SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0918/93 Received:12-OCT-93 Type:OUTLINE

Name: R English Esq
25 Cranmore Lane
Holbeach
Spalding
Lincs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs

Description: Erection of dwelling

Location : Rear garden of 13 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) 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.

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

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

approved scheme is implemented satisfactorily.

4 A single storey building only shall be erected.

Reason: To ensure that the new building is in keeping with the character of the locality.

5 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

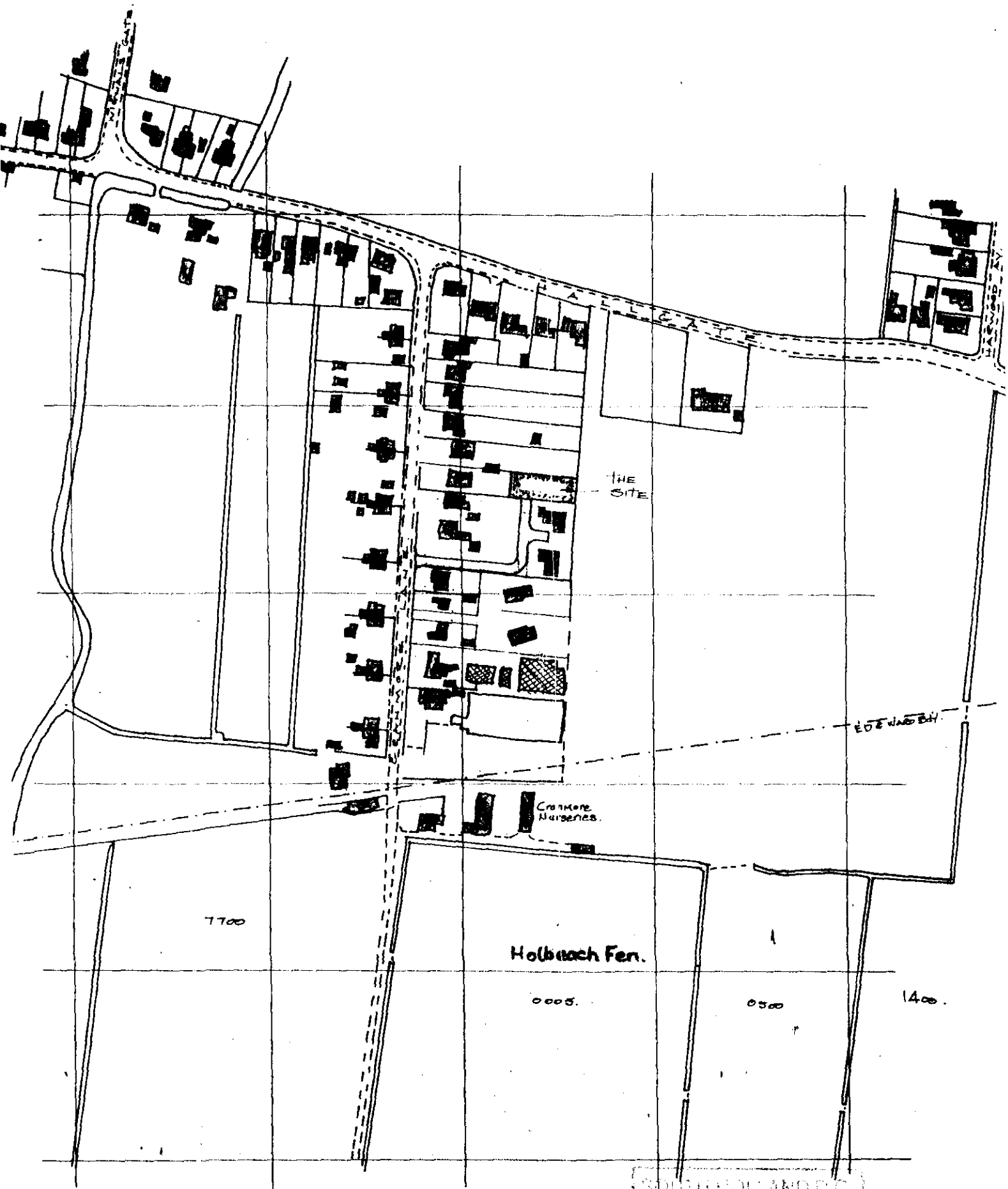
Reason: In the interests of the amenities of the area.

Director of Planning and Building Control Services
22-DEC-93 H09/0918/93

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

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

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



SOUTH HOLLAND D.C.
PLAN DEPT
12 OCT 1993
REF 918/93

LOCATION PLAN.
SCALE: 1/2500.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0918/93

Date Registered 28 SEP 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

R. ENGLISH ESQ.
25. CRANMORE LANE
HOLBEACH.
SPALDING. LINCS.

Tel. No.

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

LANETH CARLING DESIGN
16 FLEET STREET.
HOLBEACH.
SPALDING. LINCS.

