APPLICATION NO. : .....

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0562/92 Received:21-MAY-92 Type:OUTLINE

Name: Mr P Cunnington
Cranmore Lane
Holbeach
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential Development

Location : Cranmore Lane Holbeach
Spalding

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)

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

4 Visibility splays of 2.4 metres by 35 metres shall be provided in respect of any proposed private carriageway onto Cranmore Lane.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

5 The vehicular access shall incorporate 6 metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 4.5 metres.

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

6 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.

7 Any private carriageway shall be constructed and surfaced in accordance with details to be agreed in writing with the Local Planning Authority before development commences and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority before any of the proposed dwellings are occupied.

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.

8 The applicants shall submit to and agree with the Local Planning Authority details of a scheme of street lighting for any related private carriageway and the approved scheme shall be implemented before any of the dwellings are occupied.

Reason: In the interests of the amenities of the future occupants of the proposed dwellings.

9 Before development is commenced, the building to the east shall be removed and the land outlined in blue on the plan accompanying the application shall cease to be used for storage purposes.

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

Notes to Applicant:

SOUTH HOLLAND DISTRICT COUNCIL

Notes to Applicant:

The applicants are reminded that the plans submitted with the application are indicative only and that the number of plots and siting are both "reserved matters".

Ideally the site should be developed in a comprehensive manner in association with land immediately to the north and south.

The development should be sited, designed and suitably screened to alleviate any possible noise nuisance from the adjacent builders yard to the south.

Director of Planning and Building Control Services
12-AUG-92 H09/0562/92

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0562/92 Received:21-MAY-92 Type:OUTLINE

Name: Mr P Cunnington
Cranmore Lane
Holbeach
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential Development

Location : Cranmore Lane Holbeach
Spalding

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.

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Notes to Applicant:

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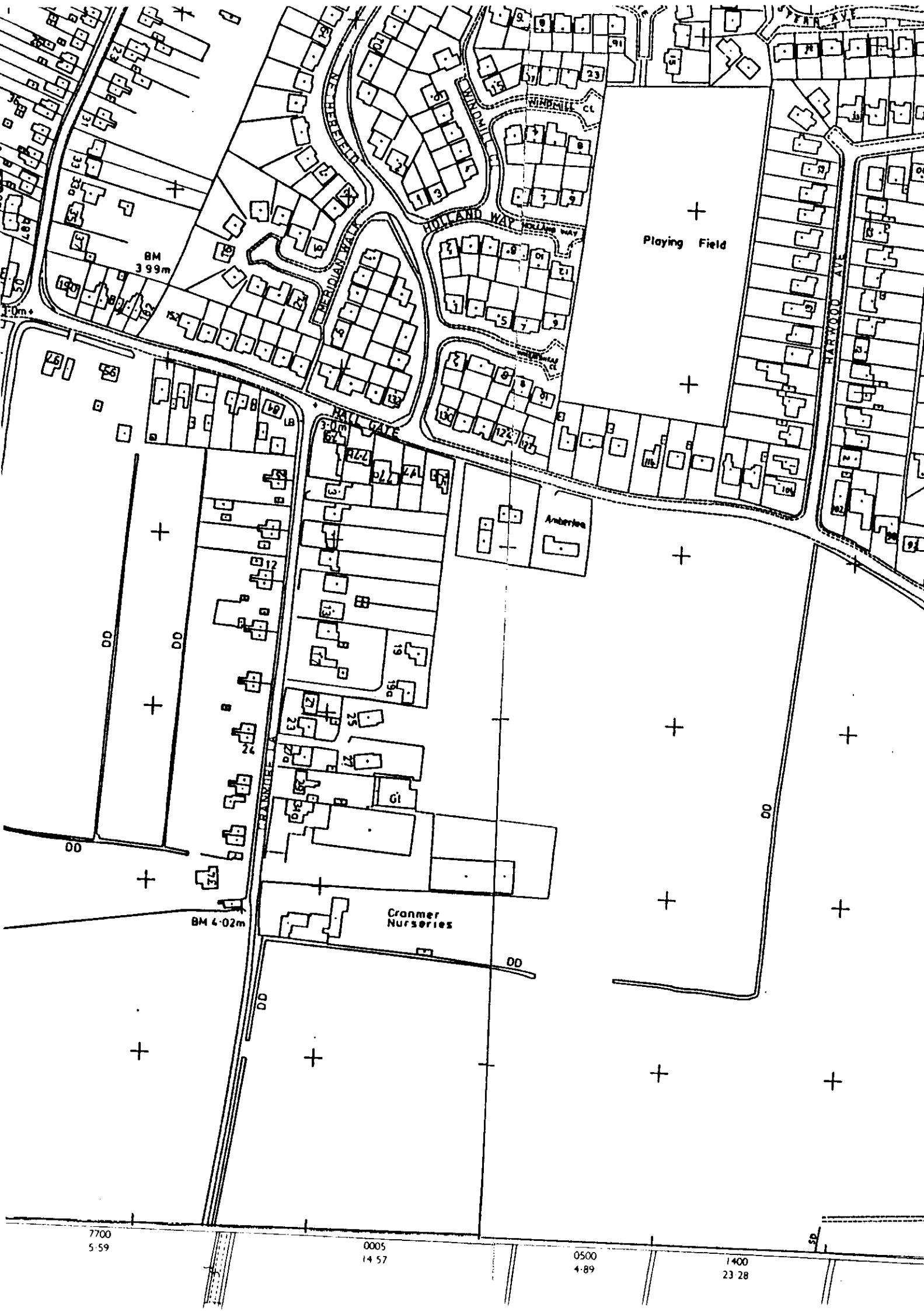
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Ideally the site should be developed in a comprehensive manner in association with land immediately to the north and south.

