SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H04/0247/92 Received:04-MAR-92 Type:OUTLINE

Name: Walter Smith (Cressy) Ltd
Quadring Road
Donington
Spalding
Lincs

Agent: William H Brown
18 South Street
Boston
Lincs

Description: Residential development & demolition of existing warehouse building
Location : Quadring Road Donington
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

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

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

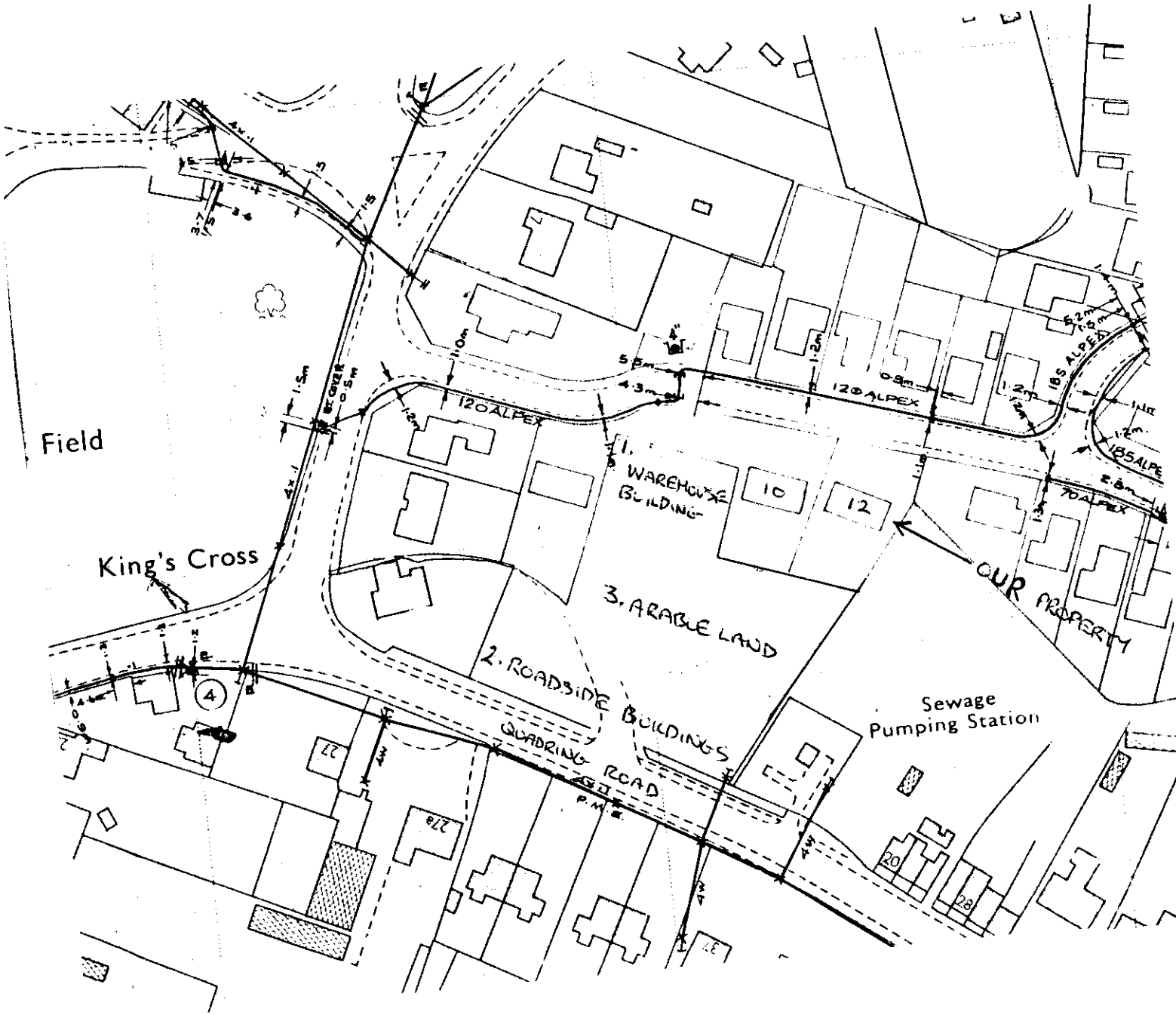
Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

