APPLICATION NO. : H09 0502 92

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2-4
LOCATION PLAN	5
APPLICATION FORM	6-8
CHECK SHEETS AND FRONT FILE SHEET	9-11
ALL OTHER CORRESPONDENCE	.....
ALL OTHER DRAWINGS	.....
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	.....

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0502/92 Received:05-MAY-92 Type:OUTLINE

Name: R Kirk
29 Cranmore Lane
Holbeach
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Residential development (2 building plots) incl. details of means of access
Location : rear of 29 Cranmore Lane Holbeach 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) 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.

Reason: In the interests of visual amenity and to ensure that the

approved scheme is implemented satisfactorily.

4 Before any development is commenced a scheme to provide screening on the boundaries of the site, including details of type, height, design and position shall be submitted to and approved by the Local Planning Authority. Such scheme as may be approved shall be implemented before the dwellings hereby permitted are occupied.

Reason: In the interests of the amenities of the locality.

5 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

6 The private drive shall be surfaced in accordance with the plan accompanying the application (drawing no. RK1 received by the Local Planning Authority on 5 May 1992).

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.

7 Double glazing shall be installed in accordance with a scheme to be submitted to and approved by the Local Planning Authority prior to the commencement of development. Such scheme as may be approved shall be installed before the dwellings hereby permitted are occupied.

Reason: To safeguard the amenities of the dwellings.

Notes to Applicant:

The applicant is reminded that approval has not been given for the siting and design of the dwellings and that they are "reserved matters".

Bearing in mind the site's relationship to industrial premises to the south it is considered that the development should preferably be bungalows designed to ensure that noise sensitive rooms are located away from the industrial boundary. Any garages should be positioned as far as possible to provide a buffer between the industrial premises and the private amenity areas.

The applicant is advised to contact the Authority's Environmental Services Department prior to submitting a detailed scheme to discuss the above matters in more detail.

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

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

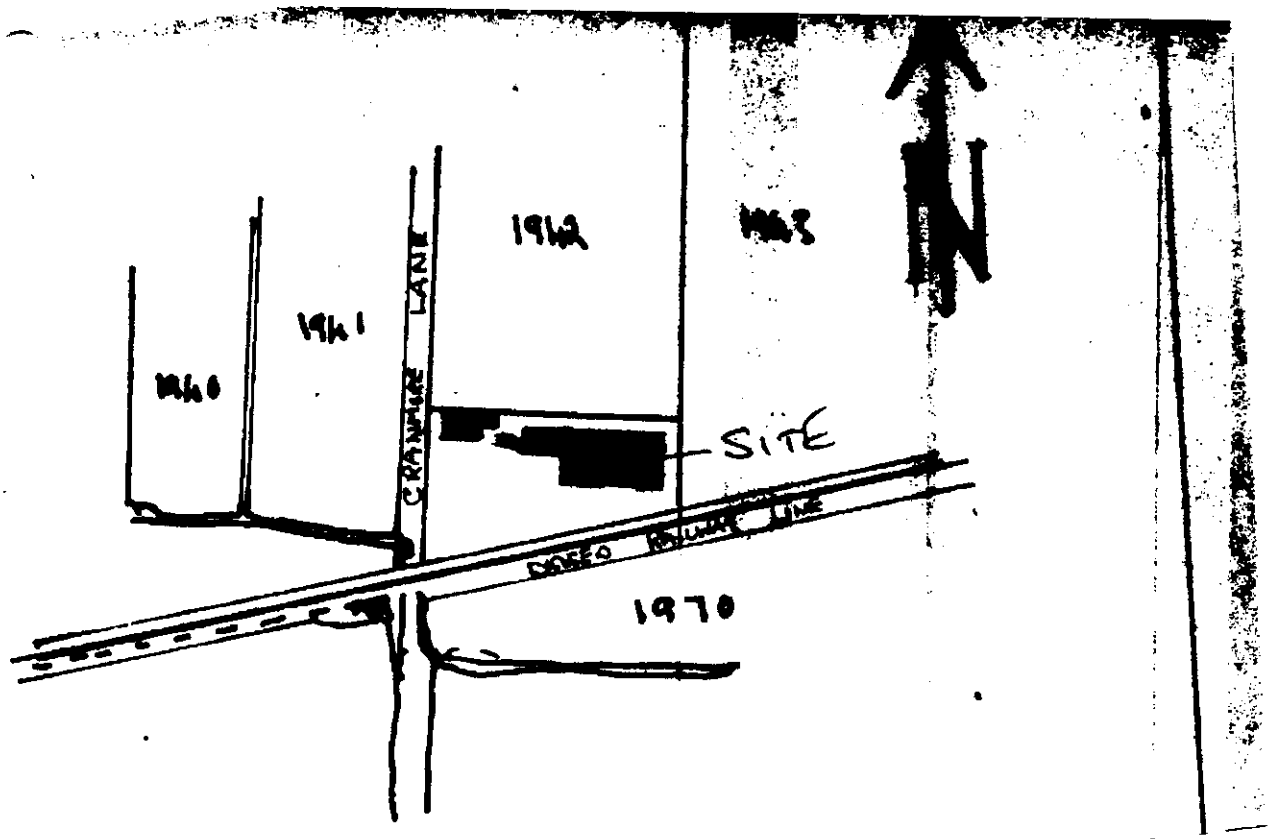
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
01-OCT-92 H09/0502/92

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.

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)


1962
1963
1961
1960
CRANMORE LANE
SITE
1970
N

PLANNING APPLICATION

For office use only

Application No. H09/0502/92

Date Registered 9 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

R. KIRK.
29 CRANMORE LANE.
HOLBEACH.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

Tel. No. Hol 70853.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

REAR OF 29 CRANMORE LANE, HOLBEACH.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT (2 NO - BUILDING PLOTS) including details of means of access

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £220 If you consider no fee is payable include a written explanation instead.

Signed G. R. Merchant Date 30.4.92

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 [0.1063] (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: 2.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:
B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:
C. Please state type and colour of materials for facing external walls:
D. Please state type and colour of roofing materials.
E. Has a survey of the site been undertaken? State Yes or No

sq. metres
metres
metres
metres

5. GENERAL INFORMATION Please complete each section

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

NURSERY & GARDEN.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

or

B. There will be a ~~new or~~ altered access to a public road ✓ →
If so, name of road: CLAYMORE DRIVE
Will there be –
Individual access(es)
New estate road

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

GARAGES.

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 — SOAKAWAYS.
B. For estate developments, please state how highway surface water will be disposed of — SOAKAWAYS.
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.	NO.	→ Date: Consultee(s):
Is this application related to a previous submission		→ Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER.

2. **OWNERSHIP OF THE SITE**

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

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** 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 G. K. Merchant ~~(Applicant~~/Agent) Date 30.4.92

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 G. K. Merchant ~~Applicant~~/Agent) Date 30.4.92

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 .....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

		Siting	Design	Ext App	Access	Lands
RM Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DMG 14/5 mm

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
31A Cranmore Lane
P. Cunnington, Agricultural + Mechanical Handling Engineers, Cranmore Lane
27A Cranmore Lane.
27 — " —
Residents (Delivery):

Consults : Dept of Transport
Env Health ✓
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:
Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 220

Receipt Issued ..... No. PU02

Date First Received 05 MAY 1992

REGISTRATION

REFERENCE H09/0502/92

Cross-Ref N/A

Date 6/5/92

VALIDATION Date 6/5/92

Type OUTLINE Earliest permission date (Cert B) .....

Site area 0.12 No. of dwellings 2 Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Site plans ☐ Description ☐ Accuracy ☐ Incomplete form ☐

S&S Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ - type ☐ Discounted fee ☐ Ref ..... Reason .....

Correct fee £ 220 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 7-5

Index Sheets 169 OS Nos ..... Grid Ref S 34910 S 24280

Ward I Parish HOLBEACH

Inside IBD YES Inside LP area NO

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐ CA ☐ LB ☐ TPO ☐ Other: Grade

Linked to site ..... Ref ..... Linked to property ..... Ref 0069235

Planning Records:
Earlier apps
1139/84
394/85
1041-2/83
[illegible]/79

B Reg Records:
Already submitted Ref .....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Existing extension to be removed. Existing access. Currently garden. Residential + A. Industrial to south, steel + glasshouse at rear.