The development should be sited, designed and suitably screened to alleviate any possible noise nuisance from the adjacent builders yard to the south.

Authorised to issue:

06-AUG-92 H09/0562/92 AD....N....DC.M.....
12/8


HOLLAND WAY
Playing Field
HARWOOD AVE
RAIL GATE
Amberlea
Cranmer Nurseries
BM 399m
BM 4·02m
MERIDIAN WALK
WINDMILL CL
FERN AVE
7700
5·59
0005
14 57
0500
4·89
1400
23 28

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09|0562|92

Date Registered 21 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Peter Cunnington
Cranmore Lane
Holbeach
Spalding
Lincs

Tel. No.

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

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB
Tel. No. 0406 24343
(Personal contact name) M. Glauser

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Cranmore Lane, Holbeach, Spalding, Lincs

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Residential Development

Please complete

Signed.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £440.00 If you consider no fee is payable include a written explanation instead.

Date. 21st May 1992

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 0.3224 (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: Not specified

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.

Agricultural mechanical and handling engineering

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: Cranmore Lane
Will there be –
Individual access(es) ✓
New estate road ✓

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

On site parking/garaging

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: Surface water sewer
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	No	→ Application No.:

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

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 ..... (Applicant/Agent) Date 21st May 1992

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

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... Applicant/Agent) Date 21st May 1992

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 .....

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
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0562/92 Type: OUTLINE

Applicant: Mr P Cunnington Agent: Status Design
Tel: 0406 24343

Description: Residential Development

Location: Cranmore Lane
Holbeach
Spalding

Valid date: 21-MAY-92 Terminal date: 16-JUL-92
Target dates: Target Committee: 14-JUL-92
To case officer 26-MAY-92 Report deadline: 30-JUN-92
Inspected by 31-MAY-92
Extra contacts 05-JUN-92 Case Officer:
Report if not clear by 25-JUN-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .32 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	02-JUN-92	16-JUN-92
Cllr N I Capes 0406 23830	02-JUN-92	16-JUN-92
Cllr T G M Tyler 0406 22285	02-JUN-92	16-JUN-92
Cllr D S Venni	02-JUN-92	16-JUN-92
Owner/Occupier, 29 Cranmore Lane, Hol	21-JUL-92	04-AUG-92
Owner/Occupier, 30 Cranmore Lane, Hol	"	"
Owner/Occupier, 32 Cranmore Lane, Hol	"	"
Owner/Occupier, The Sidings, Cranmore Ln	"	"
Owner/Occupier, Cranmore House, Cranmore Ln	"	"
Dir of Environmental	21-JUL-92	04-AUG-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

