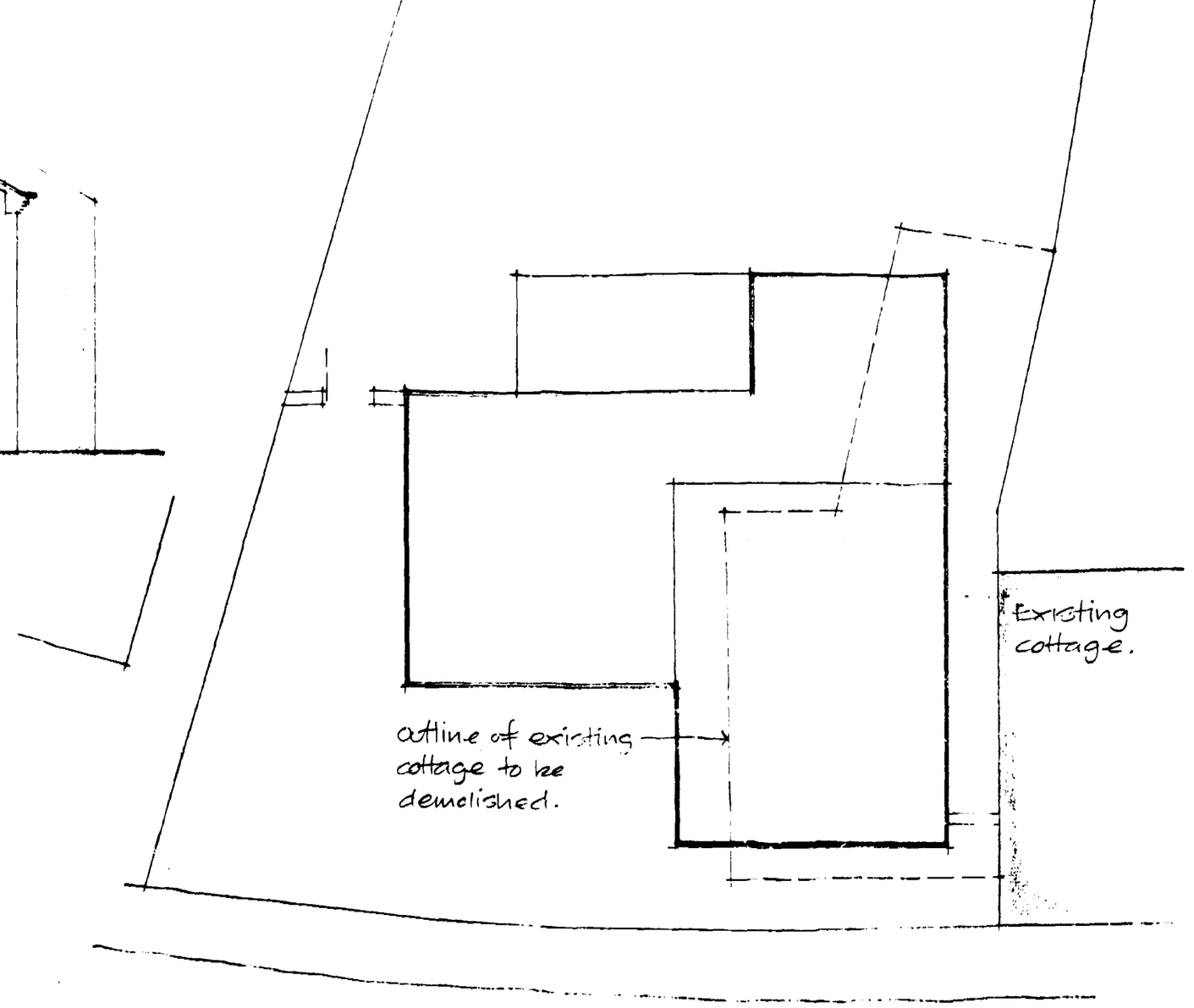
Scales 1:50 & 1:100 Dec 93


SECTION A-A
REAR ELEVATION
SIDE ELEVATION
FRONT ELEVATION
SIDE ELEVATION
UTILITY
BEDROOM
BEDROOM 2
KITCHEN
BATH ROOM
DINING
HALL
LOUNGE
PLAN
ROOF STRUCTURE LAYOUT
50x100 ceiling binder
38x125 common rafter
25x75 collar
50x100 trimmers to trapdoor
50x100 ridge purlin
SOUTH HOLLAND D.C. PLAN DEPT. 22 DEC 1993 REF 1005/93
BUNGALOW PLANS, SECTION, AND ELEVATIONS.
PROPOSED BUNGALOW AND GARAGE
THORNEY ROAD, CROWLAND.
FOR P STANIFORTH ESQ.
Scales 1:50 & 1:100 Dec 93