Inspected by: DMG
date: 20/5

→ Peter Cunningham Agricultural + Mechanical Handling Engineers

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT REFUSE
(details overleaf)

Recommended approvals -

Departure from policy — Yes .... | No ....

Ward member request — Yes .... | No ....

Recommend approval against material objection — Any objection received? No | If yes, is any obj. material? No | Yes | Yes .... | No ....

[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... | No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first applic. — No .... Nil fees (not first Submission) | Other info. viz: Signed ..... | Yes ....

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0502/92 Received:05-MAY-92 Type:OUTLINE

Name: R Kirk
29 Cranmore Lane
Holbeach
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Residential development (2 building plots) incl. details of means of access
Location : rear of 29 Cranmore Lane Holbeach Spalding Lincs.

South Holland District Council hereby give notice that permission has been granted/~~refused~~ etc on the following conditions/~~reasons~~:

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) 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.

Reason: In the interests of visual amenity and to ensure that the

approved scheme is implemented satisfactorily.

4 Before any development is commenced a scheme to provide screening on the boundaries of the site, including details of type, height, design and position shall be submitted to and approved by the Local Planning Authority. Such scheme as may be approved shall be implemented before the dwellings hereby permitted are occupied.

Reason: In the interests of the amenities of the locality.

5 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

6 The private drive shall be surfaced in accordance with the plan accompanying the application (drawing no. RK1 received by the Local Planning Authority on 5 May 1992).

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.

7 Double glazing shall be installed in accordance with a scheme to be submitted to and approved by the Local Planning Authority prior to the commencement of development. Such scheme as may be approved shall be installed before the dwellings hereby permitted are occupied.

Reason: To safeguard the amenities of the dwellings.

Notes to Applicant:

The applicant is reminded that approval has not been given for the siting and design of the dwellings and that they are "reserved matters".

Bearing in mind the site's relationship to industrial premises to the south it is considered that the development should preferably be bungalows designed to ensure that noise sensitive rooms are located away from the industrial boundary. Any garages should be positioned as far as possible to provide a buffer between the industrial premises and the private amenity areas.

The applicant is advised to contact the Authority's Environmental Services Department prior to submitting a detailed scheme to discuss the above matters in more detail.

Authorised to issue:

30-SEP-92 H09/0502/92

AD..AV.....DC.....
30/9 30/9

APPLICATION REFERENCE: H09/0502/92 DATE RECEIVED: 05 05 92

APPLICANT: R Kirk
29 Cranmore Lane
Holbeach
Spalding
Lincs

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

TYPE: Outline

DESCRIPTION: Residential development (2 building plots) including details of means of access

LOCATION: Rear of 29 Cranmore Lane, Holbeach

Parish Council: Supported.

Ward Member: Request that considered by Planning Committee because development is virtually similar to other development at rear of Cranmore Lane. Applicant has tried to sell, and let, over a long period of time and without success as it is classed a "Commerical" property by Building Societies. He has remarried and property surplus to requirements. Commercial property next door (Cunningtons) but there have been no problems from there for many years.

County Highways: Request conditions.

Environmental Services: Formal response awaited.

Public Observations/ Objections: Letters received from owner/occupiers of 27 Cranmore Lane and the agricultural engineering premises to the south (summarised).

- Notice that the two metre conifer hedge to part of the northern boundary is marked down for retention and if at all possible we would rather this be removed. At this moment it is under the control of applicant, who regularly trims it, but if the development is allowed it would then become part of the joint driveway. If neither of the occupants except responsibility it may be allowed to grow unrestrained and this would eventually block out all light to the rear of our property.
- Hedge serves no real purpose as it would only afford partial privacy to one of the proposed bungalows.
- Been operating from site for 28 years. Have no restrictions on working hours.
- All operations carried out on site and machines create high noise levels when in use. Others create noise tremors. Work

often carried out outside.
- Envisage future expansion.
- Wish situation whereby business forced out by new residential development to be avoided therefore.

PLANNING POLICIES/DOE ADVICE
Inside IBD.
PPG3, 1992 (Housing).

PLANNING ISSUES
1 The determining issue in this particular case is whether the proposal is a satisfactory form of backland development.
2 The site is currently land associated with 29 Cranmore Lane and is used partly as garden and also for horticultural purposes.
3 Residential development is located to the north of the site, including backland development approved by virtue of H09/0294/85. An agricultural and mechanical handling engineering business is located immediately to the south.
4 It should be noted that an outline application has recently been received for "Residential Development" upon the land to the south (H09/0562/92) and this is currently under consideration. Nonetheless, should the commercial use continue, it has an unrestricted general industrial use right and could be incompatible with the new dwellings.

CONCLUSIONS
1 The site is located within the Interim Boundary of Development for Holbeach so no objections are raised in principle to residential development.
2 However, it is nevertheless my opinion that the proposal is an unsatisfactory form of backland development which would adversely affect the residential amenity of neighbouring property, especially existing frontage development. The proposal differs from that approved to the north in the sense that the plots are smaller.
3 Environmental Services have informally expressed concern over the site's relationship with the existing general industrial premises to the south.
4 In these circumstances, a joint application for residential of the two sites could be acceptable.

RECOMMENDATION - Refuse permission

1 In the opinion of the Local Planning Authority, the proposal is an undesirable form of backland development. The site is considered inadequate in size to accommodate a development of this nature and the proposal, if permitted, would adversely affect the existing residential amenity of neighbouring properties in terms of lack of privacy and disturbance created by vehicles using the private drive. As such, the development is considered to be contrary to advice contained within Planning Policy Guidance Note No 3, 1992 (Housing).
2 The development would, if permitted, create an undesirable form of development to the extent that, in the opinion of the Local Planning Authority, the residential amenity of the future occupants of the proposed dwellings would be adversely affected by the proximity of the site to an established agricultural engineering business to the south.

NOTE

The Local Planning Authority would suggest the applicant considers a joint application for residential development with the occupier of the land to the south.

N6

TOWN AND COUNTRY PLANNING ACT 1971

APPROVAL OF RESERVED MATTERS

APPLICATION NO: H9/0294/85 13 J DATE RECEIVED: 25/03/85

APPLICANT: D Brown (Bld Contractors)
30 Park Road
Holbeach
Nr SPALDING
Lincs

AGENT: East Midlands Design Ass
73 Pilgrims Way
SPALDING
Lincs

TYPE: RM GRID REF: 534900 324270

DESCRIPTION: 2 bungalows and garages, 2 houses with integral garages

LOCATION: Cranmore Lane, Holbeach

The South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED in respect of the above details in accordance with the application and plans submitted, for the purpose of the conditions imposed on the grant of outline planning permission, subject to any condition(s) set out below:

1 The access drive and turning feature shall be constructed in accordance with the amended drawing no. 635/08 dated 20th May, 1985.

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.

District Planning Officer
31st May, 1985

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

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

575. PLANNING APPLICATIONS (Continued)

Plan No. and Applicant		Proposal
H16/0451/92 Broadgate Homes		Bungalow including detached single garage at Plot 7, Bramble Grange, Woolram Wygate, Spalding.

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

H16/0482/92 Mr M Goulden & Ms V James		Extension to provide additional garage and utility at 5 Birchgrove, Spalding.

RESOLVED: In view of the particular characteristics of this site, planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H11/0488/92 T Betts	O.A.	Four dwellings including details of means of access at rear of 116 London Road, Long Sutton.

RESOLVED: Subject to the applicant first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the former public house reverts to use as a dwellinghouse and to the applicant agreeing to delete from the application reference to a specific number of dwellings, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development contrary to his recommendation.

DG

H09/0502/92 R Kirk	O.A.	Residential development (2 building plots) including details of means of access to rear of 29 Cranmore Lane, Holbeach.

RESOLVED: Planning permission be granted for the above development contrary to the recommendation of the Director of Planning and Building Control Services.

(Councillor C J T H Brewis requested that his vote against the above decision be recorded.)