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Cllr T G M Tyler	0406 22285	02-JUN-92	16-JUN-92
Cllr D S Venni		02-JUN-92	16-JUN-92

L.C.C - Obs Attached Jo cS 4-6-92

SITE DETAILS

Grid ref: 534900 324240
OS Sheets: 169 Parcel:

APPLICATION ASSESSMENT

No ____ for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Currently commercial. Large brick and Building upon the site and also of the rear. Residential to N + S and at Opposite. Flat dry. Frontage

Inspected by: DMF
date: 12/2

Case Officer Conclusions (issues)

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

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

- Any objection received? No
- If yes, is any obj. material? Yes / No

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.....

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

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) 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

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

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 £ NIL

Receipt Issued ..... No. P192

Date First Received 21 MAY 1992

REGISTRATION

REFERENCE H09/0562/92

Cross-Ref N/A

Date 22/5/92 JAB

VALIDATION Date 21/5/92

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

Site area 0.35 No. of dwellings ..... Floorspace .....

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

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S63 Advert required ☐ Expiry date .....

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

Correct fee £ NIL Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 22.5.92

Index Sheets 169 OS Nos ..... Grid Ref 534900 124240

Part J Parish Holbeach

Inside IDB Yes Inside LB Area No

TR Rural ☐ C1 ☐ Grade
TR Bypass ☐ C3 ☐
Level crossing ☐ IDB ☐
Footpath ☐ Other:

Linked to site ..... Ref 994 Linked to property ..... Ref .....

Planning Records: 860/84
Earlier apps 798/84

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

Inputs completed .....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H09/0562/92

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		
	3	4	9	2	4	2

2. Address or location

Cranmore Lane, Horbeach

3. Name, classification and number of road

U.C.

4. Date application referred 4-6-92

5. State whether outline, detailed application etc.

OL

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

Residential Development

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: 4-6-92 Signed: E Mercer
Director of Highways and Planning

CONDITIONS:–

Delete as appropriate

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

(ii) For other applications

(1). B Visibility splays of 2·4m x 35m shall be provided at the proposed access on to Cranmoore Lane

(2) B12 - - - 6m - - - - 4·5m.

(3) B21.

Delete as appropriate

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

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

(1) B4

(2) B6

(3) B21.

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

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

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

Tel. Holbeach (0406) 24343

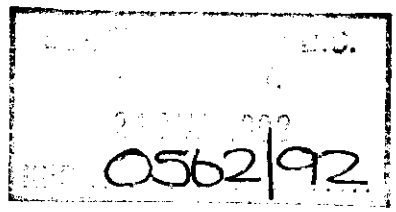
South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 21st May 1992

The person dealing with this matter is: M. Glauser

Our Ref: 771625/MRG/AEW

Your Ref:



Dear Sir,

Re: PROPOSED RESIDENTIAL DEVELOPMENT AT CRANMORE LANE, HOLBEACH FOR P CUNNINGTON

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing no'd 771625/1 and 771625/2.
3. Cheque to the value of £440.00 in respect of submission fee.

The application contained herein seeks outline planning consent on land which is currently within the Interim Boundary of Development of Holbeach. Drawing no. 771625/2 is not to be considered as part of this application, but has been prepared for identification purposes only and seeks to demonstrate how the site may be capable of being developed by means of two frontage plots with three further plots served by a 4.25m wide private drive.

Yours faithfully

M. R. Glauser F.F.B.

Enc.

APPLICATION REFERENCE: H09/0562/92 DATE RECEIVED: 21-MAY-92

APPLICANT: Peter Cunnington
Cranmore Lane
Holbeach
Spalding
Lincs

Status Design
4 Princes Street
Holbeach
Spalding
Lincs

TYPE: Outline

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 5 AUG 1992

DESCRIPTION: Residential development

LOCATION: Cranmore Lane, Holbeach, Spalding

Parish Council: Supported.

County Highways: Request conditions.

Environmental Services: Formal response awaited but feel that the three sites currently under consideration should be developed as a whole.