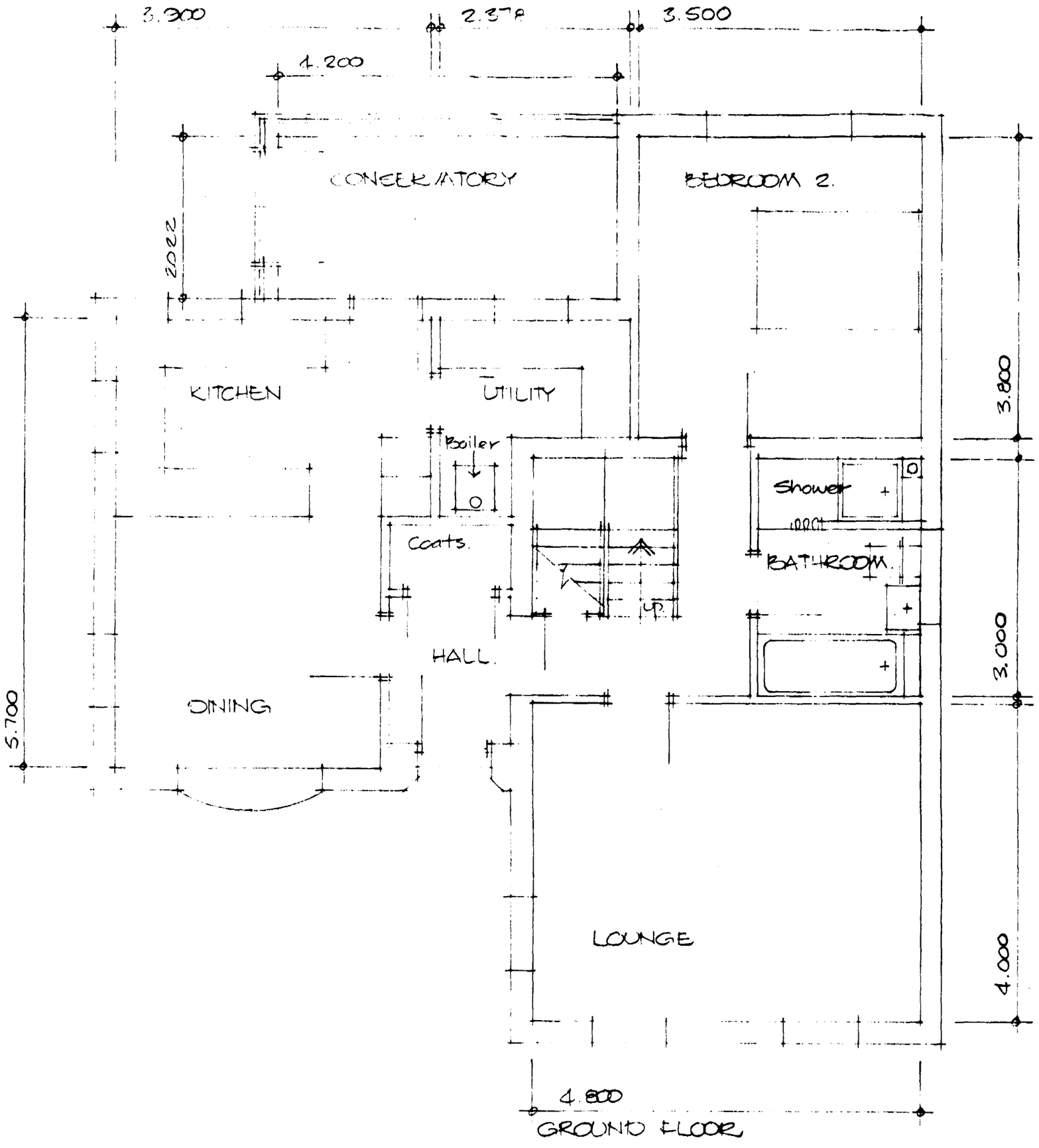




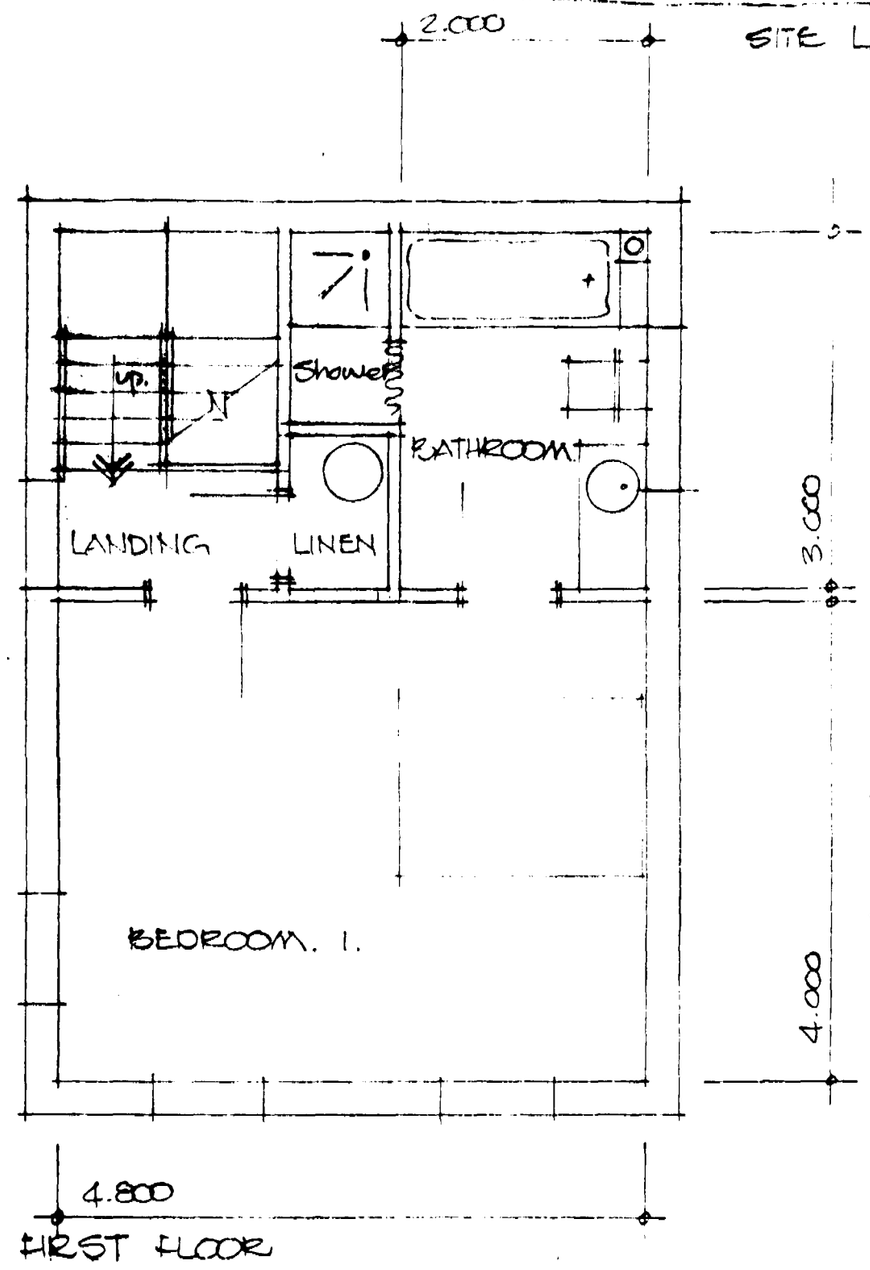




