VIEW LOOKING WEST



VIEW LOOKING EAST.



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OPERATIONAL SERVICES
PLANNING DIV.
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REPLY

28148 DPS 7/8/06 GFC

Howlett Leisure Developments Limited

11 Station Approach
Oakham
Rutland
LE15 6QW

T [redacted]
F

3 August 2006

Mr G. F. Crocker
Planning Services
Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Dear Mr Crocker

Ship End Pits, Elton Road, Wansford
Reference: 0200293REM

When we last met around October 2004 we discussed the construction of a tennis court on the above site. Whilst you were able to agree in principle you asked that we propose a location for your consideration.

I have enclosed a drawing showing the area that we think would be relatively unobtrusive in terms of visual impact from all parts of the site. There is a substantial belt of trees and shrubs, which makes the site almost invisible to our neighbours in Ship End House and Stoneacre and similarly from Elton Road. I have attached a photograph showing the tree belt viewed from the tennis court, looking west towards Stoneacre and east towards Elton Road.

We would plant additional shrubs and trees to the north and south boundaries of the area proposed to provide further screening.

I look forward to hearing from you in due course.

Thank you also for your letter confirming condition 2 on 0200293 REM is discharged.

Kind regards

Bill Gibbeson

Enc

Reg. No 4066404 (England & Wales)
VAT Reg. Number 775 3827 89

Howlett Leisure Developments Ltd
11 Satation Approach
Oakham
Rutland
LE15 6QW

Our Ref: GFC/0200293
Your Ref:

31 August 2006

Dear Mr Gibbeson

TENNIS COURT ELTON ROAD WANSFORD

Thank you for your letter dated 3rd August 2006.

It seems to me that the tennis court, which I presume is for the enjoyment of the holiday home occupiers, is too remote for that purpose and will appear unrelated to the grouping of buildings. This is after all a countryside location where development needs to be justified.

I would suggest you seek a more suitable location.

You will appreciate that the views contained in this letter are a personal opinion only and in no way prejudice the formal consideration by the Local Planning Authority of any application that is made. Should you wish to discuss matters further please contact Mr G F Crocker (tel. n. 01480 388403) who will be pleased to advise you.

Yours sincerely



Steve Ingram
Head of Planning Services
Operational Services Directorate



Sketch 3

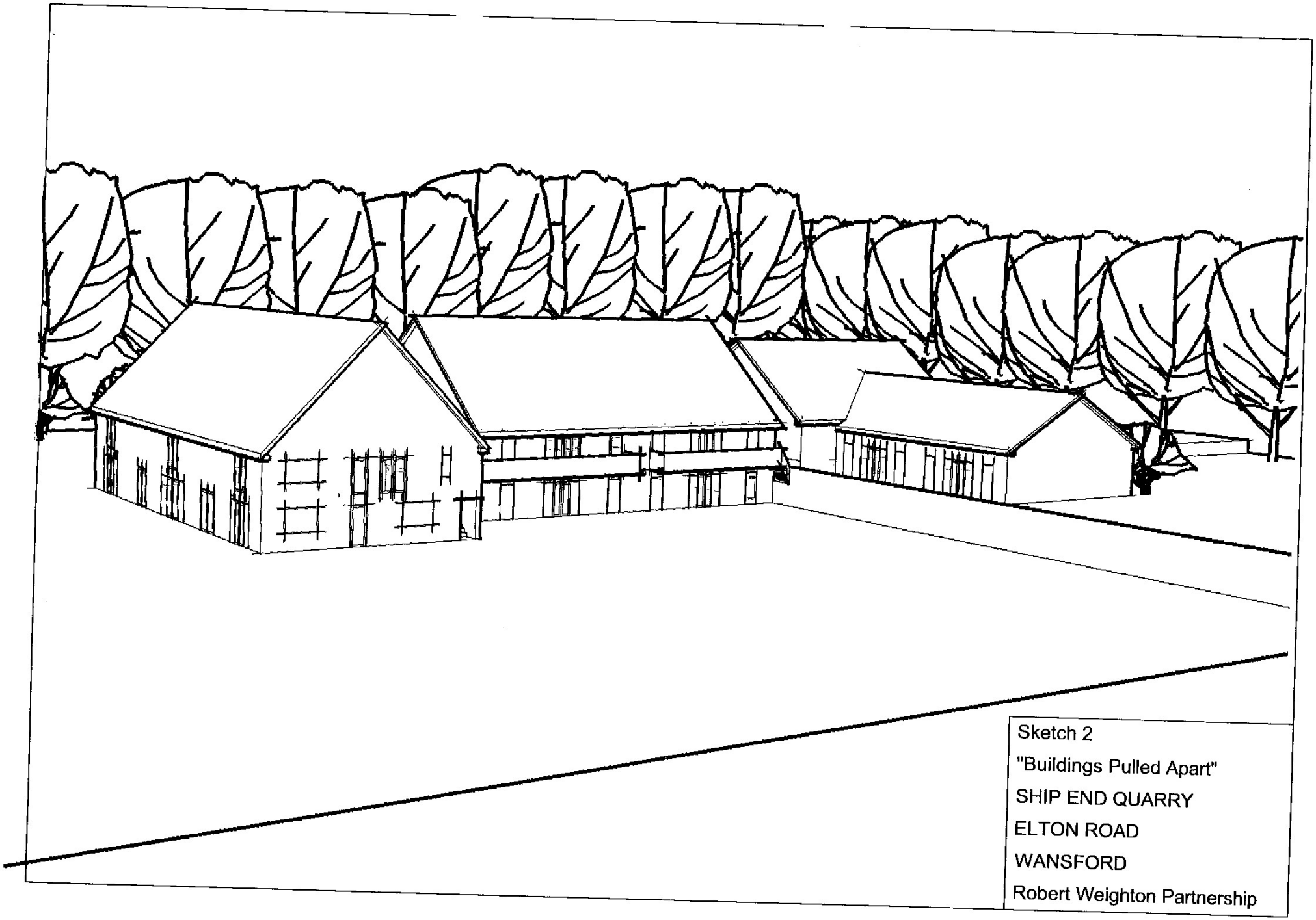
Buildings Pulled Apart & Local Vernacular Introduced