Ward Member: Would be cautious in granting permission with the continuation of the business already established. If business is to cease then I have no objections.

PLANNING POLICIES/DOE ADVICE
Inside I.B.D.

PREVIOUS DECISIONS
H09/0502/92 - Development of two residential plots to the rear of no. 29 Cranmore Lane, Holbeach - Permission granted.

PLANNING ISSUES
1 The determining issue in this particular case is whether the site is acceptable for the proposed use having regard to planning policy and the nature and pattern of existing development in the locality.
2 Residential development is located to the north and also opposite. An established builders yard is located immediately to the south and this was granted permission by virtue of H09/1434/79.

CONCLUSIONS
1 The site which is within the Interim Boundary of Development for Holbeach is part of an existing agricultural, mechanical and handling engineering premises and an existing works and office building would need to be demolished to make way for the development. An existing storage building is also located further to the rear as outlined in blue on the plan accompanying the application.
2 The indicative plans submitted show two frontage dwellings and three at the rear served by a private carriageway. However, siting has not been included as part of the application and will therefore be "reserved".
3 The applicant's agent has stated that if permission were to be granted the existing building at the rear would most likely be taken down. This is considered essential since it's continued use would not be compatible with the proposed

development, particularly in terms of access arrangements.

4 The site immediately to the south presently has permission for the storage of building materials. However, after discussions with Environmental Services, it is considered that activities associated with this particular use (because it is for storage purposes only) would not materially affect the residential amenity of future occupiers of the proposed development.

RECOMMENDATION - Grant permission.

1 SC8 - (Details)

2 SC27 - (Implementation of planting)

3 Visibility splays of 2.4 metres by 35 metres shall be provided in respect of any proposed private carriageway onto Cranmore Lane.

4 B12 - (Radii ad width of access)...6 metres...4.5 metres

5 B21 - (Turning space)

6 Any private carriageway shall be constructed and surfaced in accordance with details to be agreed in writing with the Local Planning Authority before development commences and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority before any of the proposed dwellings are occupied.

7 The applicants shall submit to and agree with the Local Planning Authority details of a scheme of street lighting for any related private carriageway and the approved scheme shall be implemented before any of the dwellings are occupied.

8 Before development is commenced, the building to the east shall be removed and the land outlined in blue on the plan accompanying the application shall cease to be used for storage purposes.

Reasons

1 Standard

2 Standard

3 B4

4 B6

5 B21

6 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 In the interests of the amenities of the future occupants of the proposed dwellings.

8 In the interest of the amenities of the locality.

Notes

1 The applicants are reminded that the plans submitted with the application are indicative only and that the number of plots and siting are both "reserved matters".

2 Ideally the site should be developed in a comprehensive manner in association with land immediately to the north and south.

3 The development should be sited, designed and suitably screened to alleviate any possible noise nuisance from the adjacent builders yard to the south.

---

587. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted**

Plan No. and Applicant		Proposal
H16/0284/92 Spalding Pentecostal Church		Change of use to place of religious worship at 12 Haverfield Road, Spalding.
H16/0346/92 Longhurst Housing Association Ltd		Construction of four 1 bedroom bungalows and four 2 bedroom bungalows on site Off Atton Avenue, Spalding.

(It was also agreed that the Director of Planning and Building Control Services negotiate with the applicant the siting of the properties for disabled people to ensure that they are situated nearest to the car park.)

H06/0532/92 Albany Developments	O.A.	Residential development at Holmlea, Gedney Drove End.

(the word "enclose" in recommendation B was amended to read "endorse")

H11/0557/92 Miss P Worts		Change of use from offices to self contained flat at The Old Granary, Bull Lane, Long Sutton.
H09/0643/92 Mr & Mrs M Seaman		Extension to house at Creewood House, Creewood Close, Holbeach.
H16/0623/92 Mr B T Hilton		Taxi service base station at 111 Albion Street, Spalding.
H16/0631/92 Flowerscene		Change of use from retail and display to dried and artificial flower assembly - distribute including associated offices, etc at Home Improva, Stumps Lane, Spalding.
H08/0644/92 Mr & Mrs T H S Clarke		Retention of dwelling without complying with agricultural occupancy condition (Condition 2 of SR157/70) at Lansdown House, Chaintoft Lane, Gosberton.
H16/0711/92 Mr L Brooks	O.A.	Dwelling (renewal of outline planning permission H16/0845/89) at 1a Hereward Road, Spalding.