H08/0479/92 Mortgage Services Ltd	Conversion of outbuildings to nine cottages with the construction of access routes and covered parking at Gosberton Manor Outbuildings, Westhorpe Road, Gosberton.

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

H05/0546/92 Mr J Smith & Mrs M E Baker	Use of land for camp site for maximum number of nine caravans/tents for recreational purposes only, Heron Cottage, Frostley Gate, Holbeach Fen.

RESOLVED: Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the adjoining dwelling is always occupied by the owner of, manager of or an employee at the camp site, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendation.

531. PLANNING APPLICATIONS (Continued)

Plan No. and Applicant	Proposal
H05/0414/92 Ashwood Homes	Eleven dwellings including private road/estate road access and demolition of existing 3 pairs of houses etc on land off Foxes Low Road, Holbeach.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the development and in view of concern regarding the proximity of the site to the adjoining South Holland Internal Drainage Board premises.

H16/0451/92 Broadgate Homes	Bungalow including detached single garage at plot 7, Bramble Grange, Woolram Wygate, Spalding.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the proposed development.

H16/0482/92 Mr M Goulden & Ms V James	Extension to provide additional garage and utility at 5 Birch Grove, Spalding.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the proposed development.

H11/0488/92 T Betts	Four dwellings including details of means of access at rear of 116 London Road, Long Sutton.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the proposed development.

H09/0502/92 R Kirk	Residential development (2 building plots) including details of means of access to rear of 29 Cranmore Lane, Holbeach.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the proposed backland development.

532. 4 VICTORIA STREET, SPALDING (422/92)

Further to the above minute the Sub-Committee inspected the above site prior to the meeting following a complaint that development to the rear of the property had resulted in the loss of light to a neighbouring property.

485. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

Plan No. and Applicant		Proposal
H11/0488/92 T Betts	O.A.	Four dwellings including details of means of access at rear of 116 London Road, Long Sutton.

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

H09/0502/92 R Kirk	O.A.	Residential development (2 building plots) including details of means of access to rear of 29 Cranmore Lane, Holbeach.

(Pending a site inspection to assess the suitability of the site for the proposed backland development.)

(d) **Deemed Application by Lincolnshire County Council**

The Lincolnshire County Council be informed that this authority has no objection to the undermentioned development in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H01/0397/92 Lincolnshire County Council	Single classroom replacement at Cowbit Endowed CE (Aided) Primary School, Cowbit.

(e) **Listed Building Consent**

Listed Building Consent be granted for the undermentioned development in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H08/0410/92 East Midland Baptist Association	Demolition of 1866 Chapel, clearance of site and complete restoration of 1666 Chapel at The Baptist Chapel, Gosberton.

(f) **Reserved Matters Approval**

The reserved matters submitted in connection with the undermentioned development be approved in accordance with the recommendation of the Director of Planning and Building Control Services, subject to the hedge to be provided along the frontage of the site being planted inside the existing tree line, and the provision of street lighting if appropriate:-

Plan No. and Applicant	Proposal
H09/0471/92 Ashwood Homes	Three dwellings on land west of New Inn Public House, Holbeach St Marks.

Town and Country Planning Act 1971 Form P2

Planning permission

Name and address of applicant

Peter Cunnington
Agricultural Engineer
Cranmore Lane
Holbeach
SPALDING
Lincs

Name and address of agent (if any)

Part I – Particulars of application

Date of application: 10.01.77

Application no. H 9/13/77

Particulars and location of development:

Extension to agricultural engineers workshop and offices at Cranmore Lane, HOLBEACH.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

NOTE:

The applicant's attention is drawn to the following extract from the Anglian Water Authority letter dated 31st January 1977: Precautions to be taken to prevent contamination of surface water sewers, and oil tanks to be bunded.

The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

Date 7th February 1977

DISTRICT PLANNING OFFICER

Council Offices
Priory Road
SPALDING Lincs

District Planning Officer

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.

HOLLAND COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACTS 1962 to 1968
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS) REGULATIONS 1968

This permission REF. No. ~~HE~~ 49/72 will lapse if not exercised by 10th February, 1977

To Mr. P. Cunnington P Cunnington

19 Cranmore Lane. 19 Cranmore Ln

Holbeach. Holbeach.

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 24th day of January, 1972 namely:-

Extension to agricultural engineering workshop at Cranmore Lane, Holbeach.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder:-

1. The development shall be commenced not later than 10th February, 1977

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are:-

1. In order to comply with the requirements of section 65 of the Town and Country Planning Act 1968.

Dated the 10th day of February 19 72.

County Hall,
BOSTON.

Signed C. E. EDMONDSON JONES Clerk of the County Council.

PLEASE READ NOTES ON THE REVERSE SIDE OF THIS FORM

This Document is IMPORTANT and should be either placed with the Deeds of the property or carefully preserved.

This permission REF. No. H 145/69 will lapse if not exercised by 5th June, 1974.

HOLLAND COUNTY COUNCIL

Permission for Development subject to Conditions

Town and Country Planning Acts, 1962 to 1968

To Mr. R. Kirk, MR R. KIRK

6, Granmore Lane,

Wolbeach.

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 13th day of May, 1969 namely :— Alterations and additions at 17, Granmore Lane, Wolbeach.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder :—

1. The development shall be commenced not later than 5th June, 1974.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are :—

1. To comply with the requirements of Section 23 of the Town & Country Planning Act, 1962.

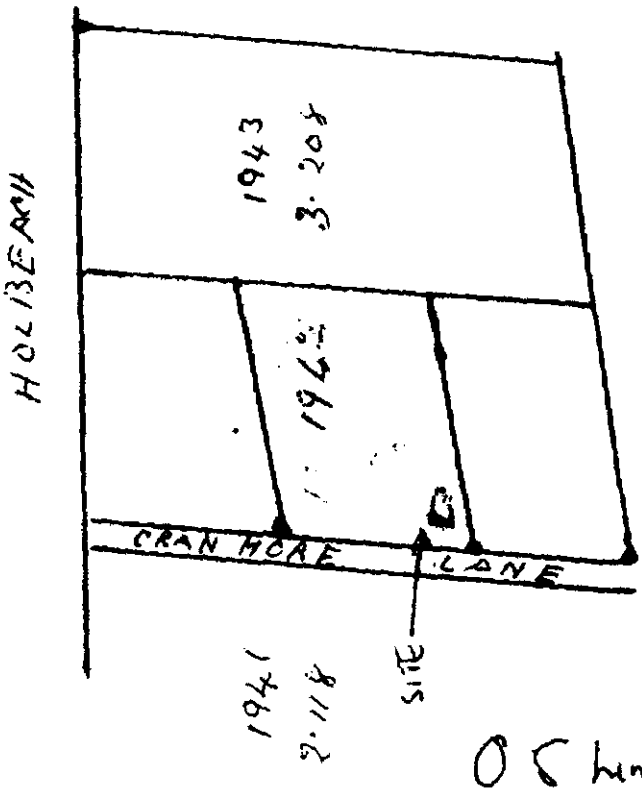
Dated the 5th day of June 19 69

Signed G. E. EDMONDSON JONES

Clerk of the County Council.

County Hall,
Boston.

EE 145/69



O S Lincs
GXXXV-14

NURSERY HOLDING
CRANMORE LANE
HOLBEACH
R.K.R.K.

R. K.

Ref. No. H 10/62.

HOLLAND COUNTY COUNCIL

Permission for Development of Land.

Town and Country Planning Act., 1947.
Town and Country Planning General Development Order &c., 1950.

To Mr. C. Cunnington, G Cunnington
19, Cranmore Lane, 19 Cranmore Lane
Holbeach. Holbeach.

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 19th day of January, 1962 namely :— change of use of agricultural store to agricultural engineering workshop at 19, Cranmore Lane, Holbeach.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district.

Dated the 1st day of February, 19 62.

Signed Signed M. A. H. WALTER
Clerk of the County Council.

County Hall,
Boston.

NOTES.

Ref. No. EH 114/59.

HOLLAND COUNTY COUNCIL

Permission for Development of Land.

Town and Country Planning Act, 1947.
Town and Country Planning General Development Order &c., 1950.