SHIP END QUARRY

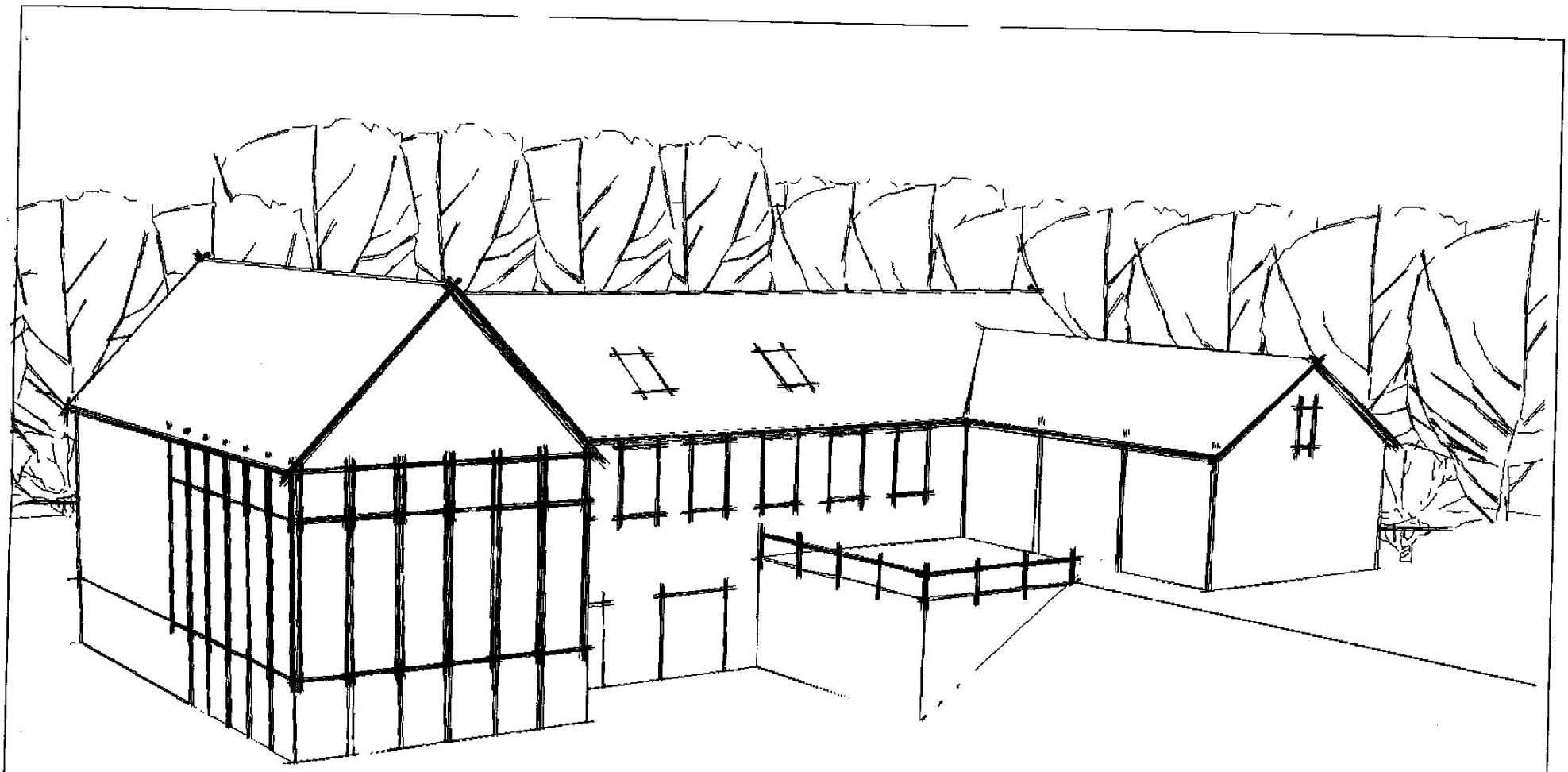
ELTON ROAD

WANSFORD

Robert Weighton Partnership



Sketch 2
"Buildings Pulled Apart"
SHIP END QUARRY
ELTON ROAD
WANSFORD
Robert Weighton Partnership



Sketch 1
"As Approved" - Field Centre
SHIP END QUARRY
ELTON ROAD
WANSFORD
Robert Weighton Partnership

Fundamentally,

- The location of the new building would remain as per the outline consent
- The footprint of the new building could also remain the same
- The general form, massing and arrangement of the structure would easily convert to the new use
- The grouping of the building could be pulled apart into elements joined together by glazed sections
- Whilst we could stay with the appearance of the sketch on the outline consent, we could also evolve the basic design to echo some of the architectural features present on the Lodges.
- Materials can also reflect the construction of the Lodges – with a mixture of cladding; render and stone

With this in mind,

- **Sketch 1** is the "outline" design as per the original consent
- **Sketch 2** is fundamentally the same – but with the sections of building pulled apart to enable phased development and
- **Sketch 3** uses the basic design and detailing of the Lodges under construction

We would ask your views on this amendment – I am aware of the fact that you have previously discussed the possibility of alternative uses with the applicant, and what your initial thoughts are on how best we might implement them.

Ideally, once you have thought about the proposals, we would come over and see you, discuss the principle of the alterations and agree a next stage for the development.

I look forward to hearing from at your earliest convenience.

Yours sincerely,

[redacted]

William McCormack
Cc Bill Gibbeson

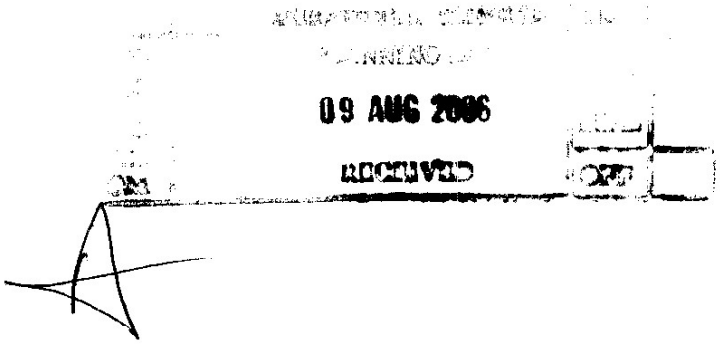
RW
ARCHITECTS

WM / 1261

8 August 2006

28158 DPS 9/8/06 GR

Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE18 6TN



For the attention of Mr G Crocker

Dear Mr Crocker,

Ship End Pits, Elton Road, Wansford

Unfortunately a set of sketches sent to you ten days ago appear not to have reached your desk – so I am writing to summarise the brief text which accompanied those sketches and enclose a further set of sketches for your perusal. Once you have had a chance to think about the proposals, we should either meet or talk more to agree the next step forward.

You will recall, when the original consent was issued for the re development of the site, the scheme included a reasonably sized multi – purpose building, labelled as *Field Centre, Cafeteria, Workshops and Retail Units.*

Since the development commenced on the site, further research has been undertaken – especially in connection with the practicality of the proposed new Field Centre.

- There is a concern that a new facility here would be detrimental to the viability of the existing centre just across the A1 at Stibbington
- A retail unit and cafeteria could still be accommodated with in the foot print of the approved building

All of which leads the way to an alternative use for the space to be created by the new building. It is therefore proposed that the building is used as some form of additional accommodation.

We believe that this use for the building could easily be accommodated if not within the *approved* design, certainly very close to it – albeit the approval only provided a 3-D sketch of what the building might look like.

Our proposals are therefore as follows:

We have produced a 3-D version of the original building, along with two further sketches of how the building might evolve into an accommodation and multi use facility.

Robert Weighton Partnership 10 Broad Street Stamford Lincolnshire PE9 1PG
tel 01780 481814 facsimile 01780 481770 e-mail architects@robertweighton.co.uk
Robert Weighton Simon Harris William McCormack

RW Architects
10 Broad Street
Stamford
PE9 1PG

Our Ref: GFC/0200293
Your Ref:

31 August 2006

Dear Mr McCormack

LEISURE BUILDING ELTON ROAD WANSFORD

Thank you for your letter dated 8th August 2006.