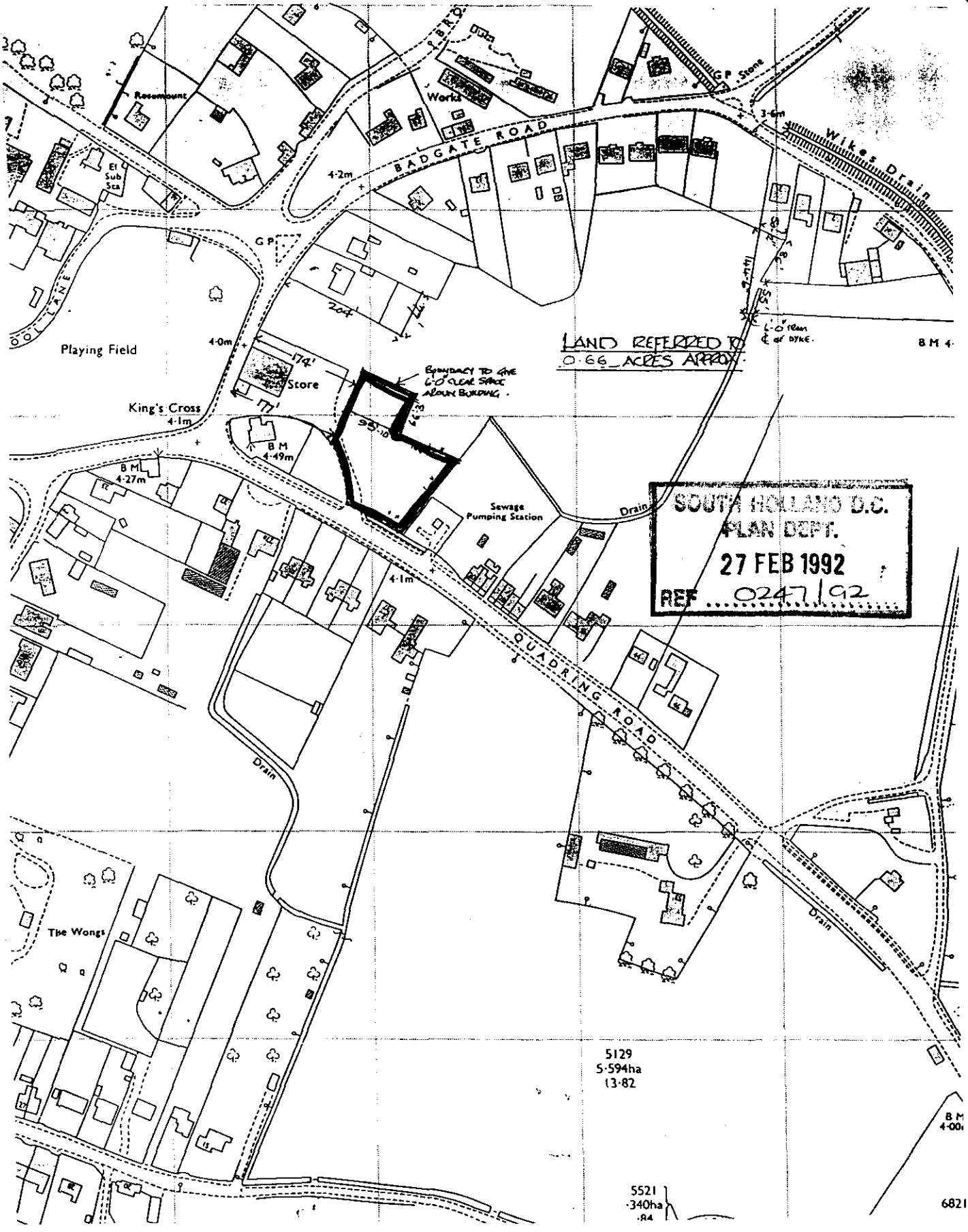
5 The siting and design, including visibility splays, of the proposed access(es) to the development are reserved for subsequent submission and approval.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

Director of Planning and Building Control Services
24-APR-92 H04/0247/92

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.