To Mr. G. Cunnington, G Cunnington
19, Cranmore Lane, 19 Cranmore Lane
Holbeach. Holbeach.

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 25th day of September, 1959 namely :—

the erection of an agricultural store building at Cranmore Lane, Holbeach.

and shown on the plan(s), accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district.

Dated the 9th day of October, 1959.

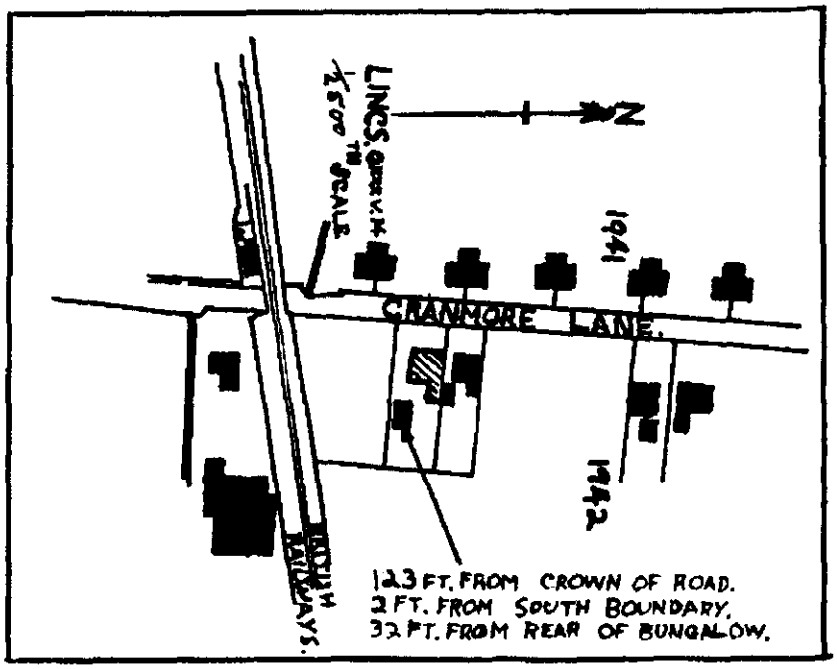
Signed Signed H. A. H. WALTER
Clerk of the County Council.

COUNTY HALL,
BOSTON.

NOTES

This notice relates to Planning permission only. Approval under byelaws is also necessary.

In any further correspondence please quote the reference number in the top right-hand corner of this


LINCS. QUEEN V.H.
1/2500 TH SCALE
N
1941
CRANMORE LANE.
1942
123 FT. FROM CROWN OF ROAD.
2 FT. FROM SOUTH BOUNDARY.
32 FT. FROM REAR OF BUNGALOW.

BRIA MITH 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

Com

Application no: H09/0502/92 Type: OUTLINE

Applicant: R Kirk
Tel:

Agent: G R Merchant
0406 370853

Description: Residential development (2 building plots) incl. details of means of access

Location: rear of 29 Cranmore Lane
Holbeach
Spalding
Lincs.

Valid date:	05-MAY-92	Terminal date:	30-JUN-92
Target dates:		Target Committee:	24-JUN-92
To case officer	10-MAY-92	Report deadline:	10-JUN-92
Inspected by	15-MAY-92		
Extra contacts	20-MAY-92	Case Officer:	
Report if not clear by	09-JUN-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: .11 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	08-MAY-92	22-MAY-92
Cllr N I Capes 0406 23830	08-MAY-92	22-MAY-92
Cllr T G M Tyler 0406 22285	08-MAY-92	22-MAY-92
Cllr D S Venni	08-MAY-92	22-MAY-92
Owner/Occupier 27 Cranmore Lane	22-MAY-92	05-JUN-92
P Cunnington Agr + Mechanical Eng.	"	"
Owner/Occupier 27A Cranmore Lane	"	"
Owner/Occupier 31A "	"	"
Dir of Environmental	22-MAY-92	05-JUN-92

LCC — Obs Attached Jc 18/5/92.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0502/92 Type: OUTLINE

Applicant: R Kirk
Tel:

Agent: G R Merchant
0406 370853

Description: Residential development (2 building plots) incl. details of means of access

Location: rear of 29 Cranmore Lane
Holbeach
Spalding
Lincs.

Valid date: 05-MAY-92
Target dates:
To case officer 10-MAY-92
Inspected by 15-MAY-92
Extra contacts 20-MAY-92
Report if not clear by 09-JUN-92

Terminal date: 30-JUN-92
Target Committee: 24-JUN-92
Report deadline: 10-JUN-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .11 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Holbeach PC	0406 26739	08-MAY-92	22-MAY-92
Cllr N I Capes	0406 23830	08-MAY-92	22-MAY-92
Cllr T G M Tyler	0406 22285	08-MAY-92	22-MAY-92
Cllr D S Venni		08-MAY-92	22-MAY-92

L.C.C. - Obs Attached ~~plan [illegible] 11/5/92~~ JO CR 14/5/92.

(after the receipt of the Minutes)

After the sub-committee discussions were held with Environmental Services regarding possible conditions. They stressed that they would examine it upon site and then send a memorandum.

Environmental Services reminded on 17 Sept (see note below) when proposal discussed further.
Memorandum received 18 Sept 1992.

DMG. 29/9.

Note: Discussed with DDPO whether & imposing Env. Health's condition. In view of lining of Minute which did not authorise any condition he, following consultation with Chairman of PC. then, authorised the note & be issued with a double glazing condition & warning notes.

[illegible]
30/9

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 17.9.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H09/0502/92
Residential development, Cranmore Lane, Holbeach

I write with reference to the Committee's decision to grant permission for dwellings adjacent to the general industrial site and would recommend that the applicant is requested to submit a BS 4142 : 1990 noise assessment (to include an appraisal of potential vibration) and report indicating the appropriate design, layout and construction measures to be implemented

Notwithstanding the outcome of this specific appraisal bearing in mind that this land is abutting an industrial site which could change its use at any time in the future I would advise the following:-

1. Development restricted to bungalows.

2. Dwellings including garages to be positioned on the site so as to provide a buffer for amenity areas.

3. Design of dwellings to ensure noise sensitive rooms are located away from industrial boundary.

Chapman
Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
18 SEP 1992 DG + JB

Attention of
DPO NPM
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.
Can we discuss plan
18/9

Acknowledge YES/NO
by
date

DG

S.H.D.C. PLANNING DEPT.
RECEIVED
14 AUG 1992 DG
Attention of
DPO NPM
DOPO ES
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
Date 5T 14/8

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

Director of Planning and Building
Control Services
South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 12th August 1992

The person dealing with this matter is: M. Glauser

Our Ref: 771625/MRG/AEW
Your Ref: 0562/92 and 0502/92

Dear Sir,

Re: RESIDENTIAL DEVELOPMENT - CRANMORE LANE, HOLBEACH FOR MR P CUNNINGTON AND MR R KIRK (PLANNING APPLICATIONS 0562/92 AND 0502/92 RESPECTIVELY)

I refer to my letter to you dated 7th August, 1992.

With regards the granting of Planning Consent for application 0502/92 immediately to the north of my client's industrial site I would wish you to consider the following matters when preparing the conditions for that permission:-

a) The wall density of the proposed dwellings should be not less than 120kg/m^3. Reason - this is the building regulations requirement relating to sound insulation between semi-detached properties and it would not seem unreasonable to impose the condition on this development to safeguard the amenities of the occupiers of the properties.

b) There shall be no windows facing southwards from the proposed dwellings towards the existing factory buildings and all first floor windows facing east and west from the proposed dwellings shall be fitted with acoustic secondary triple glazing and it would be advisable if these windows facing east and west were windows to secondary rooms such as landing and bathroom and not main bedrooms.
Reason - to safeguard the amenities of the occupiers of the dwellings.

c) A noise protection barrier wall a minimum height of 3 metres shall be erected along the site's southern boundary to the extent of the existing factory building and this barrier wall shall return around the site's eastern boundary for a linear distance of at least 10 metres.
Reason - to safeguard the amenities of the occupiers of the dwellings whilst outside of the building in their garden.

d) The layout of the residential development for two properties on the site shall be so designed that the buildings form a barrier between the existing factory buildings and the proposed gardens of the properties to which they

Continued...

relate.
Reason - to safeguard the amenities of the occupiers of the properties whilst in the garden.