SITE LAYOUT Scale 1:100



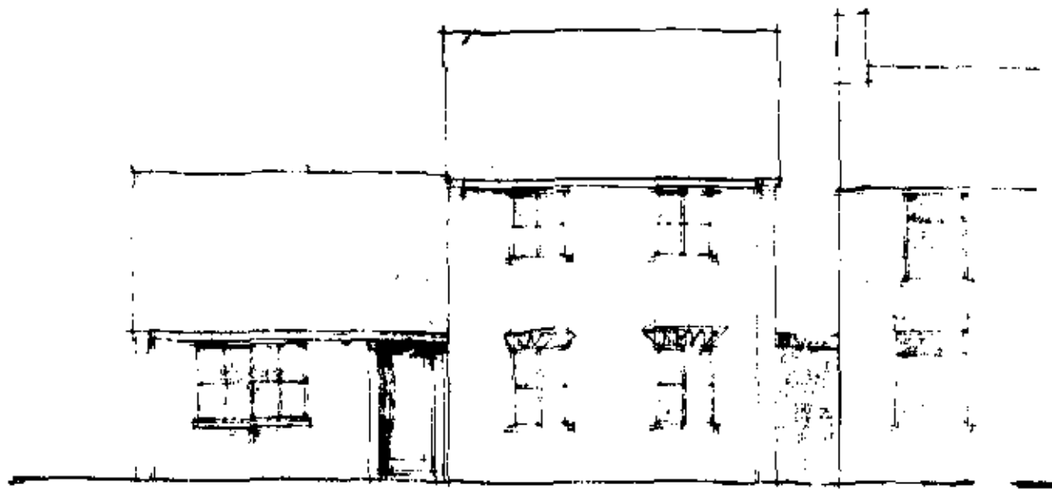
GROUND FLOOR