Field
King's Cross
1. WAREHOUSE BUILDING
10
12
3. ARABLE LAND
2. ROADSIDE BUILDINGS
OUR PROPERTY
Sewage Pumping Station
QUARRING ROAD
120 ALPEX
185 ALPEX
70 ALPEX
4
20
28



William H. Brown
AGRICULTURAL
Incorporating
White & Kingston

TITLE: LAND AT QUADRING ROAD, DONINGTON

DRAWING No.

DATE:

SCALE:

Note: This plan is published for convenience only, and although it is believed to be correct its accuracy is not guaranteed.

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BRIAN S H Dip P MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H04/0247/92 Type: OUTLINE

Applicant: Walter Smith (Cressy) Ltd Agent: William H Brown
Tel: 0205 311622

Description: Residential development & demolition of existing warehouse building

Location: Quadring Road
Donington
Spalding
Lincs

Valid date: 04-MAR-92 Terminal date: 29-APR-92
Target dates: Target Committee: 14-APR-92
To case officer 09-MAR-92 Report deadline: 31-MAR-92
Inspected by 14-MAR-92
Extra contacts 19-MAR-92 Case Officer:
Report if not clear by 08-APR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .24 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Donington P	09-MAR-92	23-MAR-92
Cllr Mrs R Hunt MBE 0775 820291	09-MAR-92	23-MAR-92
Cllr M S L Rollinson	09-MAR-92	23-MAR-92

L.C.C. obs Attached JE cb 12-3-92.

SITE DETAILS

Grid ref: 521420 335570
OS Sheets: 09 Parcel:

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

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 The siting and design, including visibility splays, of the proposed access(es) to the development are reserved for subsequent submission and approval.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

Authorised to issue:

16-APR-92 H04/0247/92

AD..AV.....DC..AV....
23/4 23/4

APPLICATION REFERENCE: H04/0247/92 DATE RECEIVED: 04 03 92

APPLICANT: Walter Smith (Cressy) Ltd
Quadring Road
Donington
Spalding
Lincs

AGENT: William H Brown
18 South Street
Boston
Lincs

TYPE: Outline

DESCRIPTION: Residential development and demolition of existing warehouse building

LOCATION: Quadring Road, Donington

Parish Council: Is this a renewal?

County Highways: Request conditions.

Public Consultation: One letter from 12 Crosslands. Demolition would be enhancement to estate. Roadside development (bungalows) minimal disturbance, housing would encroach on "privacy" and spoil outlook, open planning permission would make it more difficult to sell property. If restrictions placed on planning permission uncertainty would be reduced.

PLANNING ISSUES

1 The site has previously had planning permission for residential development but this has now lapsed.

2 A new estate has been built to the rear and the change of this land to residential is to be encouraged.

3 The application is in outline. No indication of number of plots or type of property has been given and these are to be reserved for future approval, when one of the relevant considerations will be the relationship with nearby development.

RECOMMENDATION - Grant Permission.

1 SC 8 - (Details).

2 SC27 - (Implementation of Planting).

3 B21 - (Turning Space).

4 The siting and design, including visibility splays, of the proposed access(es) to the development are reserved for subsequent submission and approval.

Reason

1&2 Standard.

3 B21.

4 B6.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 APR 1992 PU

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

NRA

National Rivers Authority
Anglian Region

3 April 1992

Our ref.GT/92/1/SH/0110

Dear Sir

PLANNING APPLICATION NO. H04/0247/92
PROPOSED RESIDENTIAL DEVELOPMENT AT QUADRING ROAD, DONINGTON,
BY W. SMITH (CRESSY) LTD.

With regard to the above-mentioned application received on 1 April 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul drainage from the proposed development should be connected to the main foul sewer.

