

FILE COPY

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0312/94

Received: 28-MAR-94 Type: OUTLINE

Name: Grand Metropolitan Estates Ltd Agent: R Longstaff & Co
Conesford House 5 New Road
St Ann Lane Spalding
Norwich Lincs
NR1 1QF PE11 1BS

Description: Erection of two dwellings

Location : Cradge Bank Road Little London
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.

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

approved scheme is implemented satisfactorily.

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

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

- 5 A fence 1.8 metre high, details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the north eastern boundary of the site before the building hereby permitted is brought into use.

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

The applicants are advised that the design of the dwellings should be such as to afford protection from the adjacent commercial premises and that the most suitable form of development would be a pair of semi-detached properties.

Director of Planning and Building Control Services
13-MAY-94 H16/0312/94

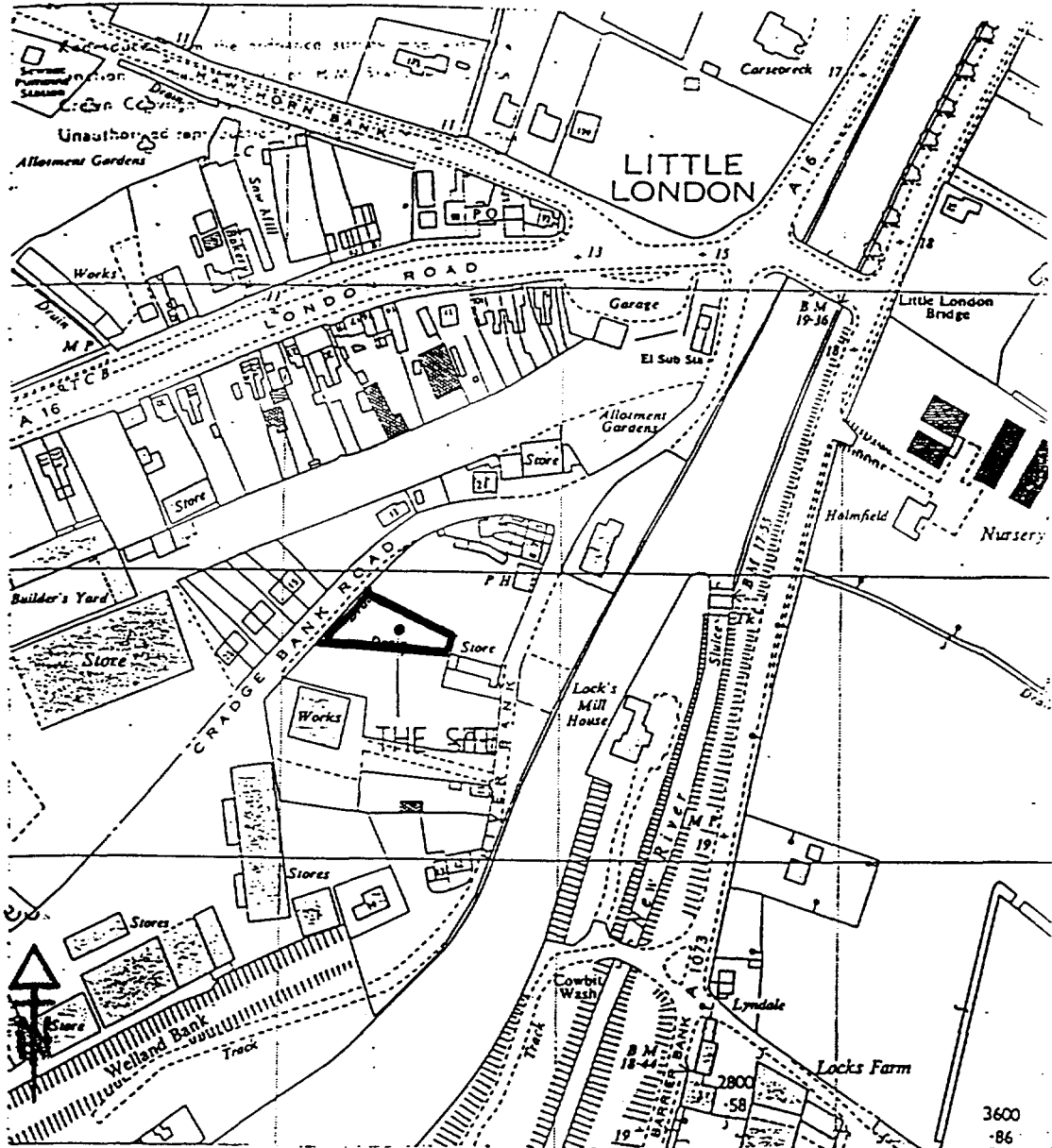
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.



SOU 100

28 MAR 1994

REF. 0312/94



LONGSTAFF

TITLE: CRADGE BANK ROAD
SPAWING

OUR REF: ASP

DATE: 25/3/94



This plan is provided for identification purposes only and although based on the Ordnance Survey, its accuracy is not guaranteed. It is reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office.