Tel. No. 0406 22126
(Personal contact name) LANETH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

REAR GARDEN OF 12 CRANMORE LANE
HOLBEACH. LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL BUILDING PLOT

Please complete

Signed ..... Date 23.9.93

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

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 Certificates

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

Please state Site Area 0.048 (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 [NA] 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 pervious 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 Dwellings	✓	If so, how many: (1) BUNGALOW
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

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

5. **GENERAL INFORMATION** Please complete each section

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

PREVIOUS OPP FOR BUILDING PLOT H09/1903/88

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

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

or

B. There will be a new or altered access to a public road ☐ ➡ If so, name of road: Will there be— Individual access(es) ☐ New estate road ☐

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

TO BE PROVIDED

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 or 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 —

C. Please state whether a land drain will be affected — NO

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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?	YES	➡ Application No. H09/1903/88

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.

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).

prosp. purchaser of part over of driveway.

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.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

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

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served:

S. KNIPE ESQ.
Rylands.
Cranmore Lane
Hallbeach PE12 7HT.

State Date notice served:

23/9/93

Signed ..... ~~(Applicant~~ / Agent) Date 23.9.93.

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 23.9.93

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served:

State Date notice served:

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

APPLICATION ASSESSMENT

~~Notes~~ for Case Officer

Site Inspection

Accuracy :
Neighbours : currently grassed with fencing around
Boundaries : Privet trees along eastern boundary.
Site Features : Poplar + willow along W boundary

Inspected by DMG
Date 6/10

Site Notice posted by DMG
Date
Expiry 6/10.

Individual Resident Notices required:

Addresses to be sent to –	Addresses delivered to –
19, 19A Cranwell Lane	
11, 13, 15	

Case Officer Conclusions

RECOMMENDATION/DECISION

Post Committee.

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

~~Case Officer Recommendation~~

Approve (or equiv) Refuse (or equiv)

Signed DMG Date 10/6/10

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

Conditions/~~Reasons~~: (cont overleaf)

(1) SC 1 Reason Standard
(2) SC 27
(3) A single storey building only shall be erected

Reason To ensure that the new building is in keeping with the character of the locality.

(4) SC 22 Reason Standard

DC INSTRUCTION SHEET

APPLICATION REF: H09/0918/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg # ☑ Scale dwg: 1:2500 and 1:500 Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed
(1) Four amended plans required which show access to a public highway outlined in red. Notice should also be served upon owners of applicable
(2) The [illegible] adjacent to Cregagh Lane does not appear to meet a dog leg as shown on the submitted plans. Please [illegible] existing curve right.
(3) Indicative 1:500 plan required showing how a dwelling could be accommodated upon the site.

OK ☑ Other.....

7/10. Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations: All ☑ See below ☐

+ Neighbours

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	.....	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

WP Note –
G Group available
G* Group essential (longer expiry)

Press
PC
WM
Residents

Case Officer: DAVID GIBNEY

Senior Officer Confirmed ..... Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £130.

Receipt No P3304

Date first Rec'd 28 SEP 1993

Registration

Reference H09/0918/93

Cross-Ref

Date 29-SEP-93 2AC

Validation

TYPE OUTLINE

Site area 0.05
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Erection of Dwelling

Invalid
- Site plans
- Certificate
- Fee
- Fee (not free)
- Inaccurate
- Incomplete
- Unclear

Fees
- Correct fee £130.
- Nil fee
- Discounted
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 109 OS Plots
Grid ref 5 [illegible] 3 [illegible]

Ward 25 Parish HOLBEACH

Inside IBD NO Inside LP area NO

Constraints:
- CA Cons Area
- LB Listed – Grade:
- ARC Archaeology
- AM Ancient Mon
- SSI Special Int
- TR Rural
- BP TR proposed 67m
- LC Level Cross
- FP Footpath
- TPO Tree Pres

Hazards –
- HAZ Site
- AIR Safeguard
- LIN Elect
- PIP Pipe
- CON Waste/contamin

Linked to site Ref 6895

Linked to property Ref

- Dist Bound
- Other:

Planning Records:
Earlier apps

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

BRIAN S...TH 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

H09/0918/93
OUTLINE

Applicant: R English Esq
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Erection of dwelling