A further point which I believe is worthy of note is that the machinery that is currently used by Mr. Cunnington in his factory can create a ground tremor and this can have a detrimental affect upon the structure of nearby properties if account is not taken of this fact (for instance, the foundations of the factory building are 6 ft below the ground). It would seem appropriate that a note could be added to the end of the planning permission document making the applicant aware of this fact in order that prospective purchasers might be well advised by having knowledge of this matter.

Yours faithfully



M. R. Glauser F.F.B.

DG

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

Director of Planning and Building
Control Services
South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Our Ref: 771625/MRG/AEW

Your Ref: 0562/92 and 0502/92

Date 7th August 1992

The person dealing with this matter is: M. Glauser

Dear Sir,

RE: RESIDENTIAL DEVELOPMENT - CRANMORE LANE, HOLBEACH FOR MR P CUNNINGTON AND MR R KIRK (Planning Applications 0562/92 & 0502/92 respectively)

I refer to our conversation this morning and thank you for the opportunity of discussing the matter with you.

During the course of the next 2-3 days I will be writing to you again on behalf of Mr Cunnington expressing concern with regards the planning decision that has been made on application 0502/92 and recommending to your authority certain conditions that we would wish to be considered as being included on Mr Kirk's approval to safeguard not only the future residents of the properties, but also Mr Cunnington's business interests in terms of the expansion of his industrial premises directly adjacent to residential properties.

Yours faithfully,

M. R. Glauser

Granted a 5 Aug Cttee & 27 Jul Sub-Cttee

S.H.D.C. PLANNING DEPT.
RECEIVED
10 AUG 1992 DG

DB

Manufacturers of SWIFT LIFT long reach, long lasting, Elevators and Conveyors

Cranmore Lane, Holbeach, near Spalding, Lincs., PE12 7HT.

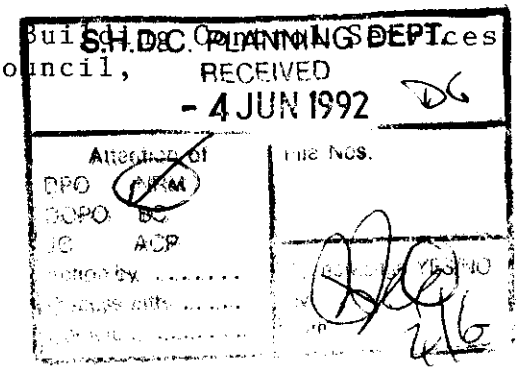
Telephone Holbeach (0406) 22110.

Peter Cunnington

Agricultural and Mechanical Handling Engineers

P. Cunnington, Mrs. M. Cunnington

Director of Planning and Building Services
South Holland District Council,
Council Offices,
Priory Road,
Spalding.
PE11 2XE



3rd June 1992

Dear Sir or Madam,

With reference to your letter of 27th May 1992, Planning Application No H09/0502/92, Mr R.Kirk, 29 Cranmore Lane, Holbeach. Please find enclosed eight brochures of the main products we cuuently manufacture and service at the above address.

The Bungalow situated to the west of the workshop and offices is associated with the firm.

We have been operating from this site for 28 years, constantly expanding our products. The Swift Lift range of Elevators and Conveyors have been produced for 24 years, from a single size unit to the current range being in excess of 35 standard major units plus a host of accessories and many built to order specials. Also repairs and service to existing equipment, refurbishing and general engineering activities are undertaken.

We have no restrictions on working hours and in busy seasonal times normally operate from 6.a.m. to 8 p.m.also when needed to complete large or export orders on a tight schedule working shifts around the clock and a seven day working week if required.

All operations are carried out on the one site mainly steel preporation, fabrication, welding, general machining, finishing, painting and assembly etc. As with most machines used for these purposes high levels of noise are emitted and our staff regually wear ear protection in accordance with Health and Safety regulations.

Several of our machines are not in constant use and when used create very high noise levels, some send out shock waves where energy is released after a work stroke i.e. 'Guillotines' and 'Universal Mettleworkers! These cause a tremor effect which is felt underfoot simular to the vibrations from Rail Traffic on nearby ground.

Work is often carried on outside particually in good weather, mainly handling and preparing steel etc. When this takes place on the East side of the workshop it is in very close proximity to the proposed Planning Application. Also in good weather all

Manufacturers of — SWIFT LIFT long reach, long lasting, Elevators and Conveyors

Cranmore Lane, Holbeach, near Spalding, Lincs., PE12 7HT.

Telephone Holbeach (0406) 22110.

Peter Cunnington

Agricultural and Mechanical Handling Engineers

P. Cunnington, Mrs. M. Cunnington

Continued 1 -

the workshop doors are opened to asist ventilation.

With the Single European Market almost upon us it is envisaged to increase our output. This increase could be beyond fourfold within the current buildings but would require additional staff and prolonged use of machinery. The total number of our workforce at present is twelve.

There is adequate space to expand our workshop building area on the East side, indeed the Warehouse Storage Building constructed in 1985, Referance No H9/860/84/4862 was sited with this objective in mind having increased specifications with heavier stanchions and larger pads to allow for further expansion to it's North side and linking with the East end of the workshop, additional land also being purchased for this purpose.

In the light of various local problems where residential properties have moved in close to industrial premises only to find afterwards that conditions were not as expected, with the result of restrictions being imposed on businesses. We would prefer this situation to be avoided.

Most importantly we are concerned for the future of our business and the welfare of our staff, that expansion plans are not jeopodised or detromental restrictions placed upon us.

We respectfully draw your attention to the above facts and would ask that they be made fully known to all members of the Planning Committee.

Should you require any further information relating to the above, please contact the undersigned,

Yours faithfully,

P. Cunnington.

P.Cunnington

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 7.7.92

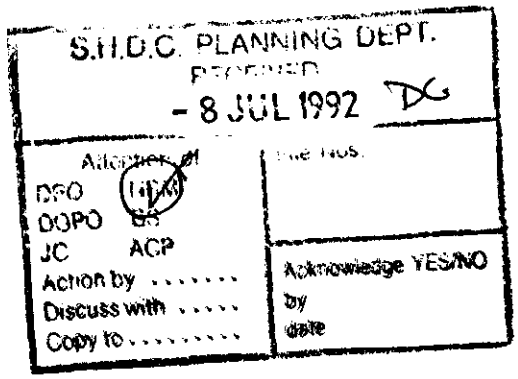
OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Applications H09/0502/92
H09/0562/92
H09/0597/92
Residential Development, Cranmore Lane, Holbeach

This land includes the general industrial agricultural engineering business of P. Cunnington and should therefore be developed as a whole.

Director of Environmental Services



G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 370853

Your ref: H09/0502/92
Our ref : GRM/JJM/RK

23/11

19th June, 1992.

S.H.D.C. PLANNING DEPT.
RECEIVED
19 JUN 1992
DG

S.H.D.C.,
Planning Dept.,
Priory Road,
Spalding,
Lincs.

Dear Sir,

RESIDENTIAL DEVELOPMENT,
REAR OF 29 CRANMORE LANE, HOLBEACH.

With reference to the above application, I have been asked to write to you by my client, Mr R. Kirk, in response to the grossly exaggerated letter of objection sent by Peter Cunnington on 3rd June.

Mr Kirk has seen that his application is recommended for refusal and feels that the contents of Mr Cunningtons letter have had an important influence on your recommendations.

Mr Kirk has lived at his present address since 1967 (25 years) and has witnessed the expansion of the works to the South from a nissen hut to asbestos shed, to the present sound insulated and bricked building, in all of these changes and expansions has been extremely co-operative and understanding of Mr Cunningtons situation.

Mr Kirk probably understands the levels of noise generated and the working hours adopted better that anyone. Noise from the business is almost non existant and in all the time he has lived at his present address he has never known round-the-clock working hours and certainly not Sundays, particularly as Mr Cunnington is a strict Church-goer.