Licence No.: ES 759066

PLANNING APPLICATION

For office use only

Application No. **H16/0312/94**

Date Registered

28 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Grand Metropolitan Estates Ltd.
Conesford House
St. Ann Lane
Norwich
NR1 1QF

Tel. No. 0603 765695

NAME AND ADDRESS OF AGENT

(if form completed by agent)

R. Longstaff & Co.
5 New Road
Spalding, PE11 1BS

Tel. No. 0775 766766

(Personal contact name) **A.S. Parkinson**

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Cradge Bank Road, Little London, Spalding, Lincs.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of Two Dwellings.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of **£140**

Signed.....

R. Longstaff and Co.

Date

25.3.94

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 worksor This is an **outline** application

(✓)

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area **0.049** (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 Dwellings
(ii) Other new building(s)
(iii) Alterations or extension
(iv) Change of use

☒
☐
☐
☒

If so, how many: 2

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:
(b) max. length:
(c) max. width:

metres

metres

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.

Garden Ground

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)Please tick **one** boxA. 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: Cradge Bank Road

Will there be—

Individual access(es)

☒
☐

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

Drive and Garages

TREES Please tick **one** boxA. 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

N/A

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

☐

⇒ If so, please give details in Part 6

The proposal affects a listed building

☐

The proposal affects a public right of way

☒

The proposal is known to affect contaminated or filled land

☐

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

☐

⇒ If so, please complete Part 7

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

☐

Date:

Consultee(s)

Is this application related to a previous submission?

☒

Application No. H16/1552/89

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).

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**.

(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 Rhysstaff and Co (Applicant / Agent) Date 25.3.94

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:

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 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 Rhysstaff and Co (Applicant / Agent) Date 25.3.94

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

ADMIN RECORD SHEET

Initial

Submitted Fee £140.

Receipt No P4092

Date first Rec'd 28 MAR 1994

Registration

Reference H16/0312/94

Cross-Ref

Date 29-MAR-94 DAC

Validation

Site area
No of dwellings
Floorspace

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

TYPE OUTLINE

Description
to be recorded

--

Invalid

Site plans
Certificate

--

Fee
Fee (not free)

--

Inaccurate
Incomplete
Unclear

--

Fees

Correct fee £140.

Nil fee

--

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 220 OS Plots
Grid ref 524140 321170

Ward S Parish SPALDING

Inside IBD YES Inside LP area YES

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 -

Linked to site

Ref 2019

Dist Bound

Linked to property

Ref

Other:

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

Planning Records:
Earlier apps

876/93
1552/89 639/92

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

DC INSTRUCTION SHEET

APPLICATION REF: H16/0312/94

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

EA Reg4 -

☐
☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐
☐

Details
needed:
(Non-std only)

Other.....

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Superseded plans
indicated

☐

Unsatisfactory -
Further direction:

Signed.....

Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐

None
identified
initially

RECONSULTS
(revalidated)

All

☐

Publicity: >>

Departure
Setting of LB
Public Right of Way
Discretionary

Consultations:

County
E Heritage
Societies G ROW

Extra Consultations:

Transport D/Transp A15 G* T15
TRA D/Transp A18
B Rail

Environment/ Env Services
Drainage NRA
WAT IDB
Env Assess

☐ G ENV (See separate sheet)

Conservation LB Demolish G* DEM
LB Archaeology G ARC Specify:
Eng Heritage
Consultant
Other

Order No:
Specify:

Hazards HSC Group G* HAZ
Specific

Specify:
Specify:

Other PLA

Press
PC
WM
Residents

Case Officer: *PM*

Senior Officer Confirmed *DR*

Date: 31/3

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

In res area in L.P. review.
nearby B2 has B, P.P. - unimplemented
new res dev app. Since the original granted.

Inspected by P211
Date 8-4

Site Notice posted by P211
Date
Expiry 8-4

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Telephone/Visitor Record

Date

Conversation with

Conclusion

Case Officer Conclusions

Grassed area beside paper distributors. We
have refused them res owing to Vegam trees
but Mrs recently got B1 I think. Previous
res on site.
In courtyard of Pub. dwellings opposite

RECOMMENDATION/DECISION

N-DETERMINATION

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

Senior Officer confirmed

Withdrawn

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

DELEGATED DECISION

Case Officer

Approve ✓
(or equiv)

Refuse
(or adverse)

Signed *pm* Date *9-5*

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

CONDITIONS/REASONS:

*Repeat conditions on
116/1552/89*

Condition monitoring:

non-std expiry
prior submission
prior siteworks

.....