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

Details of surface water drainage for the site shall be submitted to, and approved by, the local planning authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

For your information, we enclose a copy of a letter dated 24 March 1992, received from Black Sluice Internal Drainage Board, who were also consulted about the application.

Yours faithfully

R F Morgan
Planning Engineer

cc William H. Brown, 18 South Street, Boston

VJC

ROGER HYDE
Regional General Manager

Aquc House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 5'2927

BLACK SLUICE INTERNAL DRAINAGE BOARD

72 CARLTON ROAD, BOSTON, LINCS. PE21 8PA

S.M. HEMMINGS, BSc. C. Eng, M.I.C.E, M.I.W.E.M.
ENGINEER TO THE BOARD

TEL. 0205 361061
FAX. 0205 360657

YOUR REF. OUR REF. JMH/SH/P/D1 DATE 24 March 1992

Planning Engineer
Anglian Water - NRA
Harvey Street
LINCOLN
LN1 1TF

Dear Sirs

Planning Application No H04/0247/92 - Walter Smith (Cressy) Ltd, Quadring Road, Donington - Proposed Residential Development

I have the following requirements with reference to the above planning application.

If subject to a percolation test, soakaways prove ineffective, it is recommended that the roof and site surface water should be discharged directly into the estate drainage system on the northern side of the site as there is not an adequate drainage system along the Quadring road on the southern side.

The proposed development then increases the rate of discharge into the Board's drainage system. Under the Board's Bye-laws the developer shall pay the Board a development contribution.

Yours faithfully

S.M. Hemmings

Engineer to the Board

N.R.A. — ANGLIAN REGION
HARVEY STREET, LINCOLN
25 MAR 1992
FILE 427/18
Act Inf
O.M.
admin

PM 9-4

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 2.4.92

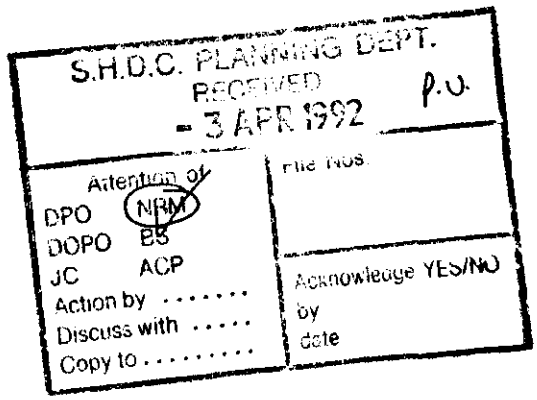
OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

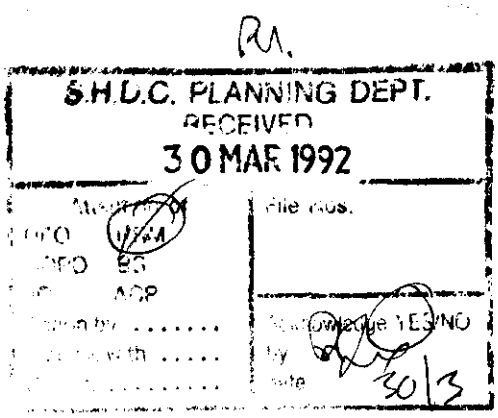
Planning Application H04/0247/92
Residential Development, Quadring Road, Donington

I write in response to the above and would wish to support the change of use of this site from industrial to residential.

Director of Environmental Services



RA.



12 Crosslands,
Donington,
Spalding,
Lincs. PE11 4TU.

27th March 1992

Dear Mr Smith,

Planning application H04/0247/92

Thankyou for your letter of the 18 March 1992 advising us of the above planning application.I have been to your office in order to inspect the plans and have the following observations.

1. The demolition of the existing warehouse and subsequent building on its site would cause no interference to our property,in fact it would be an enhancement to our estate.

2. Roadside development (preferably bungalows) in Quadring rd would again cause fairly minimal disturbance to ourselves.

3. Housing built on the present arable land (other than roadside) would severely encroach both the privacy and outlook from our property along with our neighbours at no 10.
A major factor which influenced our original purchase was this open ground to the rear.