(The Director of Planning and Building Control Services confirmed that this property will be connected to the main sewerage system.)

H09/0562/92 Mr P Cunnington	O.A.	Residential development at Cranmore Lane, Holbeach.

(b) **Applications Refused**

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

LATE OBS: Offr. MS.. Date 3/8..
Salient points highlighted

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

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

File nos.
S/8 Chase

Acknowledge YES/NO
by
date

Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557992

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

Our ref SH/920060

Your ref HO9/0562/92

29-JUL-92

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : CRANMORE LANE, HOLBEACH, SPALDING, LINCS
Applicant: PETER CUNNINGTON

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have **no objections** to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer.

There are no surface water sewerage facilities in the vicinity of the proposed development.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

A water mains extension will be required to supply this development and this extension will be carried out under the company's terms and conditions which are in force at the time the proposed development takes place.

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense.

CONT.....

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

There is a water main either crossing or adjacent to the site of the proposed development therefore no part of any building shall be erected within 5 metres of the main and the developer must contact the Customer Services Manager to discuss the matter before work commences. This will ensure that no damage results to the water main.

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

LATE OBS: Offr. W.L. Date... 27/7
Salient points highlighted

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 23.7.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H09/0562/92
Residential development, Cranmore Lane

I write further to my previous memorandum and would wish to support this proposal subject to confirmation that the abutting works building will either be removed or put to an appropriate use.

The layout of the site and design of dwellings adjacent to the southern builders yard (if this remains) should be such as will provide adequate protection.

I trust this information is of assistance to you.

Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
24 JUL 1992 DG

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 7.7.92

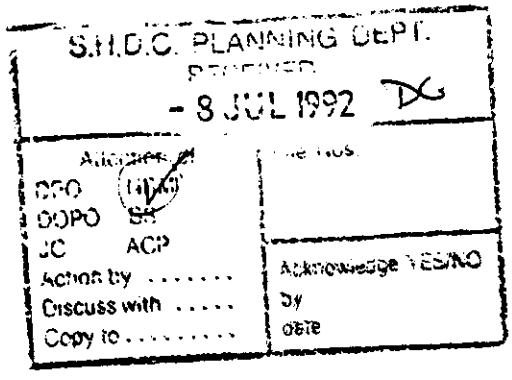
OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

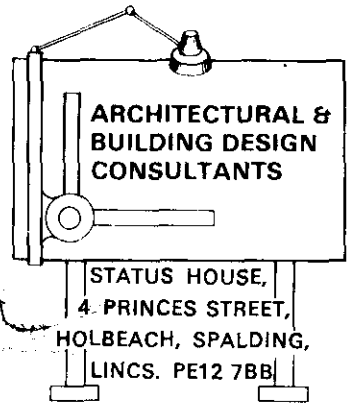
Planning Applications H09/0502/92
H09/0562/92
H09/0597/92
Residential Development, Cranmore Lane, Holbeach

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

Director of Environmental Services



status design



STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB
Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 2nd July 1992

The person dealing with this matter is: M. Glauser

For the attention of Mr D Gedney

Our Ref: 771625/MRG/AEW

Your Ref: H09/0562/92

Dear Sir,

Re: Proposed Residential Development, Cranmore Lane, Holbeach
For Mr P Cunnington

Further to our recent discussions, I am now in a position to advise you of my client's intentions with regards his storage building situated to the east of the application site.

If Mr. Cunnington obtains planning permission for residential development on the site and implements that permission that implementation will come about as a result of either of two situations. The first being that his business operations would be relocated to other premises elsewhere, in which case the storage building would be taken down and re-erected on the new site. The second is that if Mr. Cunnington retires from business and is unable to sell his business as a going concern he may then dispose of the site with the benefit of residential development planning permission. This situation would make the storage building redundant as it is at present ancillary to the business operations which are currently being carried out on the application site and in this instance the storage building would either be taken down and sold off to a third party or the building might be able to be sold to the owner of the land to the north and east for its continued use as a genereal purpose agricultural storage building.