First off I would say that there has never been any approval given to the design of the "field centre etc" so somewhat difficult to comment.

This notwithstanding I maintain that the originally intended function of this building, and as I recall fundamental to the approval of the leisure development of the site, should remain. I do not see that the County Council run site at Stibbington would be prejudiced, indeed it could benefit from the filed centre. The option of further leisure accommodation is in my view a non-starter.

You will appreciate that the views contained in this letter are a personal opinion only and in no way prejudice the formal consideration by the Local Planning Authority of any application that is made. Should you wish to discuss matters further please contact Mr G F Crocker (tel. n. 01480 388403) who will be pleased to advise you.

Yours sincerely



Steve Ingram
Head of Planning Services
Operational Services Directorate



Sketch 3

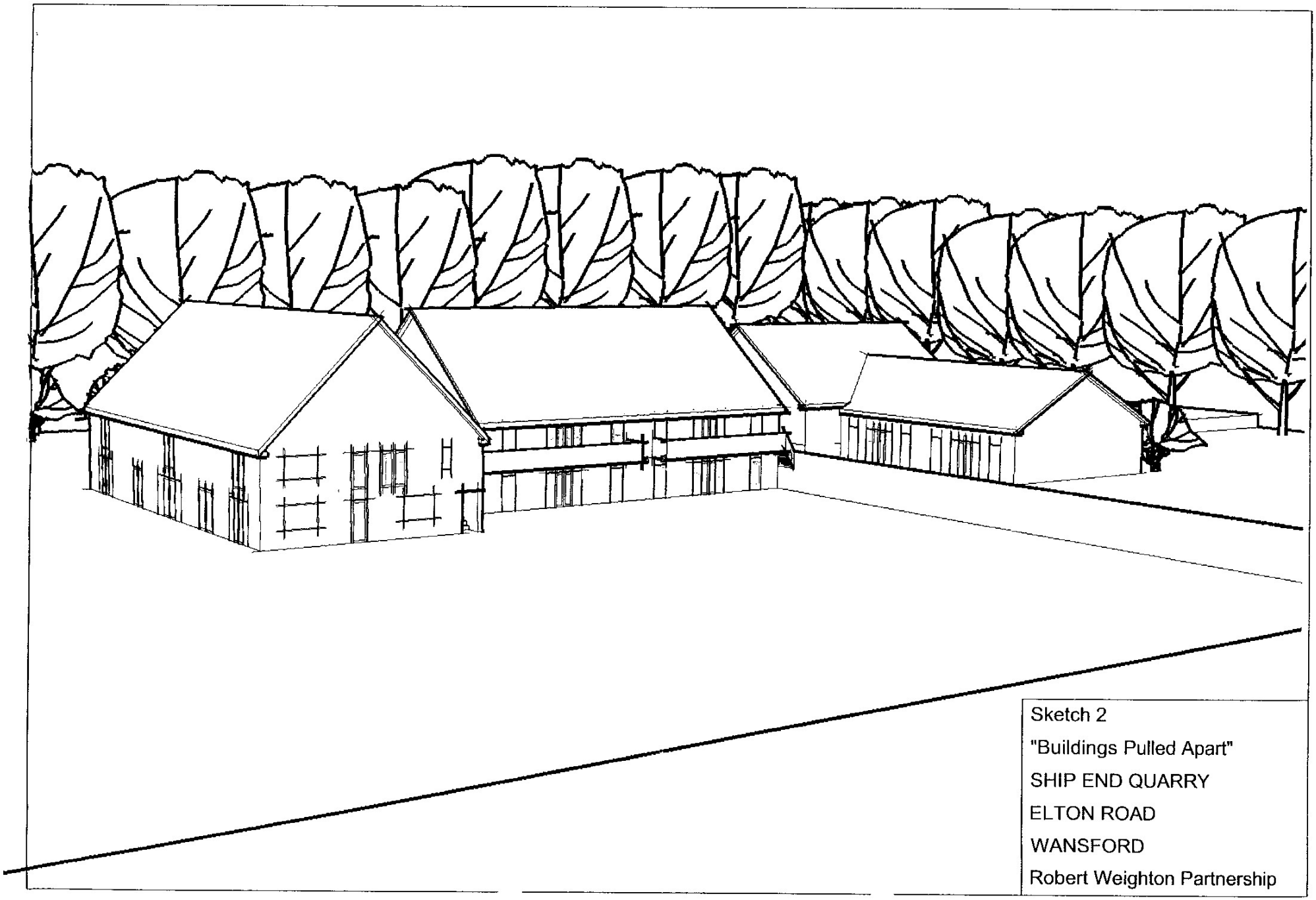
Buildings Pulled Apart & Local Vernacular Introduced

SHIP END QUARRY

ELTON ROAD

WANSFORD

Robert Weighton Partnership



Sketch 2

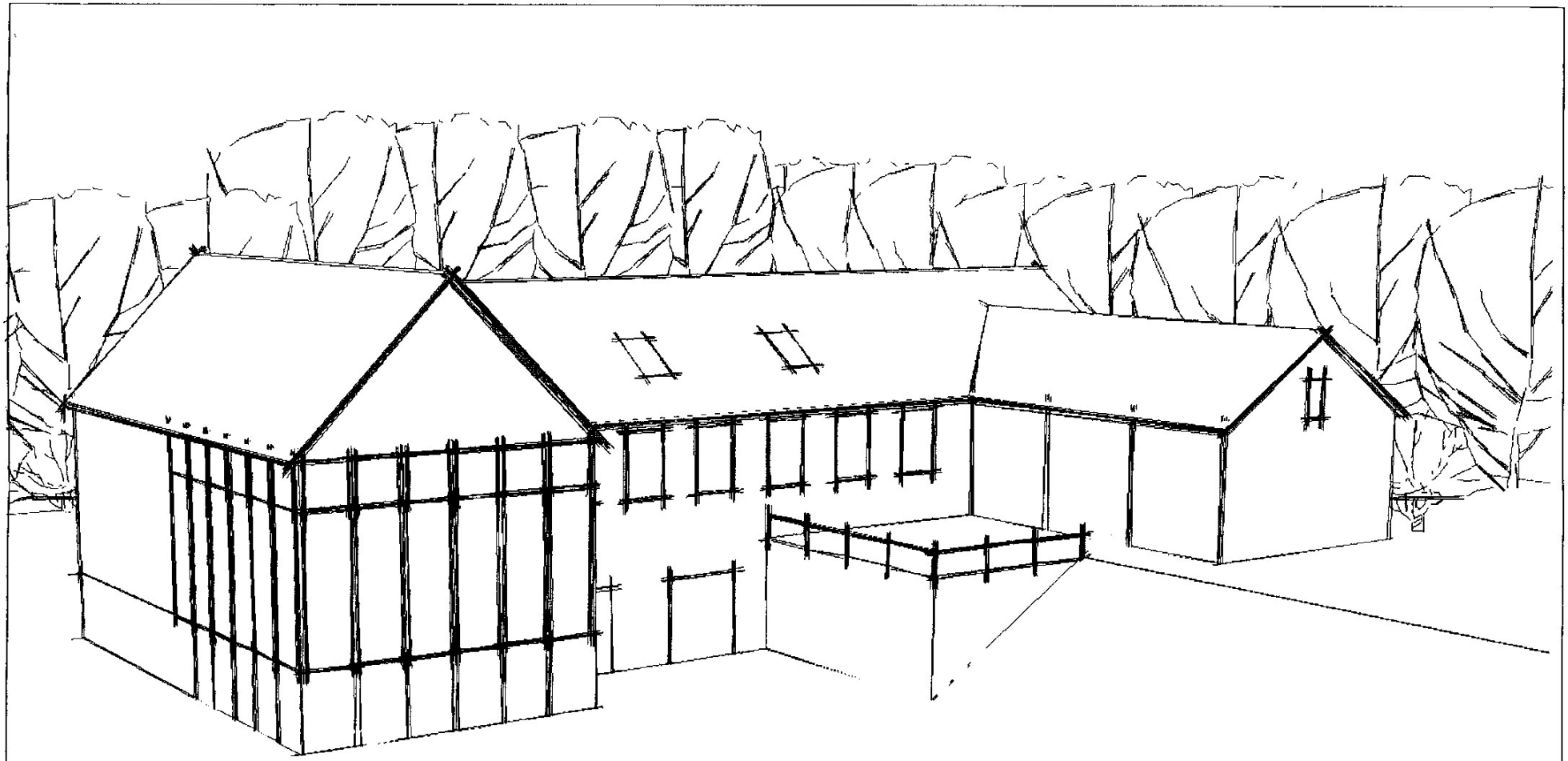
"Buildings Pulled Apart"