Location: Rear garden of
13 Cranmore Lane
Holbeach
Spalding Lincs

Valid date:	12-OCT-93	Terminal date:	07-DEC-93
Target dates:		Target Committee:	17-NOV-93
To case officer	19-OCT-93	Report deadline:	03-NOV-93
Inspected by	26-OCT-93	Agreed TD Ext:	
Extra contacts	02-NOV-93	Case Officer:	
Report if not clear by	16-NOV-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .05 HA
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Owner/Occupier, 15 Cranmore Lane		21-OCT-93	11-NOV-93	
Owner/Occupier, 13 "	"	21-OCT-93	11-NOV-93	
Owner/Occupier, 11 "	"	21-OCT-93	11-NOV-93	
Owner/Occupier, 19A "	"	21-OCT-93	11-NOV-93	
Owner/Occupier, 19 "	"	21-OCT-93	11-NOV-93	
Site/Press Advert MIN		do 08-OCT-93	29-OCT-93	
~~Clerk to Holbeach PC 0406 26739~~		~~04-OCT-93~~	~~18-OCT-93~~	
Clerk to Holbeach PC 0406 26739		20-OCT-93	03-NOV-93	Amend. Plans.
~~Cllr N I Capes 0406 23830~~		~~04-OCT-93~~	~~11-OCT-93~~	
~~Cllr T G M Tyler 0406 22285~~		~~04-OCT-93~~	~~11-OCT-93~~	
~~Cllr D S Venni~~		~~04-OCT-93~~	~~11-OCT-93~~	
Cllr N I Capes 0406 23830		20-OCT-93	27-OCT-93	Amend Plans.
Cllr T G M Tyler 0406 22285		20-OCT-93	27-OCT-93	
Cllr D S Venni		20-OCT-93	27-OCT-93	

L.C.C. – Obs Attached 10/11/93
plan taken on 24/11/93

BRIAN S.. rH Dip TP MRTPI
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SOUTH HOLLAND DISTRICT COUNCIL

H09/0918/93

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To case officer 19-OCT-93
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Case Officer:
D M GEDNEY

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Site/Press Advert MIN		01 ~~08~~-OCT-93	27 ~~29~~-OCT-93	
~~Clerk to Holbeach PC~~	~~0406 26739~~	~~04-OCT-93~~	~~18-OCT-93~~	
Clerk to Holbeach PC	0406 26739	20-OCT-93	03-NOV-93	amended plans recvd.
~~Cllr N I Capes~~	~~0406 23830~~	~~04-OCT-93~~	~~11-OCT-93~~	
~~Cllr T G M Tyler~~	~~0406 22285~~	~~04-OCT-93~~	~~11-OCT-93~~	
~~Cllr D S Venni~~		04-OCT-93	11-OCT-93	
Cllr N I Capes	0406 23830	20-OCT-93	27-OCT-93	amended plans received.
Cllr T G M Tyler	0406 22285	20-OCT-93	27-OCT-93	
Cllr D S Venni		20-OCT-93	27-OCT-93	

SITE RECORD

Grid ref: 534950 324360
OS Sheet: 169 Parcel:

BRIAN S... TH Dip TP MRTPI
Director of Planning & Building Control Services
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SOUTH HOLLAND DISTRICT COUNCIL

H09/0918/93

OUTLINE

Applicant: R English Esq
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Erection of dwelling

Location: Rear garden of
13 Cranmore Lane
Holbeach
Spalding

Valid date: ~~28-SEP-93~~ 12-OCT-93
Terminal date: ~~23-NOV-93~~ 07-DEC-93
Target dates:
To case officer 05-OCT-93
Inspected by 12-OCT-93
Extra contacts 19-OCT-93
Report if not clear by 02-NOV-93
Target Committee: 17-NOV-93
Report deadline: 03-NOV-93
Agreed TD Ext:
Case Officer:
D M GEDNEY

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SITE RECORD

Grid ref: 534950 324360
OS Sheet: 169 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0918/93 Received:12-OCT-93 Type:OUTLINE

Name: R English Esq
25 Cranmore Lane
Holbeach
Spalding
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Agent: Loweth Cowling Design
16 Fleet Street
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Spalding
Lincs

Description: Erection of dwelling

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

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(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;
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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.

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Reason: To ensure that the new building is in keeping with the character of the locality.

5 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

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

20-DEC-93 AD check... 21/12

Authorised to issue (inc Delegation)...

APPLICATION REFERENCE: H09/0918/93 DATE RECEIVED: 12-OCT-93

TYPE: Outline

DESCRIPTION: Erection of dwelling

LOCATION: Rear garden of 13 Cranmore Lane, Holbeach.

APPLICANT: R English Esq AGENT: Loweth Cowling Design

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal; objection received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 17 NOV 1993

RECOMMENDATION

Refuse Permission.

1 *In the opinion of the Local Planning Authority the proposal constitutes an undesirable form of backland development which is contrary to advice contained within PPG3, 1992 (Housing). The site is restricted in size for a backland plot and space between buildings would be limited. Consequently the proposal would if permitted adversely affect the existing residential amenity of neighbouring properties in terms of lack of privacy and also disturbance created by additional vehicles using the private drive. The proposal would also encourage further similar unsatisfactory forms of development, particulary to the north of the site.*

COMMENTS

1 Site within Holbeach IBD. Boundary defined within Consultation Draft District Local Plan makes provision for frontage development only.

2 Notwithstanding that the site has previously had outline consent (H09/1903/88) and also the nature of existing development in the locality, the proposal is nevertheless considered unacceptable, particularly bearing in mind that it would encourage further applications of a similar nature on land to the north.

REPRESENTATIONS

Parish Council: Supported.

Publ :

Received from 19 Cranmore Lane (summarised).