To this end, I trust the foregoing clarifies the situation, but if there are any other points upon which you are unsure please do not hesitate to contact me.

Yours faithfully

M. R. Glauser F.F.B.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 JUL 1992 DG
Attention of
DPO DM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by

SOUTH HOLLAND
Internal Drainage Board

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

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

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/562/92/JAM

Date 9 June 1992

Dear Sirs,

OUTLINE PLANNING APPLICATION - P. CUNNINGTON, ESQ.
RESIDENTIAL DEVELOPMENT, CRANMORE LANE, HOLBEACH

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients and prospective purchasers attention.

No Board's watercourse adjoins the site which my inspection reveals to be impermeably surfaced, storm water run-off from which is conveyed by your clients on-site surface water system to my Board's Cranmore Lane Drain situated on the Western side of Cranmore Lane. I would not anticipate that the proposed redevelopment would result in increased flows but I shall of course be glad to receive further details in due course.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. In view of the sites present use I would also recommend that subsoil compaction should be thoroughly broken prior to the installation of the roof soakaways.

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 Ebey

ENGINEER TO THE BOARD

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.
PE12 7BB

BRIAN SM 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

Plan para onto Planning Dept Database
4/6

Application no: H09/0562/92

Applicant: Mr P Cunnington
Cranmore Lane
Holbeach
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential Development

Location: Cranmore Lane Holbeach
Spalding

Type: OUTLINE

Date received: 21-MAY-92

02-JUN-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 12-JUN-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

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

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

File Nos.

Acknowledge YES/NO
by
date

I request that this application be considered by Planning Committee, because I am leaving for holidays and cannot obtain full details before leaving but I would be cautious in granting permission with the continuation of the business already established. If business is to come then I have no objection

Signed: [signature]

9/6/92

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

rec'd 3/6/92

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0562/92

Applicant: Mr P Cunnington
Cranmore Lane
Holbeach
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Residential Development

Location: Cranmore Lane Holbeach
Spalding

Type: OUTLINE

Date received: 21-MAY-92

02-JUN-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 17-JUN-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