Mr Cunnington, in his letter, refers to development of his business to the East. At present this is a dumping ground for all manner of rubbish, if this area was developed it would be some distance from Mr Kirks development.

Mr Cunnington refers in his letter, that his present workforce is 12. Mr Kirk knows all his employees personally and they amount

to 5.

Continuation of his business and future expansion is essential with the single European Market almost upon us does not make sense when an application for residential development on the site is applied for, immediately after Mr Kirks application. If expansion is so important, why not an application for additional storage and workshop facilities, instead of residential.

Mr Kirk feels that Mr Cunningtons letter is a grossly exaggerated account of his business activities and he feels saddened and deceived, after so many years of friendship and co-operation, that such a mis-leading letter of objection should be sent in response to his application. He would therefore hope that you could refer his application to a site meeting in an effort for you to see the actual situation for yourself. It may be beneficial if an environmental health officer attends the site meeting to see for himself that the agricultural engineering business has little or no impact on this site, in fact, the brick unit to the South is a protection from the South and South Western winds and a pleasant and secluded development could be produced.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

G.R. Merchant.

G.R. Merchant.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H07/0502/92.

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. Address or location

Rear of 29 Cranmore Lane Horbeach

3. Name, classification and number of road

UC

4. Date application referred

~~12~~ 11-5-92

5. State whether outline, detailed application etc.

OL

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

2 Building Plots inc Access

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: 13-5-92. Signed: [signature]
Director of Highways and Planning

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 JUN 1992 DG

Attention of
DPO MM
DDPO
JC ACP
action by .....
discuss with .....
Copy to .....

File Nos.

Acknowledge YES NO
by
date 5/6

Mr. & Mrs. K.A. Lawrence,
27 Cranmore Lane,
Holbeach,
Spalding.
Lincs.
PE12 7HT

29th May 1992

Brian Smith, Dip TP MRTPI
Director of Planning & Building Control Services,
Planning & Building Control Dept.,
Council Offices,
Priory Road,
Spalding.
Lincs.
PE11 2XE

Dear Sirs,

re Planning Application H09/0502/92
Residential Development at rear of 29, Cranmore Lane, Holbeach.

We are in receipt of your letter dated the 22nd instant advising us of the above application and would reply that whilst we have no objection to the development in itself we have one small observation to make which is as follows:-

We notice that the 2000mm high conifer hedge to part of the northern boundary of the new development is marked down for retention and if at all possible we would rather this be removed. At this moment in time it is under the control of Mr. Kirk who regularly trims it to an acceptable height but if the development is allowed, it then becomes part of the joint driveway and if neither of the occupants of the new bungalows accept responsibility it may be allowed to grow unrestrained and this would lead to it eventually blocking out all light to the rear of our property.

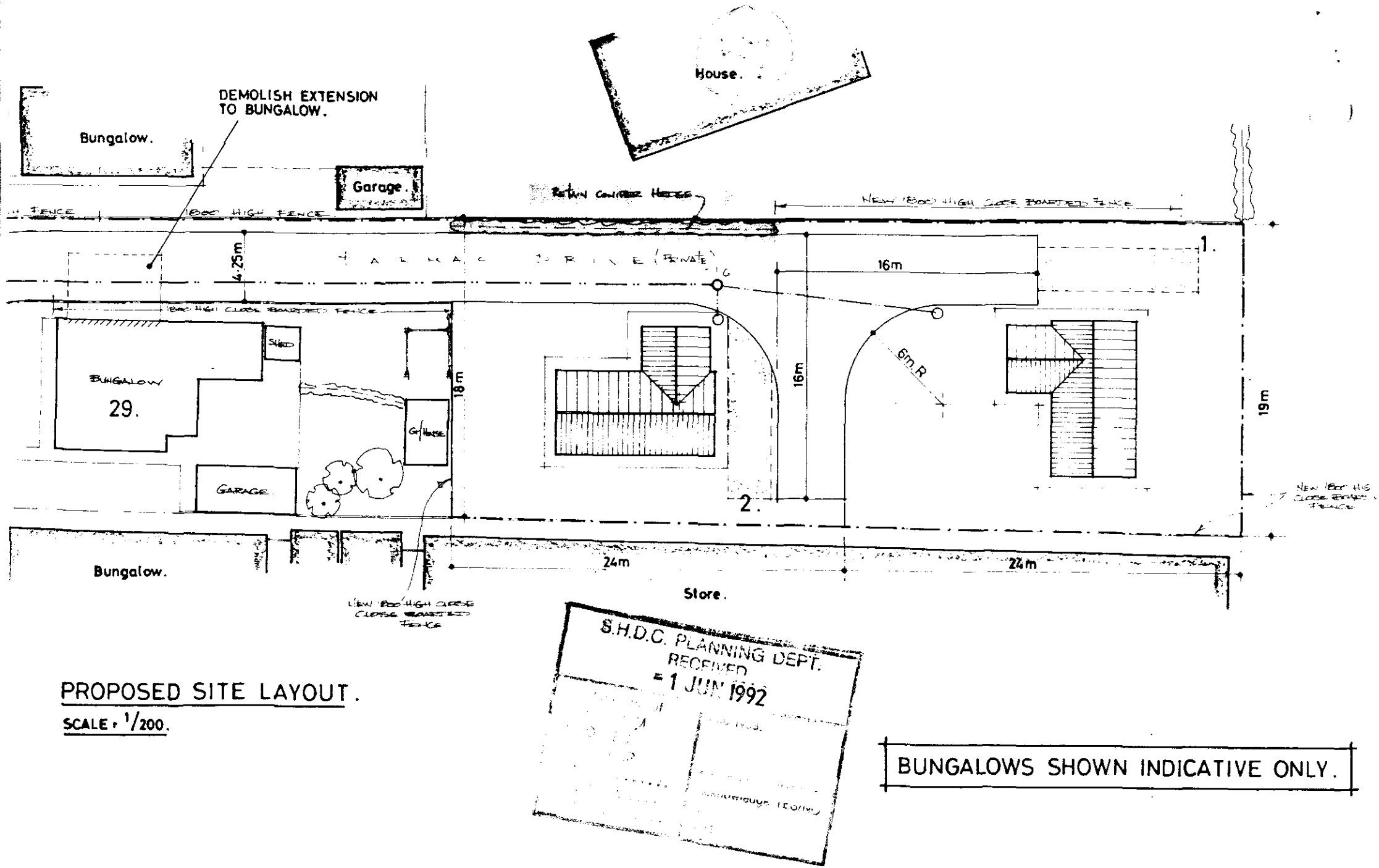
This hedge serves no real purpose as it would only afford partial privacy to one of the proposed bungalows and therefore to avoid any future controversy it would seem sensible to have it removed prior to any development taking place.

We hope the above can be given consideration when a decision is taken on this application.

Yours faithfully,

Lawrence

Mrs. K. Lawrence.



S.H.D.C. PLANNING DEPT.
RECEIVED
1 JUN 1992

PROPOSED SITE LAYOUT.

SCALE : 1/200.

BUNGALOWS SHOWN INDICATIVE ONLY.

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

S.H.D.C. PLANNING DEPT.
RECEIVED
19 MAY 1992 DG
Attention of
DPO NHM
DDPO BS
ACP
File Nos.
Acknowledge YES/NO

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0502/92

Applicant: R Kirk
29 Cranmore Lane
Holbeach
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Residential development (2 building plots) incl. details of means of access

Location: rear of 29 Cranmore Lane Holbeach Spalding Lincs.

Type: *OUTLINE*

Date received: 05-MAY-92

08-MAY-92

Dear Cllr D S Venni

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 18-MAY-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr D S Venni
2 Harwood Avenue
Holbeach
Spalding Lincs
PE12 7HY

I request that this application be considered by Planning Committee, because development is virtually similar to other developments at rear of Cranmore Lane properties. Applicant has tried to sell, and let, over a long period of time without success as it is classed a "Commercial" property by Building Societies. He has remarried and property is surplus to requirements. Commercial property next door (Cunningtons) but there have been no problems from there for many years.