✓

Determined plans indicated

Departure approval confirmed

Flag for on-site review

✓

--

--

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



H16/0312/94

OUTLINE

Applicant: Grand Met. Estates Ltd.
Tel: 0603 765695

Agent: R Longstaff & Co
0775 766766

Description: Erection of two dwelling

Location: Cradge Bank Road
Little London
Spalding

Valid date: 28-MAR-94	Terminal date: 23-MAY-94
Target dates:	Target Committee: 11-MAY-94
To case officer 04-APR-94	Report deadline: 27-APR-94
Inspected by 11-APR-94	Agreed TD Ext:
Extra contacts 18-APR-94	Case Officer:
Report if not clear by 02-MAY-94	P J UDY

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	08-APR-94	29-APR-94
Dir of Environmental	05-APR-94	19-APR-94
Cllr C Evans	05-APR-94	12-APR-94
Cllr B J Davies 94 380565	05-APR-94	12-APR-94
Cllr M C White	05-APR-94	12-APR-94

SITE RECORD

Grid ref: 524140 321170
OS Sheet: 220 **Parcel:**

L.C.C. - Dbs Attached JB 13/4/94

*Env.S. The designing the dwellings should afford protection
from the adjacent commercial premises.
Suggest - Note for consent.*

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0312/94

Received: 28-MAR-94 Type: OUTLINE

Name: Grand Met. Estates Ltd.
Conesford House
St Ann Lane
Norwich
NR1 1QF

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Erection of two dwellings

Location : Cradge Bank Road Little London
Spalding

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on 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

approved scheme is implemented satisfactorily.

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

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

- 5 A fence 1.8 metre high, details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the north eastern boundary of the site before the building hereby permitted is brought into use.

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

09-MAY-94

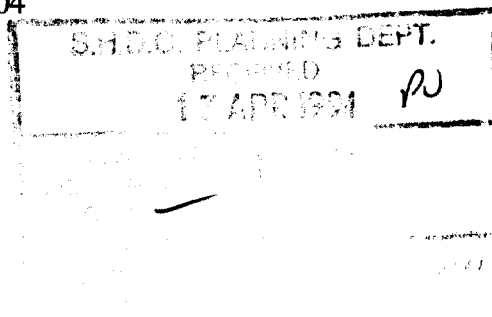
AD check.....*11/5*..

Authorised to issue (inc Delegation).*13/5*..

Note The applicants are advised that the design of the dwelling should be such as to afford protection from the adjacent commercial premises, ^{that} the most suitable form of development would be a pair of semi detached properties.

Ref: LMT/94/1/SH/0104
Contact: Gill Thornalley

Date: 12 April 1994



*National Rivers Authority
Anglian Region*

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

Dear Sir

Planning Application No. H16/0312/94

**PROPOSAL: ERECTION OF TWO DWELLINGS
LOCATION: CRADGE BANK ROAD, LITTLE LONDON, SPALDING
APPLICANT: GRAND METROPOLITAN ESTATES**

I refer to your consultation received on 8 April 1994.

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

**Mervyn Pettifor
Planning Manager**

**GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager**

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application
Reference

14/16/0312/94

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

CRADOCK BANK ROAD, SPALDING

3. Name, classification and number of road

UC

4. Date application referred

31-3-94

5. State whether outline, detailed application etc.

UC

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

TWO Dwellings

- 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:

31/3/94

Signed:

Director of Highways and Planning

CONDITIONS:—

Delete as
appropriate

- (i) For applications where items are to be reserved for subsequent app^l in consultation with the Director of Highways and Planning
- (ii) For other applications

11B21 - - - - - access(es)

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

11B21



Established 1770

LONGSTAFF

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

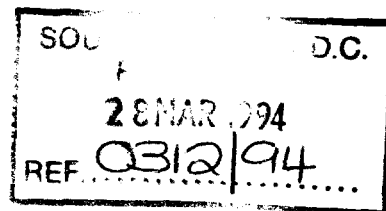
5 New Road, Spalding, Lincs. PE11 1BS. Tel. (0775) 766766 Fax. (0775) 762289

Your ref:

Our ref: ASP/CW

Date: 25 March 1994.

Planning & Building Control Department,
South Holland District Council,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.



Dear Sirs,

Re: Renewal of Planning Application
Cradge Bank Road, Little London, Spalding, Lincs.

We enclose an application to renew the planning permission for the erection of 2 dwellings at Cradge Bank Road, Little London.

We look forward to receiving your acknowledgement in due course.

Yours faithfully,

R Longstaff and Co

A.S. Parkinson (Mrs) BSc.(Hons) ARICS

S.H.D.C. PLANNING DEPT.	
RECEIVED	
28 MAR 1994	
Attention of	File No.
DRG. 11/2	
GOV. 11/2	
11/2	
11/2	
11/2	
11/2	
11/2	
11/2	
11/2	

R. Longstaff & Co.

C R M Longstaff, FRICS, FAAV, IRRV; J J Allen, FRICS, FAAV; R A Smitheringale, FRICS; J A Smith, FRICS, FSA, FAAV
Also at: Holbeach (0406) 22760 Market Deeping (0778) 342466 and Crowland (0733) 210517

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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4092
Date received : 28-MAR-94

Received from

Grand Met. Estates Ltd.

Address

Conesford House
St Ann Lane
Norwich

Fee paid £ 140.00
VAT £ 0.00

Total received £ 140.00

Cash/Cheque : Cheque

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