- Restricted vehicular access from Cranmore Lane to site in question, particularly for emergency vehicles.
- Private drive only 4.3 metres wide thus making it impossible for two cars to pass at the same time. Cranmore Lane itself is narrow and increase in traffic would aggravate problem.
- Unacceptable increase in density and result in decline in value of property.
- Close proximity of proposed bungalow and fencing will steal considerable light and outlook. Also create adverse effect on garden.

---

752. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

Plan No. and Applicant		Proposal
H23/0880/93 P G & C L Frith		Change of use of outbuilding to sell sports and leisure wear at Braemar, Mill Lane, Whaplode.

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

H05/0901/93 Mr D J Lynn	O.A.	Single storey dwelling at 15 Branches Lane, Holbeach.

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

(It was reported that a late letter of objection had been received.)

H01/0910/93 Mr & Mrs S W Sewell	O.A.	Dwelling with garage including details of means of access at Barrier Bank, Cowbit.

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

H23/0915/93 Laburnham Estates		Change of use to workshop and store at Stockwell Gate, Whaplode.

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

(Councillor A.E. Naylor left the meeting following consideration of the above application.)

H09/0918/93 R English Esq	O.A.	Dwelling at rear garden of 13 Cranmore Lane, Holbeach.

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

H01/0958/93 B Johnson		Boundary wall at Peak Hill House, Peak Hill, Cowbit.

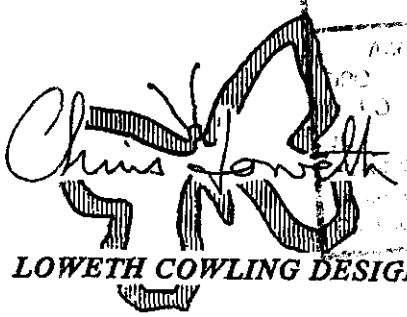
(Pending a site inspection to assess the suitability of the boundary wall in its present position.)

H02/0993/93 Miss P Steels		Details of brick and tile materials (Condition 2 of application H02/1344/91) at The Tiles, 58 West Street, Crowland.

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 DEC 1993 DG

Post Sub office



LOWETH COWLING DESIGN

16 Fleet Street,
Holbeach,
Spalding,
Lincolnshire
PE12 7AF
Telephone: (0406) 22126

To. 0775 710772.

URGENT

F.A.O. D.M. Godney Esq.

Ref. HOS/0918/93. 1/12/93.

Dear Sir.

Ref. Bungalow at rear of 13 Canmore Lane.

Further to the notice in the Free Press we would request that your members at the site meeting are aware of the following.

(1) The proposal is for a BUNGALOW which is as before approved.

(2). The plot is LARGER than those adjacent.

(3). The space between the existing and proposed is much more than on nearby estates.

(4). A turning head is already provided for emergency and service vehicles.

thank you.

yours faithfully,

29th NOVEMBER 1993 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H16/0700/93 Allison Homes	PJU	Deferred for further negotiations to loosen up the SE corner of development. Speak to highways re increased traffic calming measures within site and whether Pinchbeck Road/Woolram Wygate Junction will be able to cope with additional traffic generated.
H09/0865/93 Hey & Croft	JB	Deferred to full plans committee for decision. Verbal report on 7 Dec cttee saying sub-cttee happy with layout but cannot support house types. Check whether house types were mentioned in DoE Appeal decision letter and whether they have been altered in the new application, and situation with regard to sewerage.
H23/0880/93 PG & CL Frith	DMG	DPBCS Auth subject to section 106 agreement tying business to dwelling and revokation of planning permission for bungalow. Conditions to include height of pillars on either side of access being reduced to the same level as the lowest part of the garden wall.
H05/0901/93 Mr D J Lynn	DMG	Deferred. Request indicative plans showing how development will take place. Plans to show landscaping/access details and have sufficient detail to assess relationship with boundary and existing dwellings.
H01/0910/93 Mr & Mrs S W Sewell	DJR	Refused as recommended.
H23/0915/93 Laburnham Estates	DMG	Grant permission against recommendation. Seek advice from Env Svc with regards to condition to protect adjacent dwellings from noise.
H09/0918/93 R English Esq	DMG	Grant permission against recommendation. Conditions to include restriction to single storey building.
H01/0958/93 B Johnson	PJU	Refuse permission in accordance with recommendation "B". Report back to sub-committee with advise on enforcement action/negotiations to achieve removal of wall. Liaise with Admin Dept.
H02/0993/93 Miss P Steele	PJU	Grant permission as recommended.

30th November 1993

Signed: _____
Principal Planning Officer

PREVIOUS DECISIONS

① Current application (H09/0918/93) ≈ 485 sq m

② H09/0513/88 (2 dwellings) — Plot 1 ≈ 513 sq m; Plot 2 ≈ 621 sq m. → Larger

③ H09/0214/85 (4 dwellings including 2 at rear) ≈ 930 sq m each (2 at rear). → Larger

④ H09/502/92 outline (2 plots) ≈ 444 sq m each. → Smaller.