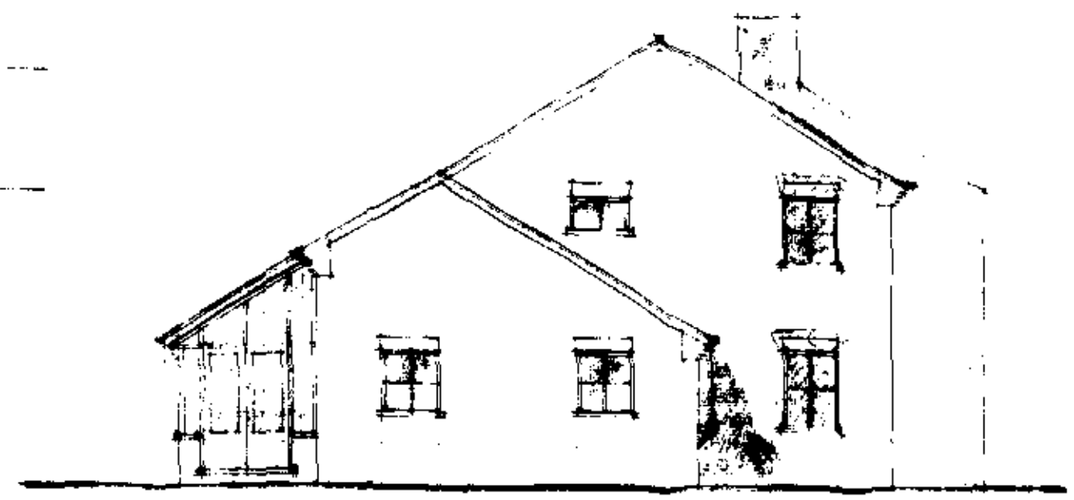


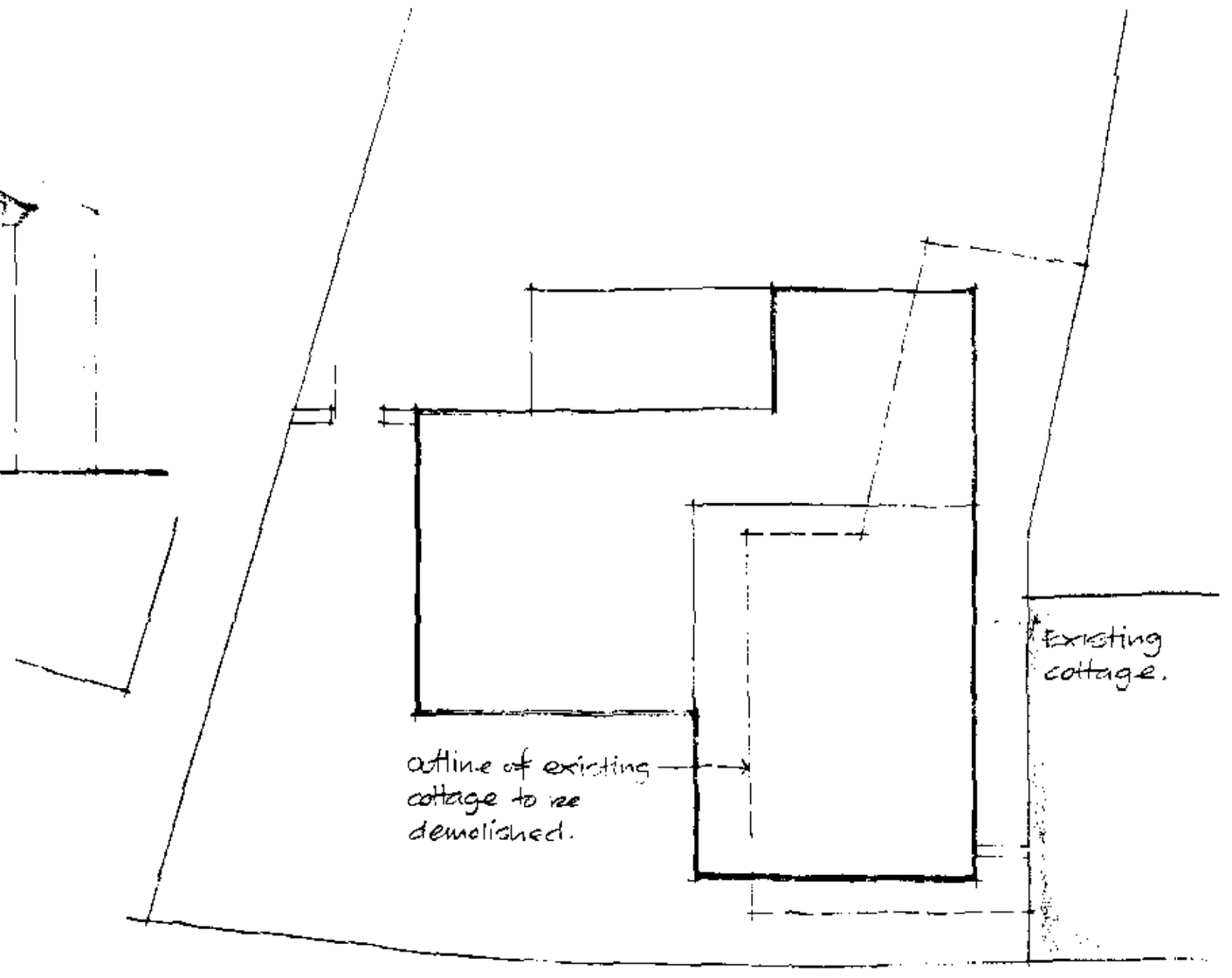
FIRST FLOOR