SHIP END QUARRY

ELTON ROAD

WANSFORD

Robert Weighton Partnership



Sketch 1

"As Approved" - Field Centre

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ELTON ROAD

WANSFORD

Robert Weighton Partnership

Fundamentally,

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- **Sketch 3** uses the basic design and detailing of the Lodges under construction

We would ask your views on this amendment – I am aware of the fact that you have previously discussed the possibility of alternative uses with the applicant, and what your initial thoughts are on how best we might implement them.

Ideally, once you have thought about the proposals, we would come over and see you, discuss the principle of the alterations and agree a next stage for the development.

I look forward to hearing from at your earliest convenience.

Yours sincerely,



William McCormack
Cc Bill Gibbeson

RW
ARCHITECTS

WM / 1261

8 August 2006

Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE18 6TN

For the attention of Mr G Crocker

Dear Mr Crocker,

Ship End Pits, Elton Road, Wansford

Unfortunately a set of sketches sent to you ten days ago appear not to have reached your desk – so I am writing to summarise the brief text which accompanied those sketches and enclose a further set of sketches for your perusal. Once you have had a chance to think about the proposals, we should either meet or talk more to agree the next step forward.

You will recall, when the original consent was issued for the re development of the site, the scheme included a reasonably sized multi – purpose building, labelled as *Field Centre, Cafeteria, Workshops and Retail Units.*

Since the development commenced on the site, further research has been undertaken – especially in connection with the practicality of the proposed new Field Centre.

- There is a concern that a new facility here would be detrimental to the viability of the existing centre just across the A1 at Stibbington

- A retail unit and cafeteria could still be accommodated with in the foot print of the approved building

All of which leads the way to an alternative use for the space to be created by the new building. It is therefore proposed that the building is used as some form of additional accommodation.

We believe that this use for the building could easily be accommodated if not within the *approved* design, certainly very close to it – albeit the approval only provided a 3-D sketch of what the building might look like.

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We have produced a 3-D version of the original building, along with two further sketches of how the building might evolve into an accommodation and multi use facility.

Robert Weighton Partnership 10 Broad Street Stamford Lincolnshire PE9 1PG
tel 01780 481814 facsimile 01780 481770 e-mail architects@robertweighton.co.uk
Robert Weighton Simon Harris William McCormack

Continued...../2

"The leisure building"

For want of a better word, we referred to the circa 18000 sq. ft. building as the leisure building. In our previous discussion in 2004, we had discussed quite positively, the possibility of an apart-hotel use. Your opinion was that at this time, two years on, policies were more restrictive and you referred us to a document, Core Strategy April 2006, which identified current policies, particular in relation to the use of waterways, accommodation and sustainability. We agreed to come back to you with revised proposals. We were pleased to note you were happy with the exterior design of the building, as submitted by Will McCormack of R Weightons Architects.

Yours sincerely

[redacted]

Bill Gibbeson



Howlett Leisure Developments Limited

11 Station Approach
Oakham
Rutland
LE15 6QW

Tel: [redacted]
Fax:

20 October 2006

Mr G. F. Crocker
Planning Services
Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

24 OCT 2006

Dear Mr Crocker

Waters Edge, Wansford

Thank you for seeing Stephen and myself at such short notice on Thursday and again I apologise for the misunderstanding over dates.

We discussed a number of matters and I think the position was left as follows:

Tennis Court location

The location that we suggested on the left hand side of the access road, east of the "chandlery" was not ideal from your point of view and you asked us to look at an alternative possibility nearer the circa 18000 sq. ft. building we called the leisure building, the use of which we discussed later. I will be in touch shortly, once I have got some levels, to get your comments on this location.

Garages

We discussed the provision of extra garage facilities for plots 4 and 9 in particular. Your preference was that they should be inside the road line, rather than outside if possible.

As presently drawn there was insufficient space but following our meeting I thought a solution might be achieved by moving the road to create the space on the inside of the road. I will produce a sketch of this proposal for your consideration.

Alternatively, reprovision as part of the leisure building would probably be acceptable.

Nature Trail

We discussed the route of the nature trail and you suggested that the first step was to submit a drawing which you would pass on to whoever was appropriate. You mentioned that there may be a need to file a request to vary the 106, once a route is finalised or it may be that a plan has to be attached to the footpath agreement. I will prepare a drawing showing the route and send it to you.

Continued....

Howlett Leisure Developments Ltd
25A Burley Road
Oakhan
Rutland
LE15 6DH

File

Our Ref: 0200293REM
Your Ref:

28th July 2006

Dear Sirs

Planning Application Receipt – Ref. 0200293REM
Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses
Wansford Marina Ship End Pits Elton Road Wansford Peterborough

Thank you for your letter dated 11th July 2006 and I apologise for the delay in reply.

Details of materials have been submitted pursuant to Condition 2 of the planning permission reference 0200293REM dated 23rd May 2002 and these details were acceptable. The terms of Condition 2 are met provided that the approved materials are used.

If you wish to discuss the matter further please contact The Planning Officer, Geoff Crocker, on Direct Dial (01480) 388403.

Yours faithfully

[redacted]

Steve Ingram
Head of Planning Services
Operational Services Directorate

Howlett Leisure Developments Limited

25A Burley Road,
Oakham,
Rutland.
LE15 6DH.