LINC_NSHIRE COUNTY COUNCIL

FORM NO: H/A/3B

DEPARTMENT OF HIGHWAYS AND PLANNING

To: South Holland District Council

Application Reference H09/0918/93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Kiak Cottage or 5 Cranmore Lane, Horbeach

3. Name, classification and number of road

UC

4. Date application referred 21-10-93

5. State whether outline, detailed application etc.

OL

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

Erection of Dwelling.

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: 5-11-93 Signed: [signature]

Director of Highways and Planning

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0918/93

Applicant: R English Esq
25 Cranmore Lane
Holbeach
Spalding
Lincs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs

Description: Erection of dwelling

Location: Rear garden of 13 Cranmore Lane
Holbeach Spalding Lincs

Type: OUTLINE

Date received: 12-OCT-93

20-OCT-93

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 03-NOV-93. 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:

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
26 OCT 1993
Action by
DPO NPM
DDPO BS
JE AGP
Typed
Plotted
File Nos.
Checked
Entered on Computer
By

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0918/93

Applicant: R English Esq
25 Cranmore Lane
Holbeach
Spalding
Lincs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs

Description: Erection of dwelling

Location: Rear garden of 13 Cranmore Lane
Holbeach Spalding

Type: OUTLINE

Date received: 28-SEP-93

04-OCT-93

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 18-OCT-93. 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

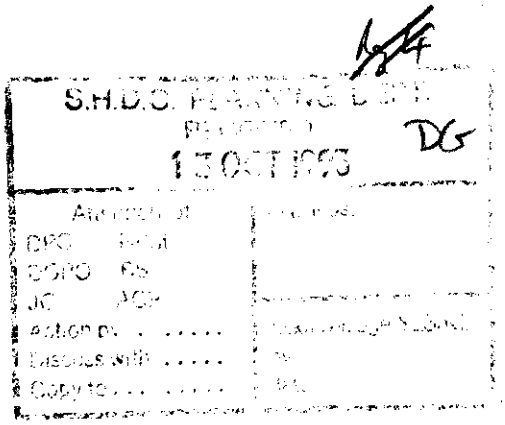
Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Supported

Signed:



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: H09/0918/93

Applicant: R English Esq
25 Cranmore Lane
Holbeach
Spalding
Lincs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs

Description: Erection of dwelling

SOUTH HOLLAND D.C.
PLAN DEPT
12 OCT 1993
REF Valid

Location: Rear garden of
13 Cranmore Lane
Holbeach
Spalding

Type: OUTLINE

Date received: 28-SEP-93

08-OCT-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please see attached sheet.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

Principal Planning Officer

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

H09/0918/93

1 Four amended 1:2500 and 1:500 plans required which show access to a public highway outlined in red. Notice should also be served upon owner if applicable.

2 The section of the private drive adjacent to Cranmore Lane does not appear to have a "dog leg" as shown on the submitted 1:500 plans. Please rectify accordingly.

3 Four indicative 1:500 plans required showing how a dwelling could be accommodated upon the site.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3304
Date received : 28-SEP-93

Received from

R English

Address

25 Cranmore Lane
Holbeach
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

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: H09/0918/93

Applicant: R English Esq
25 Cranmore Lane
Holbeach
Spalding
Lincs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs

Description: Erection of dwelling

Location: Rear garden of 13 Cranmore Lane
Holbeach Spalding Lincs

Type: OUTLINE

23-DEC-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

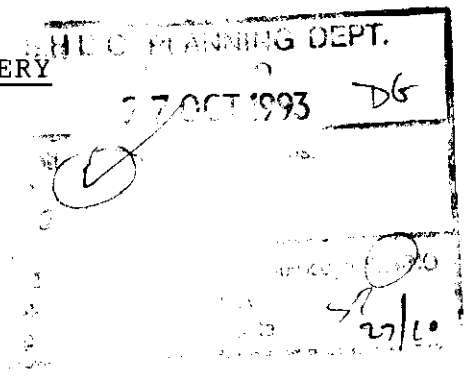
The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Copy sent to:-

L R North
19 Cranmore Lane
Holbeach
Spalding
Lincs. PE12 7HT

BY RECORDED DELIVERY



!9 Cranmore Lane
Holbeach
SPALDING
Lincs PEl2 7HT

26th October 1993

B Smith Esq
Director of Planning & Building Control Services
South Holland Disrict Council
Priory Road
SPALDING
Lincs PEll 2XQ

OBJECTION

Dear Sir

Ref:HO9/0918/93 - Erection of Dwelling Rear Garden ofl3 Cranmore Lane

I refer to my visit to your offices on Monday 18 October when I obtained copies of the plans under the above reference. I was advised that the 21 day period ran from 12 October during which time observations would be considered.