Signed:

[signature]
15/5/92

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

S.H.D.C. PLANNING DEPT.
RECEIVED
18 MAY 1992 DG
Attention of
DPO NHM
DDPO ES
AO
Action by .....
Discuss with .....
Copy to .....
Fee Nos.
Acknowledge YES/NO
By
Date

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-F/502/92/JAM **Your Ref.**

Date 14 May 1992

Dear Sirs,

OUTLINE PLANNING APPLICATION - R. KIRK
2 DWELLINGS AT CRANMORE LANE, HOLBEACH

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application on behalf of your client seeking permission for the above development. The submitted details have been inspected and I have the following observations which should be brought to your clients and prospective purchasers attention.

No Board's or private watercourses adjoin the site.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I note soakaway drainage systems are intended and due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

Due consideration must also be given to preventing surface water run-off from the indicated private tarmacadam access roadway causing embarrassment to neighbouring property.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J J Ebsey.

ENGINEER TO THE BOARD

Mr. G.R. Merchant,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.PE12 6UG

BRIAN ..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: H09/0502/92

Applicant: R Kirk
29 Cranmore Lane
Holbeach
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Residential development (2 building plots) incl. details of means of access

Location: rear of 29 Cranmore Lane Holbeach Spalding Lincs.

Type: OUTLINE

Date received: 05-MAY-92

08-MAY-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 23-MAY-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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: Supported

Signed: N P Judge

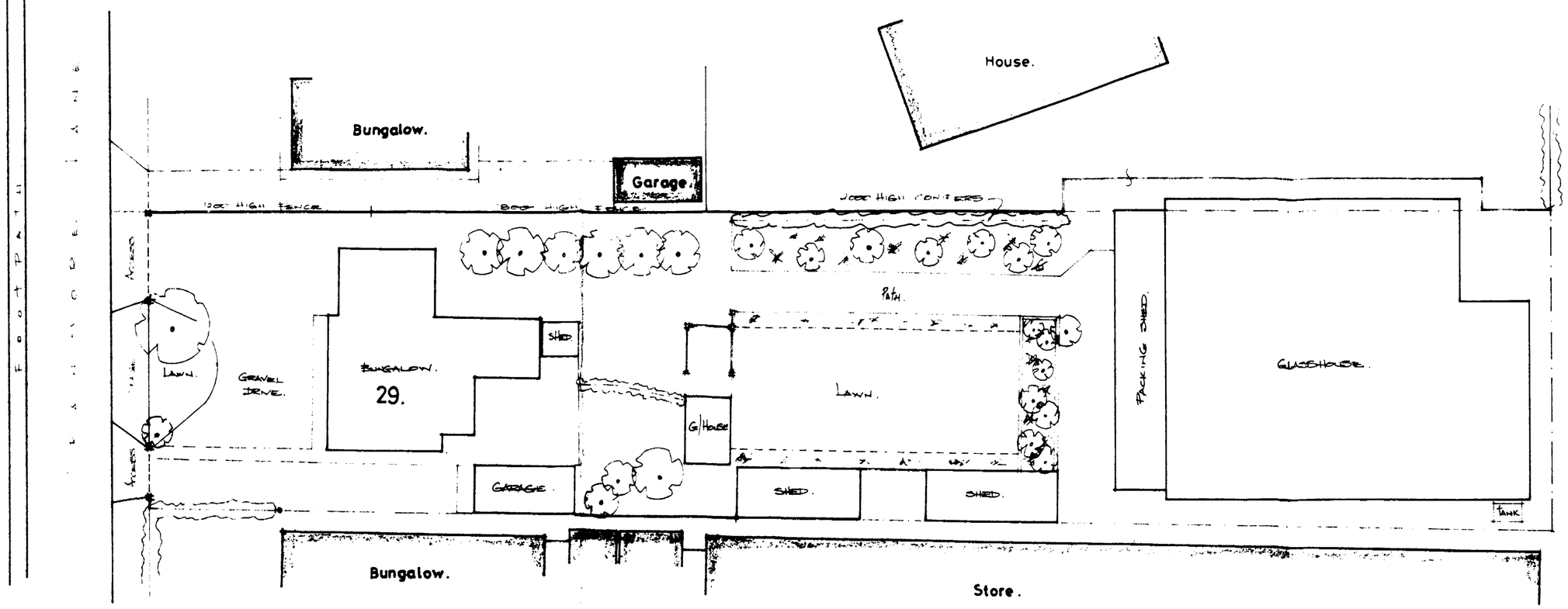
11/5/92

S.H.D.C. PLANNING DEPT.
RECEIVED
14 MAY 1992

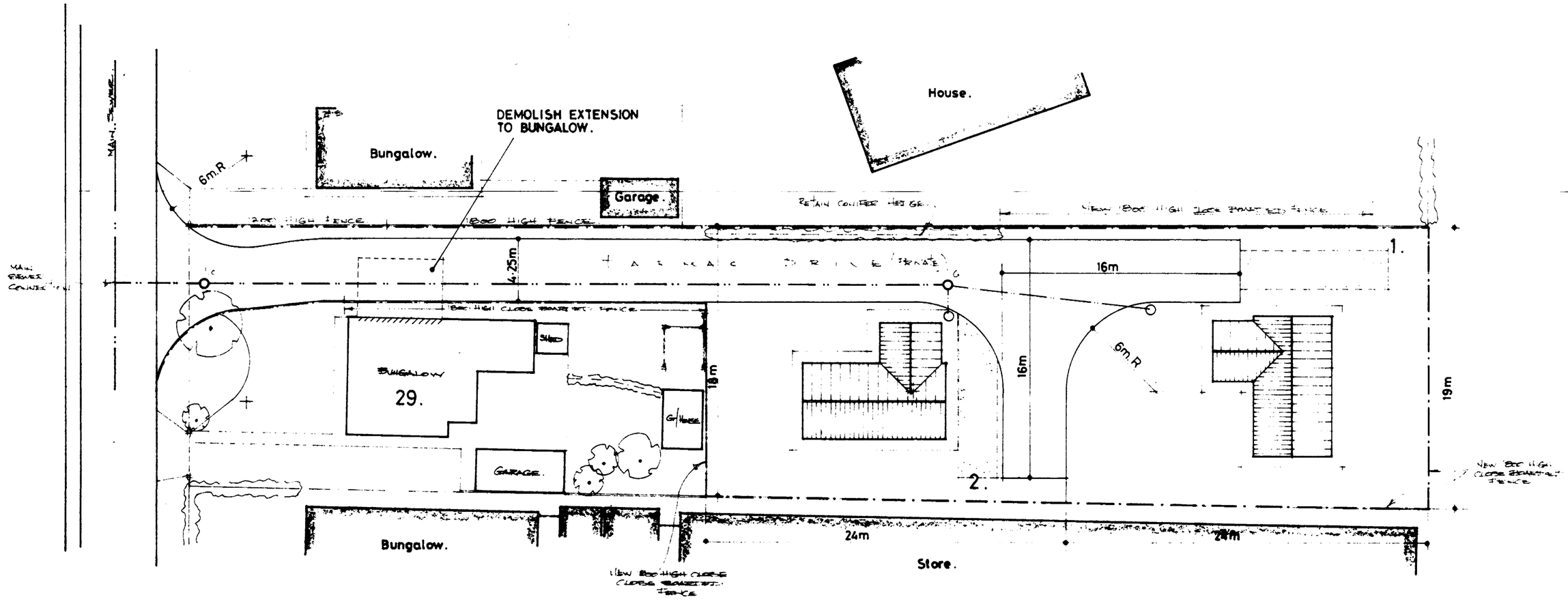
Attention of
DPO NRM
DDPO BS
AC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
By
Date