Tel: [redacted]
Fax

11 July 2006

Attn: Mr Geoff Crocker
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Your Reference: **GFC/00/01441**
GFC/02/00293

Dear Mr Crocker

Waters Edge, Wansford

I wonder if you could help me with something. You wrote to me on 15 October 2004 confirming that the materials for all of the plots 1 to 24 had been approved in accordance with an attached schedule.

I am now dealing with a solicitor who wants a more specific confirmation that will say words to the effect that you have approved the "type, colour and texture" of all materials to be used for external surfaces of 25 lodges and that condition 2 of application 02/00293 is satisfied and discharged.

I have enclosed copies of the relevant correspondence to assist you and I would be grateful for an early response if that is possible.

Yours sincerely

[redacted]

Bill Gibbeson

Encs

Huntingdonshire

district council

19 OCT 2004

Howlett Leisure Developments Ltd
25A Burley Road
Oakham
Rutland
LE15 6DH

Our Ref GFC/0200293
Your Ref:

15 October 2004

Dear Sirs

SHIP END PITS ELTON

I refer to your letter dated 4th October 2004 concerning the development at Ship End Pits.

Materials. I note the change to plots 3,4,5 and 20, 21and 22 and the attached schedule to the remainder and would inform you that these are acceptable.

Design of plots 17, 18 and 19. I note the circumstances surrounding these plots and the reason for changing the design. This alteration would be acceptable and I await submission of proper plans for formal acceptance.

Tennis Court. I would wish to see the siting of this in due course.

Leisure building. Noted.

Manager. Noted. If there is no intention for a permanent site presence then clearly this negates the need for the manager's house.

Definition of secondary or holiday residences. I note the Counsel's opinion. The Council's Solicitor has a slight disagreement in that it is not for the occupier to decide simply what is their "main home" it has to be actual. Thus for example a person having a home in France that they may regard as their main home is not sufficient, as the length of time that a person spends at the residence is clearly a material factor in determining the "main" residence. This I believe follows your Counsel's line of thought.

Should you wish any further information or wish to discuss matters further please contact Mr G F Crocker (tel. no. 01480 388403) who will be pleased to advise you.

Yours faithfully

[redacted]

Steve Ingram
Development Control Manager
Operational Services Directorate

Tel 01480 388388 Fax 01480 388099
Pathfinder House St Mary's Street Huntingdon PE29 3TN

www.huntingdonshire.gov.uk

mail@huntsdc.gov.uk

Huntingdonshire

district council

RW Architects
10 Broad Street
Stamford
Lincolnshire
PE9 1PG

Our ref: GFC/02/00293/REM
Your ref: WM/973

16 January 2004

Dear Sirs

SHIP END PITS ELTON

Thank you for your letters and enclosed plans dated 8th and 9th December 2003 and I apologise for the delay in reply.

The proposed amendments to the Type B, C and D Lodges are acceptable and I am prepared to approve the revisions as a formal amendment to the reserved matters approval dated 23rd May 2002.

I note the details of the hard landscaping on plan nos. 973-55 & 56, traffic calming measures, the change in nature trail including viewing platform and external light fittings. These details are acceptable.

As far as I am aware the only outstanding condition to be satisfied is external materials.

If you wish to discuss the matter further please contact Mr G F Crocker (☎ 01480 388403).

Yours faithfully

[redacted]

Malcolm Sharp
Head of Planning Services
Operational Services Directorate

www.huntingdonshire.gov.uk

mail@huntsdc.gov.uk

Tel 01480 388388 Fax 01480 388099
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Mr W McCormack
10 Broad Street
Stamford
Lincs PE9 1PG

Our Ref GFC/02/00293/REM
Your Ref:

27 October 2003

Dear Mr McCormack

SHIP END PITS ELTON ROAD WANSFORD

I refer to your letter and enclosed plans dated 13th October 2003 and letter dated 16th October 2003 concerning alterations to the approved scheme, proposed materials and surface water drainage.

At the meeting held with Mr Crocker you explained the proposed changes to layout and the design of lodges, the reshaping of the marina and details of proposed materials, leaving samples for approval.

Firstly I note the Environment Agency's agreement to the surface water drainage scheme. I would suggest that the holding lagoon is treated as a landscape feature.

Secondly I note the changes to the site layout in respect of the marina basin and omission of new inlet and bridges, the resiting of plots 3,4,5,15,16 and 24 together with the chandlery position and the reaffirmation of the main road position. These alterations are considered acceptable and of a minor nature in the context of the scheme and can be accepted as an amendment to the reserved matters approval dated 23rd May 2002. The tree schedule is also noted.

Thirdly amendments/materials to lodge types.

Type A on plots 1, 2 23 and 24. The amendments to the design area acceptable. The prominence of these units along the river edge suggests to me that the external treatment should be mainly stone with Colleyweston-type roof slates. A small amount of cladding as a foil to the stone would be acceptable but only on the two subordinate wings. I would suggest the S03 cladding.

Type B on plots 3,4,5,15,16,20,21 and 22. With some change I consider that the amendments will be acceptable. I consider that there needs to be a linking roof, at the same height as the dormers, between the main gables. This will not only give it some solidity and form but also alleviate a valley maintenance/design problem.

Type E on plots 11,12,13 and 14. Amendments area acceptable.

The external treatment to types B, C, D and E as proposed are mostly acceptable but I think the emphasis should be on the Welsh slate or similar roof with cladding as the main theme and stone secondary. It will be important to establish a coordination/theme in cladding colour otherwise the concept will be lost. Colours should be of muted tones and from the range indicated S05, S03 and S10 seem favourite.

The entrance lodge properly relates to Wansford and should therefore be traditional in its external finish.

The other matters raised in my previous letter on water edge treatment, pontoon treatment and quarry steps remain outstanding.

Should you wish any further information or wish to discuss matters further please contact Mr G F Crocker (tel. no. 01480 388403) who will be pleased to advise you.

Yours sincerely

[redacted]

Steve Ingram
Development Control Manager
Operational Services Directorate

S03 C

S05 Grey.

S10 Blue.

Howlett Leisure Developments Ltd
25A Burley Road
Oakham
Rutland
LE15 6DH

Our Ref: GFC/0200293
Your Ref:

04 July 2006

Dear Sirs

PLOT 18 WATERS EDGE WANSFORD

Thank you for your letter dated 22nd June 2006.

My own view on this proposed change is that it would be inappropriate as it would upset the symmetry that has been achieved throughout the development.

You will appreciate that the views contained in this letter are a personal opinion only and in no way prejudice the formal consideration by the Local Planning Authority of any application that is made. Should you wish to discuss matters further please contact Mr G F Crocker (tel. n. 01480 388403) who will be pleased to advise you.

Yours faithfully

Steve Ingram
Head of Planning Services
Operational Services Directorate

Howlett Leisure
Developments
Limited

25A Burley Road,
Oakham,
Rutland.
LE15 6DH.