The property at 19 Cranmore Lane which we now own was sold to us by Mr English with open aspect and was priced accordingly. Indeed, in discussion with Mr English prior to purchase he strongly recommended that we purchase the one we now own.

We wish to oppose this application for the following reasons:-

1. Restricted Vehicular Access

   I consider there is already severely restricted vehicular access from Cranmore Lane to the sites in question, in particular for emergency vehicles. The private drive is only dressed with loose aggregate and is 4.3 metres wide thus making it impossible for two cars to pass at the same time. Cranmore Lane is itself quite narrow and any increase in traffic volume on this narrow drive would undoubtedly aggravate the problem.

2. Planning Blight

   There would be an unacceptable increase in density if this application is allowed to proceed with the resultant serious decline in the value of my property.

3. Loss of Light and Denial of Outlook

   As I have said before, our property was sold to us with open aspect. The erection of a fence 1800mm (6ft) high plus

the close proximity of the side of the proposed bungalow will steal considerable light and outlook as the windows of my rear lounge, kitchen and main bedroom face that way and would only be 7½ metres away. There would also be an adverse effect on my garden.

Please keep me informed.

Yours faithfully



L R North

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.

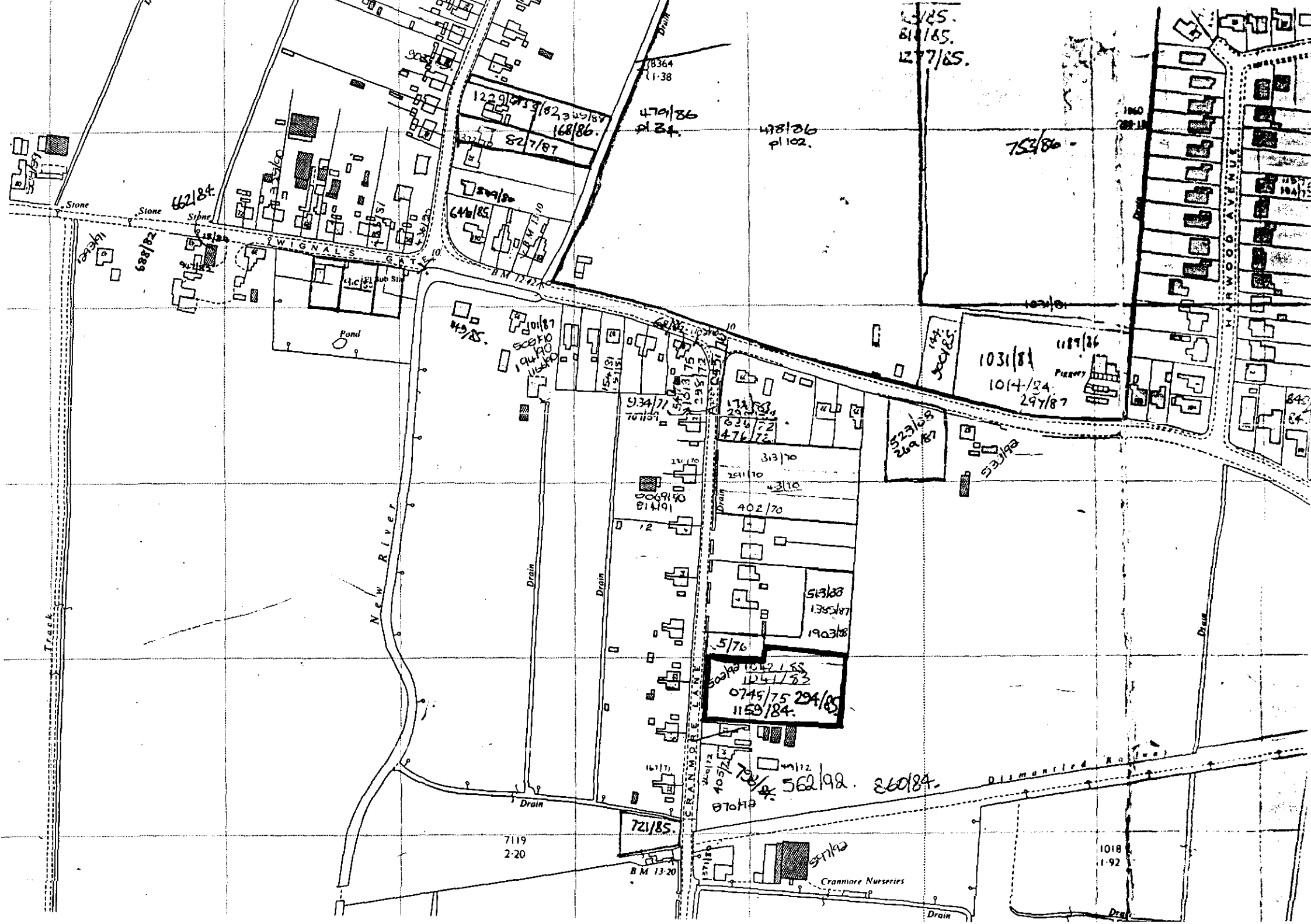
Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