4. The present economic climate is not conducive to the housing market and should we wish to sell in the future an "open" planning consent at the rear of our property would make a difficult market almost impossible.

I would ask that you therefore consider this application and our predicament very carefully.If certain restrictions were applied and parameters set for what type of housing could be built,then the uncertainty would be removed from our shoulders plus any prospective purchasers of our property in the future.

Yours sincerely

R.C. Fixter

Mr R.C.Fixter

BLACK SLUICE INTERNAL DRAINAGE BOARD

72 CARLTON ROAD, BOSTON, LINCS. PE21 8PA

S.M. HEMMINGS, BSc. C. Eng, M.I.C.E, M.I.W.E.M.
ENGINEER TO THE BOARD

TEL. 0205 361061
FAX. 0205 360657

YOUR REF. OUR REF. JMH/SH/P/D1 DATE 24 March 1992

South Holland District Council
Council Offices
Second Floor
Priory Road
SPALDING
Lincs

S. H. D. C.
FINANCE DEPT. REC'D
25 MAR 1992

Dear Sirs

Planning Application No H04/0247/92 - Walter Smith (Cressy) Ltd, Quadring Road, Donington - Proposed Residential Development

I have the following requirements with reference to the above planning application.

If subject to a percolation test, soakaways prove ineffective, it is recommended that the roof and site surface water should be discharged directly into the estate drainage system on the northern side of the site as there is not an adequate drainage system along the Quadring road on the southern side.

The proposed development then increases the rate of discharge into the Board's drainage system. Under the Board's Bye-laws the developer shall pay the Board a development contribution.

Yours faithfully

S.M. Hemmings

Engineer to the Board

S.H.D.C. PLANNING DEPT.
RECEIVED
26 MAR 1992 pv

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

File Nos.

Acknowledge YES/NO
by
date

BR[illegible] SM[illegible] 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

S.H.D.C. PLANNING DEPT.
RECEIVED
23 MAR 1992 PJ
Attention of
DPC
DDPO
JC
Action by

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H04/0247/92

Applicant: Walter Smith (Cressy) Ltd
Quadring Road
Donington
Spalding
Lincs

Agent: William H Brown
18 South Street
Boston
Lincs

Description: Residential development & demolition of existing warehouse building

Location: Quadring Road Donington
Spalding Lincs

Type: OUTLINE

Date received: 04-MAR-92

09-MAR-92

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 24-MAR-92. 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 Donington PC
30 Ash Court
Donington
Spalding Lincs

Tel 821602

FOR PARISH COUNCIL USE ONLY

Comments:

Is this a renewal?

Ramg to say has been previous PP. but lapsed District Rmo if intend to go to Cttee

Signed:

Pam 23-3-92

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: South Holland District Council Application Reference H04/0247/92.

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	1	4	3	5	5.

2. Address or location

Quadring Road, Donington.

3. Name, classification and number of road

I (A152)

4. Date application referred

12-3-92

5. State whether outline, detailed application etc.

OL.

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

Residential Development & Demolition of existing Warehouse

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 re~~fuse the application (reason overleaf).

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

Date: 12-3-92 Signed: J Rhimes
Director of Highways and Planning

CONDITIO .—

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

(1) B21

(2) The siting and design, including visibility splays, of the proposed access(es) to the development ~~shall be~~ are reserved for subsequent submission and approval

Delete as appropriate

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

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

(1) B21

(2) B6.

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

B. .N ITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H04/0247/92

Applicant: Walter Smith (Cressy) Ltd
Quadring Road
Donington
Spalding
Lincs

Agent: William H Brown
18 South Street
Boston
Lincs

Description: Residential development & demolition of existing warehouse building

Location: Quadring Road
Donington
Spalding
Lincs

SOUTH HOLLAND D.C.
PLA[illegible]
REF

Type: OUTLINE

Date received: 27-FEB-92

28-FEB-92

Dear Sir/Madam

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

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

✓ The enclosed form needs to be completed where marked.