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 MAY 1994

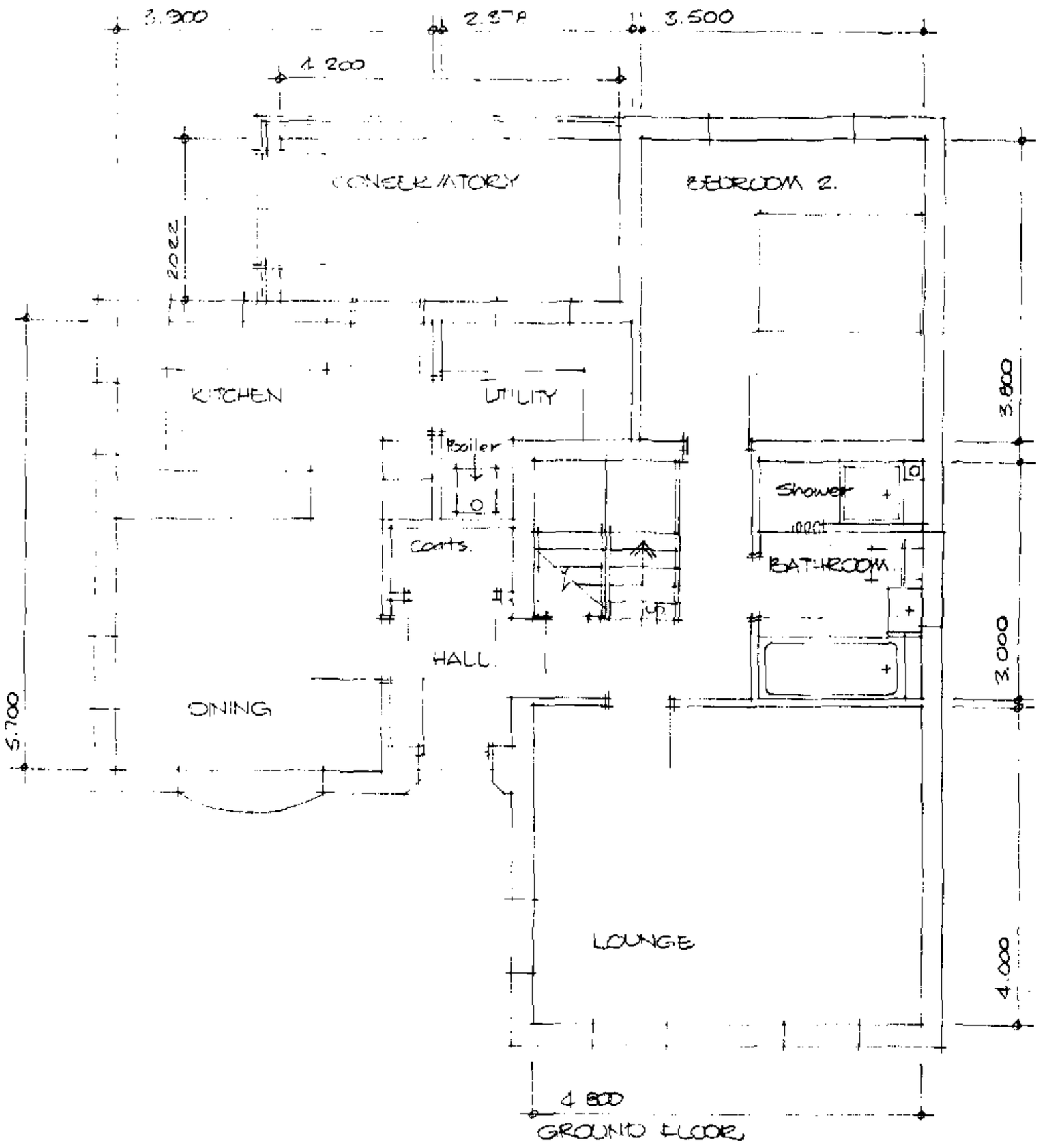
SKETCH DESIGN OF PROPOSED DWELLING AT 5 THORNEY ROAD. CROWLAND. FOR D. STANIFORTH ESQ.