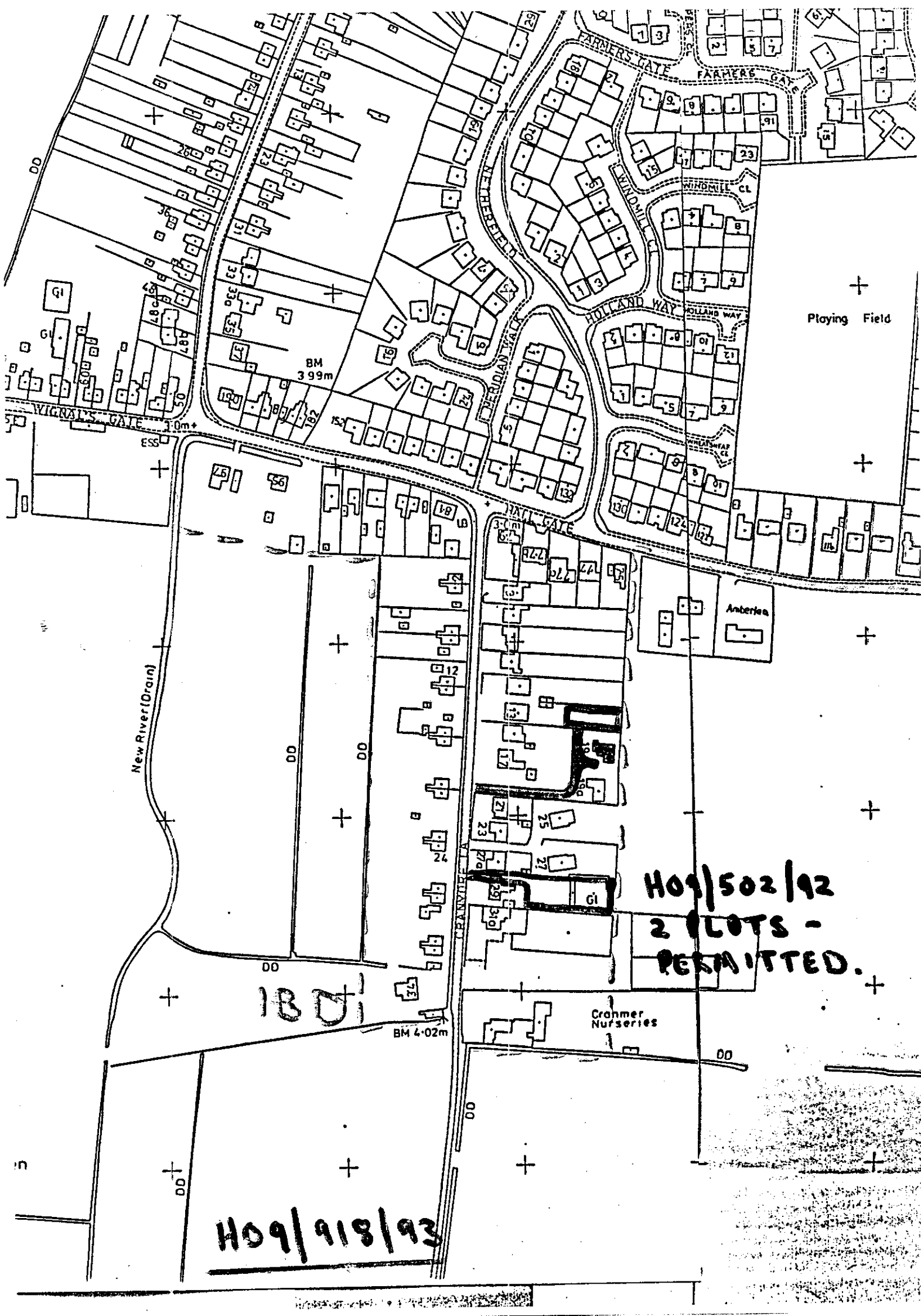
District Planning Officer
31st May, 1985

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


Stone
Stone
Stone
SWIGNALS GATE
Pond
New River
Drain
Drain
Drain
Drain
Drain
Track
HARWOOD AVENUE
CRANMORE LANE
Dismantled R
Cranmore Nurseries
BM 12.42
BM 13.10
BM 13·20
7119
2·20
1018
1·92
662/84.
753/86
1031/81
1014/84.
297/87
1189/86
Pigeon
478/86
pl 102.
479/86
pl 84.
168/86.
721/85.
294/85
1159/84.
562/92. 860/84.
523/59
269/87
313/70
402/70
513/88
1903/88
934/71
701/131
1513/75
295/72
1154/131
1521/131
1011/87
1941/90
1164/90
849/85.
688/82
1229
753/82
305/87
827/87
644/85.
249/80
1042/55
1241/83
0745/75
1167/71
405/72
870/79
5/76
1913/90
1069/90
1913/90
1031/81


FARMERS GATE
FARMERS GATE
WINDMILL CL
WINDMILL CL
HOLLAND WAY
HOLLAND WAY
Playing Field
MEREFIELD
MERIDIAN WALK
WIGNALLS GATE
WIGNALLS GATE
BM 399m
New River (Drain)
Anderlea
Cranmer Nurseries
BM 4·02m
H09/502/92
2 PLOTS -
PERMITTED.
H09/918/93







H09/0818/93

CRANMORE LANE.