Te [redacted]
Fa

22 June 2006

Mr G. F. Crocker
Planning Services
Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Dear Mr Crocker

Plot 18, Waters Edge, Wansford, Peterborough
Reference GFC/02/00293/REM

We have a purchaser for the above property who would like to have the front elevation varied. Presently approval is for Eternit boarding of all of the elevation. He would prefer it to be half stone and half boarding.

I have attached coloured sketches to show the original and the revised elevation and I have enclosed copies of the elevational details for the group of houses 17 to 19, as presently approved and proposed.

I wonder if you could approve this change, because we are in the process of building this property, your early response would be much appreciated.

Yours truly

[redacted]

Bill Gibbeson

Encs

27956 DB 26/6/06 GFC





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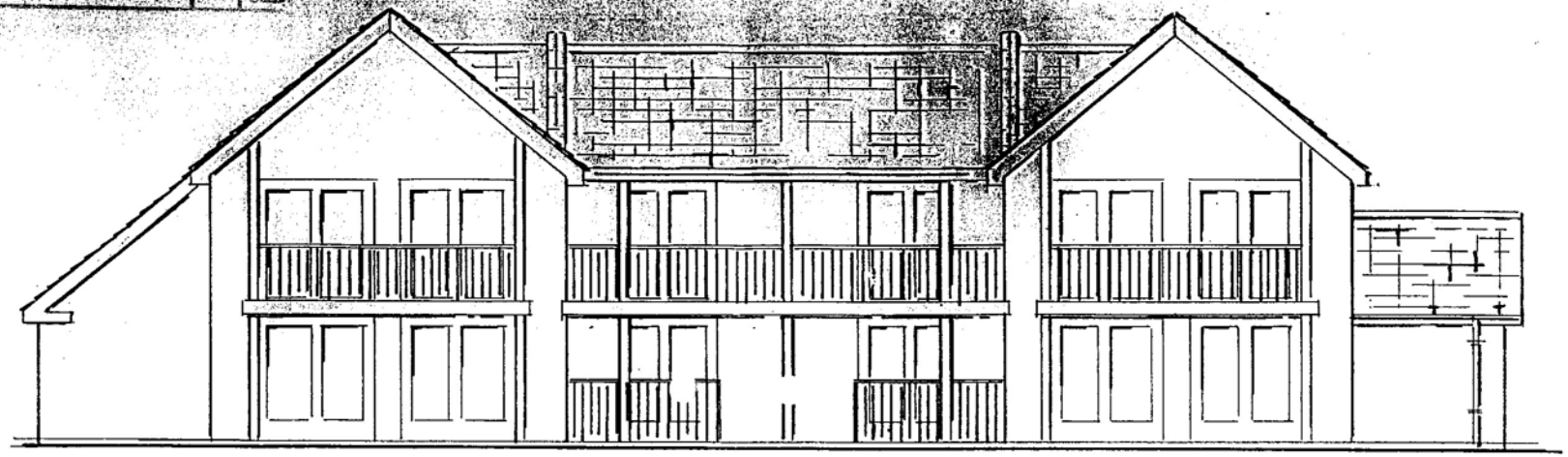

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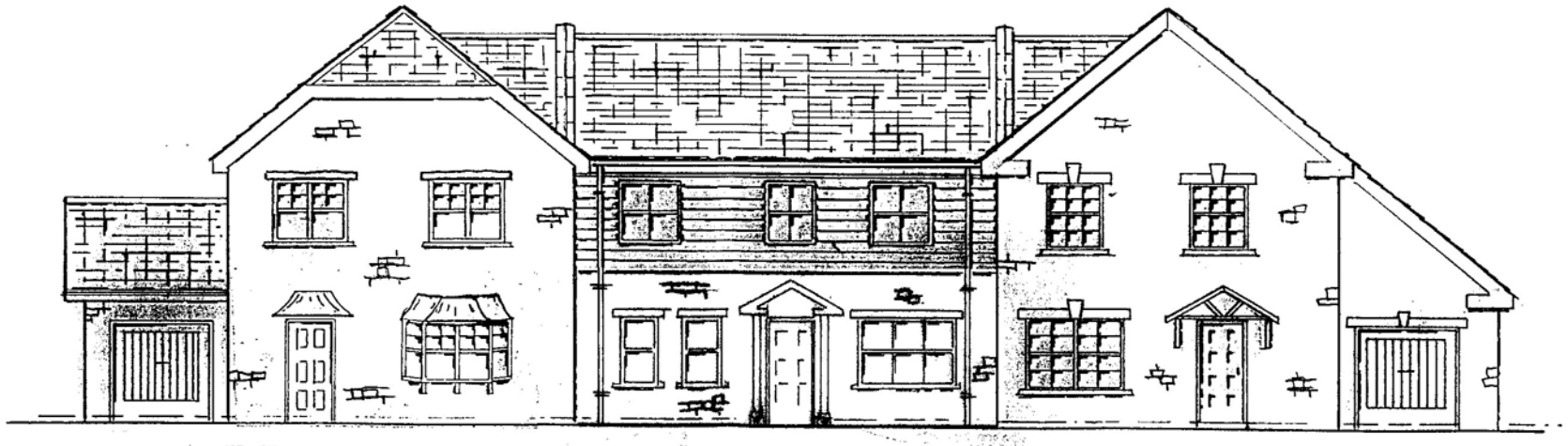

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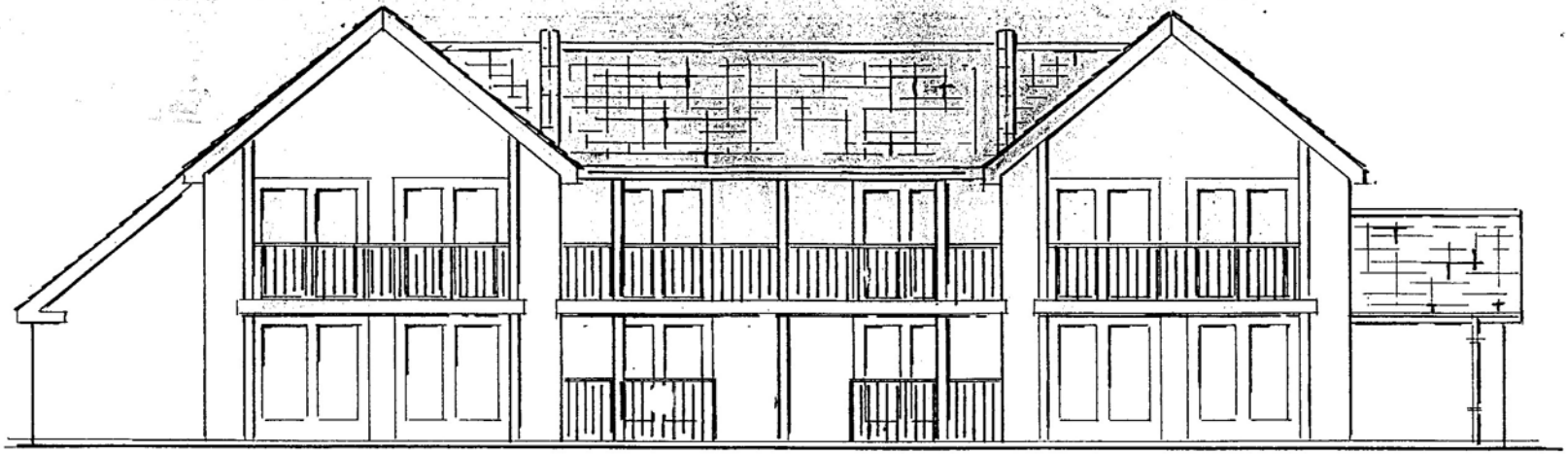