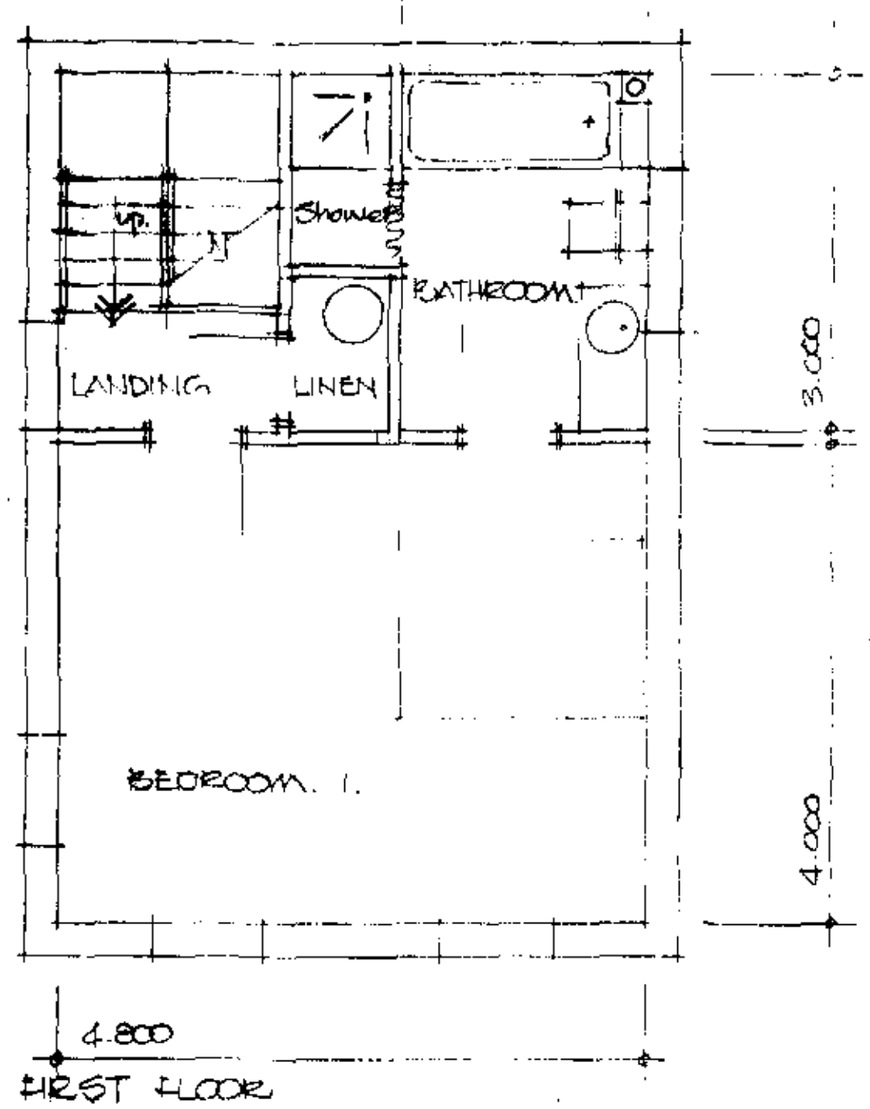




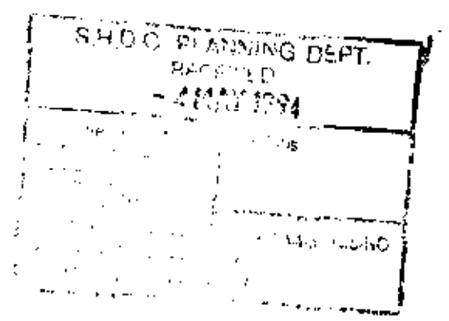
SITE LAYOUT Scale 1:100



GROUND FLOOR



FIRST FLOOR



SKETCH DESIGN OF PROPOSED DWELLING AT 5 THORNEY ROAD. CROWLAND. FOR P. STANIFORTH ESQ.