17

15

13

25

16m

4.25

38.9m.

14.5m.

THE SITE. INDICATING USE OF SURFACE FOR ENTERTAINING + EMBRACE

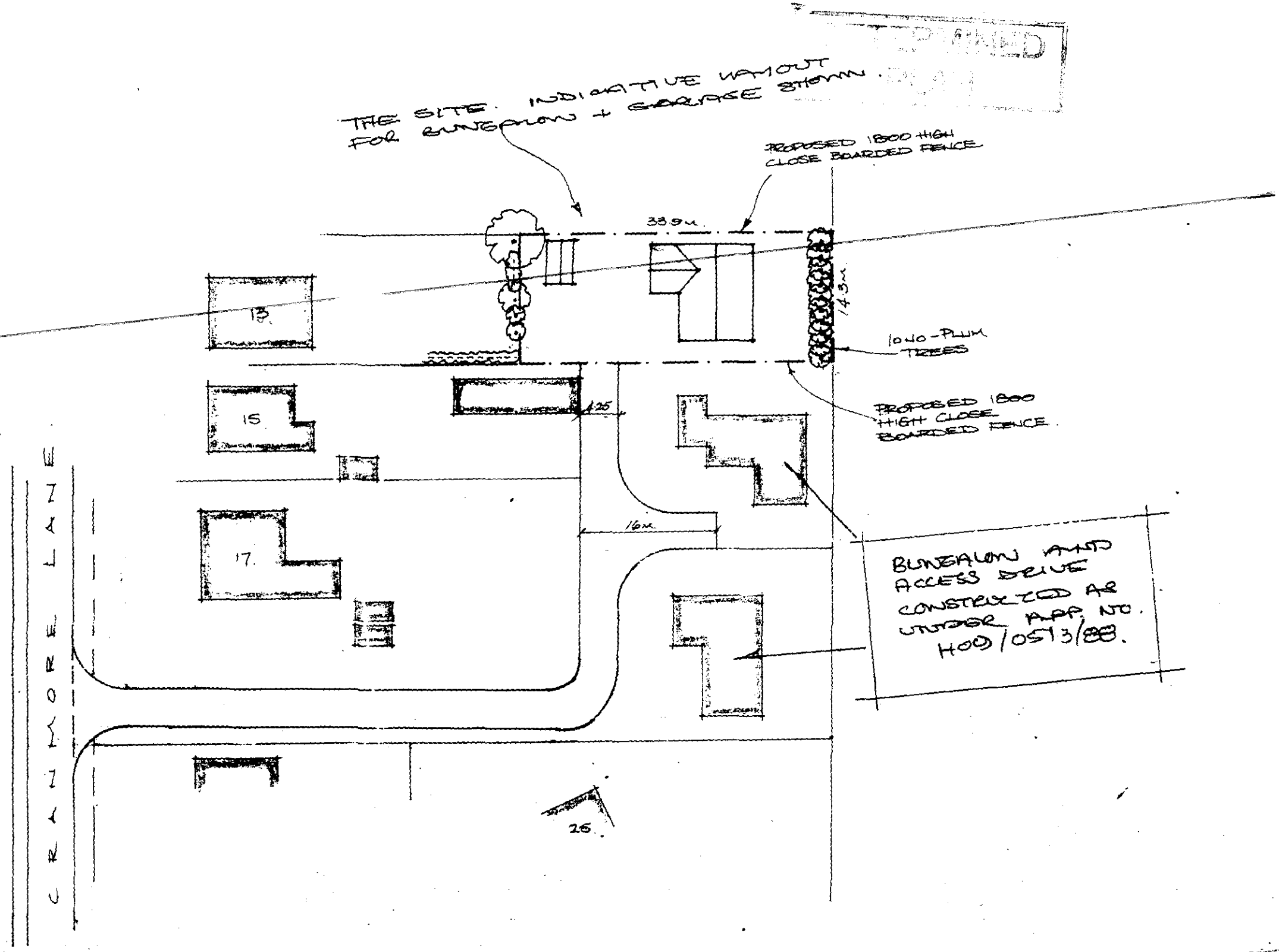
PROPOSED 1800 HIGH CLOSE BOARDED FENCE.

PROPOSED 1800 HIGH CLOSE BOARDED FENCE.

LOLO-PLUM TREES

OBJECTOR

BUNGALOW AND ACCESS BELOW CONSIDERED AS UNDER H09/0513/88.



SITE AREA - 0.048 HA

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT 9/18/93

SITE LAYOUT.
SCALE: 1/500.