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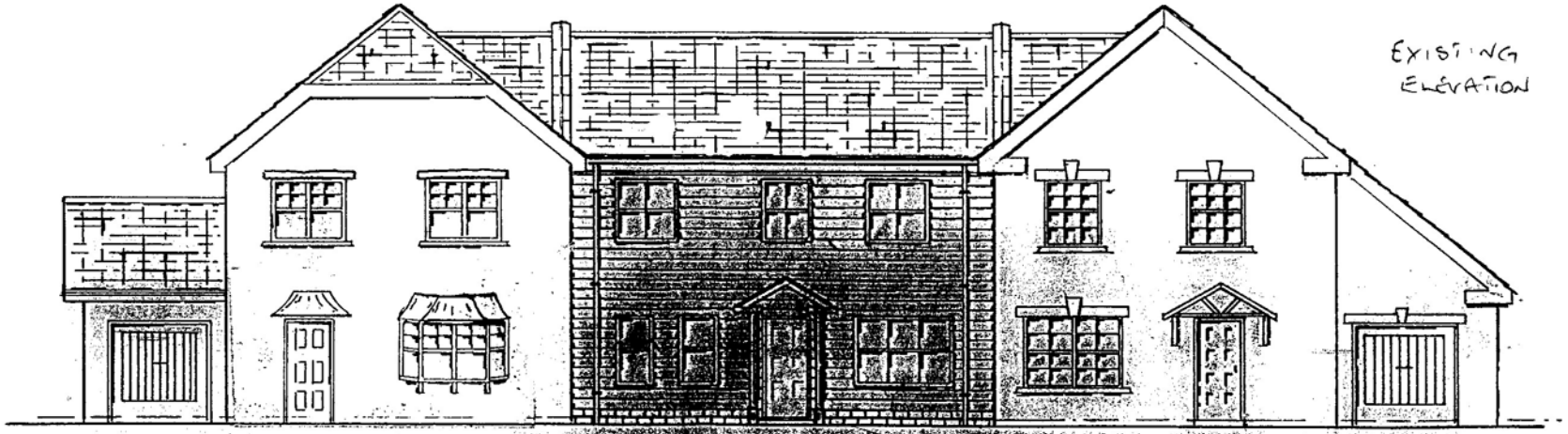


EXISTING ELEVATION

EAST 1:100

0200293REM

Howlett Leisure
C/o Robert Weighton Partnersip
10 Broad Street
Stamford
Lincs
PE9 1PG

Our Ref: 0200293REM
Your Ref: W/M973

7th September 2005

Dear Sirs

Planning Application Receipt – Ref. 0200293REM
Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses
Wansford Marina Ship End Pits Elton Road Wansford Peterborough

Thank you for your letter and enclosed plans dated 10th August 2005.

I note the details of the proposed amended siting and omission of windows and would inform you that these details are acceptable as an amendment to the approval of reserved matters 23rd May 2002.

With regard to some latitude of siting of structures, I have no problem with this within a limited margin but 2 metres is too much as this could have repercussions relating to the overall layout if encountered too often. The easiest way is to write!

If you wish to discuss the matter further please contact the Planning Officer, Geoff Crocker, on Direct Dial (01480) 388403

Yours faithfully

[redacted]

Filecopy

RW
ARCHITECTS

WM / 973

10 August 2005

Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
PE18 6TN

For the attention of Geoff Crocker

Dear Mr Crocker,

Approval of Reserved Matters: GFC/02/00293/REM and 96/1592
Ship End Pits, Elton Road, Wansford

Work is due to start on the second phase of the Lodges at Wansford in the near future. We have been asked to write to you regarding a minor detail in the siting of Lodges 11/12 and 13/14.

The Lodges have been set out as per the approved drawings – but site ground conditions would suit moving these two blocks approximately 2m further apart. It has also been proposed that "overlooking windows" on the two blocks be omitted. For ease of reference, please find enclosed duplicate copies of drawings 973 ~ 20**(F)** and 973 ~ 52**(A)**, highlighting these amendments.

Please can you consider these as minor amendments to the approval, and confirm accordingly.

The "applicant" is looking to progress the development in this second phase of building, and would like your opinion on how much, if any, lee way there can be on the exact site position of the buildings without notifying you (2 metres this way or that....for example - due entirely to the ground conditions in the former quarry). Currently, any changes that are proposed are and have been submitted to you for your approval, but if there is an opportunity for a certain amount of flexibility – without the need to create more work for you, then perhaps you would let me know your views.

I look forward to your response, and confirm that we shall shortly be submitting proposals for the "Field Centre and Chandlery".

Yours sincerely,

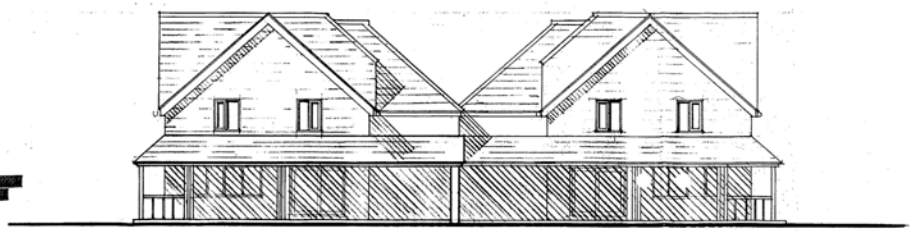
[redacted]

William McCormack

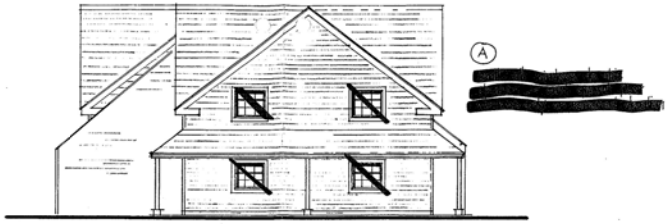
Robert Weighton Partnership 10 Broad Street Stamford Lincolnshire PE9 1PG
tel 01780 481814 facsimile 01780 481770 e-mail architects@robertweighton.co.uk
Robert Weighton Simon Harris William McCormack