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

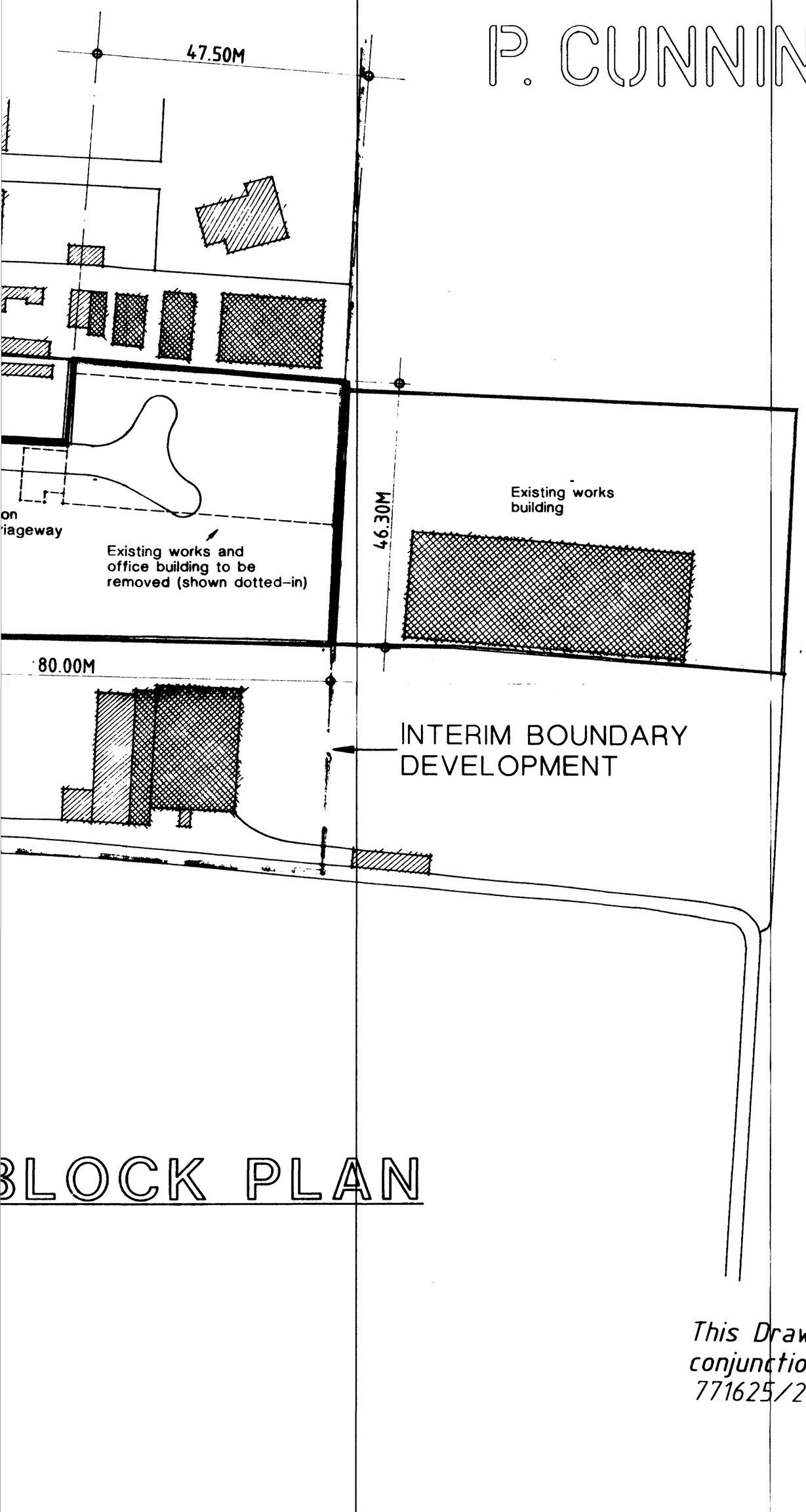
Attention of	File Nos.
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Letter sent	by
Copy to	date

Signed: M P Judge

13/6/92

RESIDENTIAL DEVELOPMENT

P. CUNNINGTON Esq.



BLOCK PLAN

LOCATION PLAN

Notes and Revisions

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

The Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

0406 423431

SITE—PLAN

PROPOSED RESIDENTIAL DEVELOPMENT
OFF CRANMORE LANE, HOLBEACH, LINCS.