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

Yours faithfully

pp Principal Administrative Officer

PLEASE RETURN WITH YOUR REPLY

William H.Brown
AGRICULTURAL
Land Agents, Valuers & Auctioneers

18, South Street, Boston PE21 6HE
Telephone: 0205 311622. Fax: 0205 311990

J. O'Brien, BSc (Agric), FRICS, FAAV. T. H. White, MA, FRICS, FAAV.
S. G. P. Kingston, FRICS, FAAV. J. R. Major, BSc, ARICS, FAAV.
M. J. Wright, Dip. Est. Man., ASVA, IRRV. T. J. Atkinson, BSc, ARICS.
Farm Management: Roy Whatton, ARAg.S.
Consultant: J. A. Simons, FRICS.

TJA/kh

21 February 1992

Planning Department
South Holland District Council,
Priory Road,
SPALDING,
Lincs.

Dear Sirs,

Land off Quadring Road, Donington

We enclose a Planning Application on behalf of Walter Smith (Cressy) Ltd in respect of residential development off Quadring Road, Donington.

Outline permission was granted on the 1st September 1988 but this has now expired. Application reference H04/1362/88.

We trust that this application will receive favourable consideration once again and would be happy to answer any queries that may arise.

Yours faithfully,
for and on behalf of
William H Brown

Tim Atkinson

TIMOTHY J ATKINSON

SOUTH HOLLAND D.C.
PLAN DEPT.
27 FEB 1992
REF ...0247/92

Enc.

William H. Brown Registered in England No. 2013470. Registered Office: The Maltings, Wharf Road, Grantham, Lincs. NG31 6BH.
William H. Brown is a trading name of Royal Life Estates Limited which is an appointed Representative of the Royal Life Group. Royal Life is a member of LAUTRO.

282. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant		Proposal
H14/0185/92 H Hargrave & Co Ltd	O.A.	Meat processing complex including abbattoir with lairage, office accommodation and parking at Brunel Road, South Holland Enterprise Park, Pinchbeck.

(It was also agreed that the Director of Planning and Building Control Services discuss with the applicant the precise position of an adjoining roadway to the south in relation to the development as proposed.)

H04/0189/92 M Burrell Esq	O.A.	Bungalow with garage and access at Holme Lea, Park Lane, Donington.
H07/0246/92 Gedney Hill Parish Council		Change of use from agriculture to burial ground rear of Church, Hillgate, Gedney Hill.
H17/0202/92 Mr & Mrs K Napper	O.A.	House and garage (Renewal of Outline H17/1761/88) at Wedgewood, 1 Seas End Road, Surfleet.
H23/0258/92 Mr & Mrs T Overson		Extension forming garage, bedroom and bathroom at Driftwood House, High Road, Whaplode.
H16/0226/92 Mr & Mrs J M Pearson	O.A.	Dwelling and garage at Orchard House, Spalding Drove, Clay Lake, Spalding.
H14/0238/92 G M Motors		Change of use of existing garden to car sales standing area at 76 Milestone Lane, Pinchbeck.
H04/0247/92 Walter Smith (Cressy) Ltd	O.A.	Residential development and demolition of existing warehouse building at Quadring Road, Donington.
H01/0275/92 Exec Mrs H Batterham Dec'd	O.A.	Dwelling with garage and access adjacent 35 Backgate, Cowbit.
H23/0122/92 Mr R T Tointon		Continued use of garage/workshop for domestic lawn mower and garden machinery repairs and servicing at Winham, High Road, Whaplode.
H08/0285/92 T & A C Green		Use of garage for chipping potatoes at "Strahd", High Fen, Gosberton.
H09/0316/92 Mr H & Mrs W Mill	O.A.	Dwelling (Renewal of H09/1306/88) at 48 Hallgate, Holbeach.
H14/1351/91 Cecil Francis Ltd		Cold store at 13 Knight Street, Pinchbeck.

(Councillor M D Booth left the meeting during consideration of the above application.)