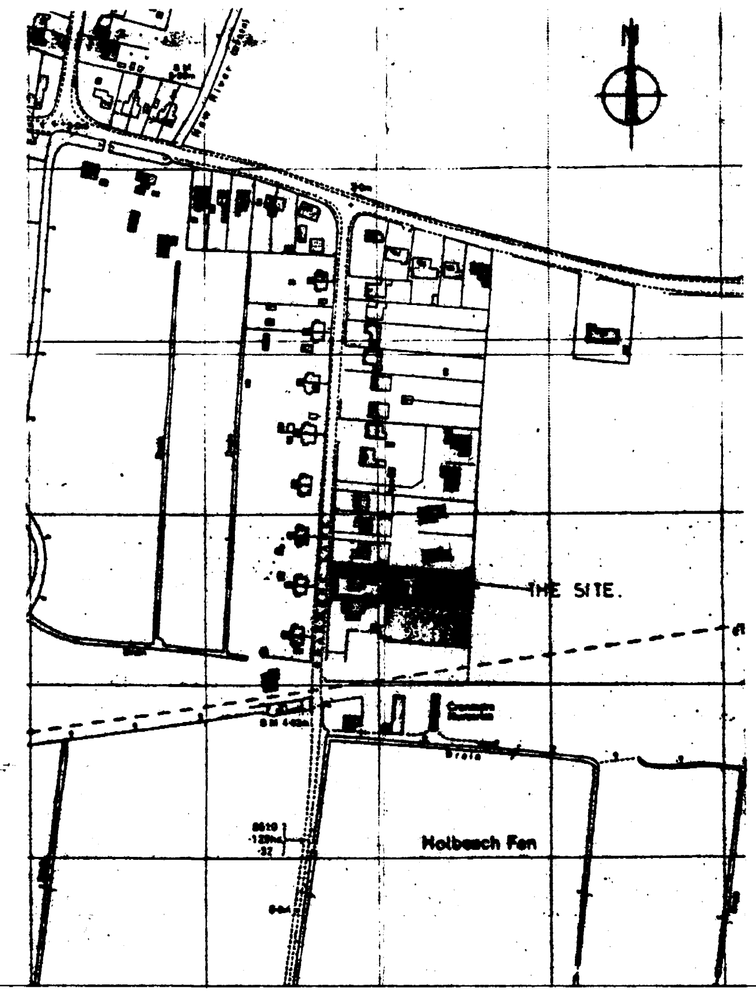
EXISTING SITE LAYOUT.



PROPOSED SITE LAYOUT.

SCALE: 1/200.

BUNGALOWS SHOWN INDICATIVE ONLY.



LOCATION PLAN.

SCALE: 1/2500.

SOUTH KESTEVEN DISTRICT COUNCIL
PLANNING DEPARTMENT
05 MAY 1992
H09/0502/92

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
RESIDENTIAL DEVELOPMENT.
CRANMORE LANE.
HOLBEACH.

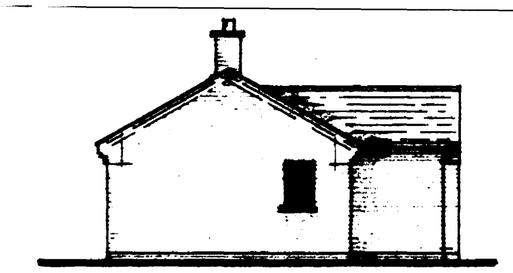
CLIENT:
R. KIRK.
29 CRANMORE LANE.
HOLBEACH.
SPALDING.
LINCS.

SCALES:	DATE:
AS INDICATED.	APRIL 1992.
G.R.MERCHANT.	DRAWING No.: R.K.1

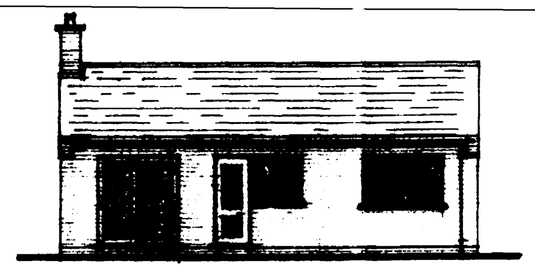
REVISIONS:



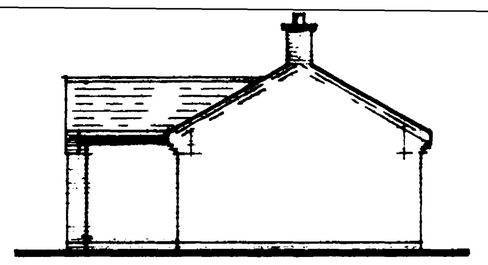
FRONT.



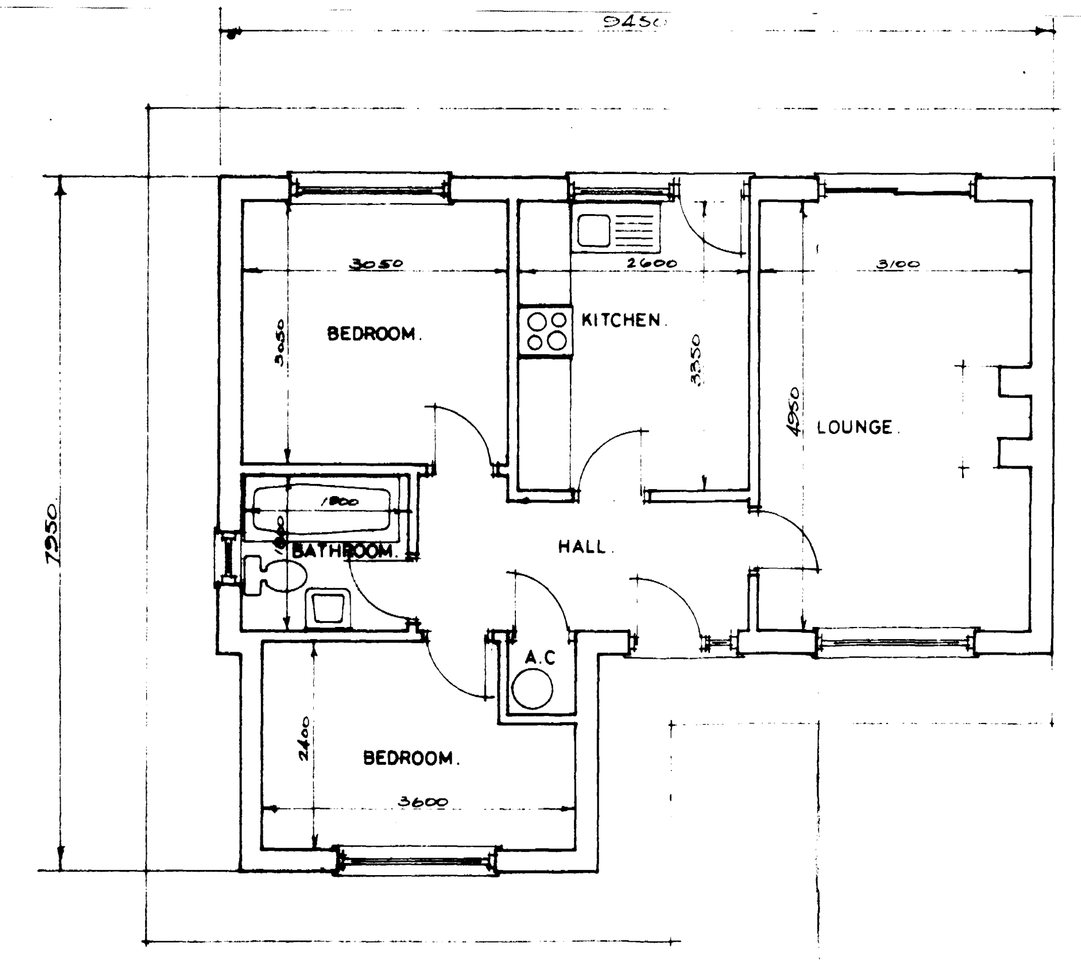
SIDE.



REAR.



SIDE.



PLAN.

SOUTH ... PL...
05...
REF. H09/0502/92

INDICATIVE ONLY.

G. R. MERCHANT
I.ENG(CEI) FSCET, FAWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
2 BEDROOM BUNGALOW.
PLOTS 1 & 2.

CLIENT:
R. KIRK
29 CRANMORE LANE.
HOLBEACH.
SPALDING.
LINCS.

SCALES: 1/50 & 1/100.

DATE: APRIL 1992.

G.R MERCHANT.

DRAWING No.: RK. 2.