P. CUNNINGTON Esq.

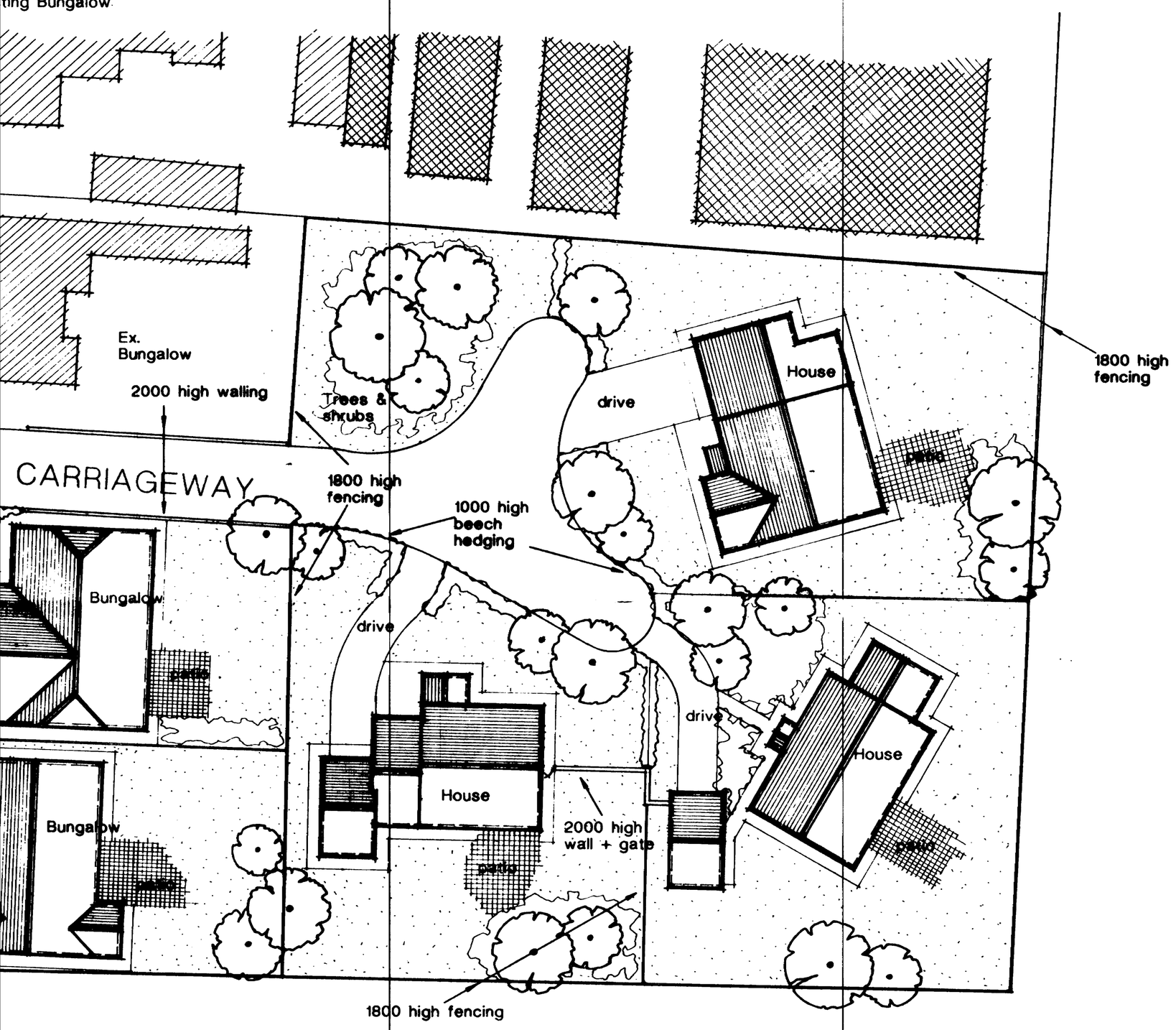
Scales- 1:500 1:2500
Date- May 92
Drawn- jpw
Drg. no.- 771625/1

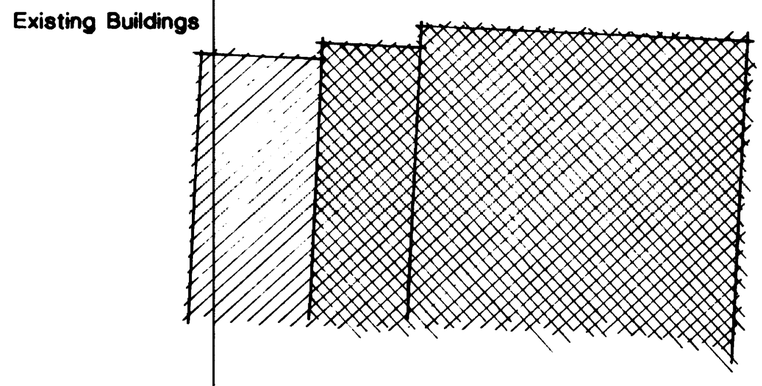
21 MAY 1992
0562 95

Architectural, Planning &
Building Design
Consultants

This Drawing is to be read in conjunction with Drawing no.s 771625/2

TCH PLAN of PROPOSED RESIDENTIAL DEVELOPMENT





This Drawing is to be read in conjunction with Drawing no.s 771625/1

Notes and Revisions

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
01406 423433

SKETCH-PLAN

PROPOSED RESIDENTIAL DEVELOPMENT
OFF CRANMORE LANE, HOLBEACH, LINCS.

P. CUNNINGTON Esq.

SOUTH
21 MAY 1992
0562/92

Scales- 1:200
Date- May 92
Drawn- jpw
Drg. no.- 771625/2

Architectural, Planning & Building Design Consultants