MARINA ELEVATION



MARINA ELEVATION



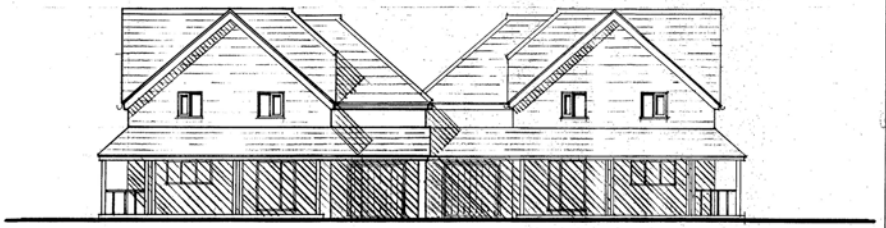
SIDE ELEVATION ~~ELEVATION MIRRORED~~



SIDE ELEVATION

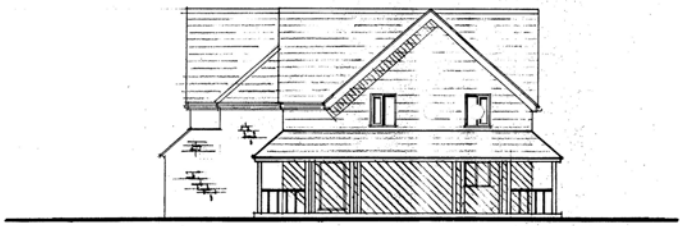


REAR ELEVATION



REAR ELEVATION

ELEVATIONS - AS APPROVED



SIDE ELEVATION

SUPERSEDED ELEVATIONS

NOTES

1. THIS DRAWING MUST NOT BE SCALED FROM.
2. THE CONTRACTOR SHOULD TAKE & VERIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK.
3. THIS DRAWING IS THE COPYRIGHT OF ROBERT WEIGHTON ARCHITECTS.

NOTES

LODGE TYPE : E
PLOTS : 11, 12, 13, 14

MATERIALS
ROOFS : SLATE
FACINGS : STONE & EIFFEL CLADDING (colour tbc)
JOINERY : ANDERSEN WINDOWS; SW DOORS / BASCIS / BRETTLE etc
R.W. GOODS : BLACK PLASTIC

OPERATIONAL SERVICES PLANNING DIV. 16 AUG 2005 RECEIVED
TL | ACK | REPLY | OPP

A. Amends. to "Marina" & side elevations August '05

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD

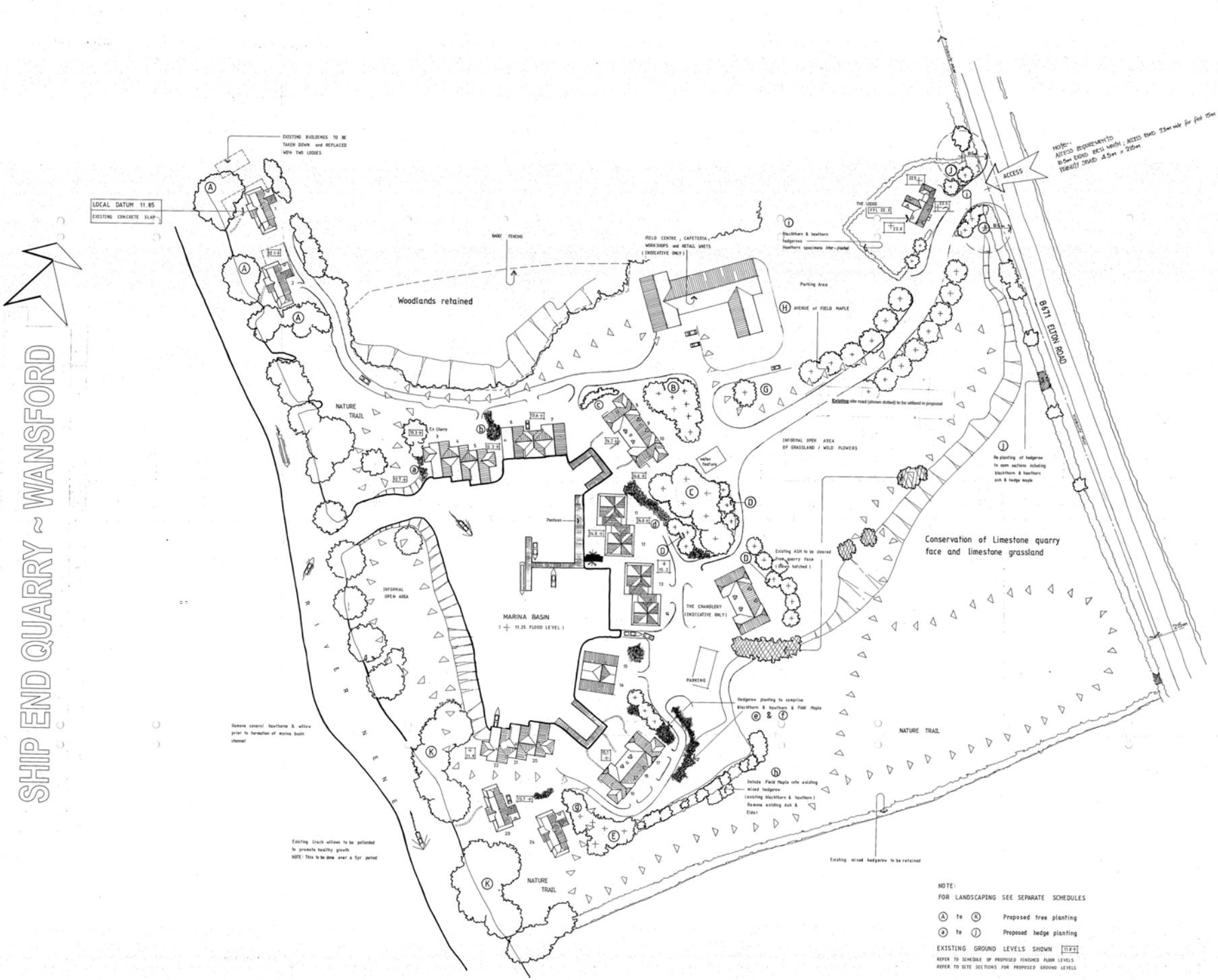
PROPOSED
LODGE
TYPE E

ROBERT WEIGHTON
MA(Cantab) Dip Arch RIBA Grad Dip Conservation (AA)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770
e-mail: architects@robertweighton.co.uk

SCALE 1:100 DATE OCT '03

DRAWING No. 973~52 REVISION A

SHIP END QUARRY ~ WANSFORD



NOTES

1 THIS DRAWING MUST NOT BE SCALED FROM.
2 THE CONTRACTOR SHOULD TAKE A VIEW'S ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK.
3 THIS DRAWING IS THE COPYRIGHT OF ROBERT WEIGHTON ARCHITECTS.

Amdts 12.6.15 ; Development added to Western Catchments of Limits Aug 05

C Minor Amend. to Marina Basin, Path (Section) Position of Lodges ; Position of Path Adjoining with Major Alterations - see also Landscape Scheme

D Amend. "Access" Entrance — To Scale 21.10.04 - Added Width Dims

C Note Drainage Added ; Access Arrangements Amended Sept 2002

B With Amended 2D Landscaping Scheme Apr 2002

A Landscaping notes etc added. Site Block Plan of Field Cpr, Chantlery - notes added.

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD

PROPOSED
SITE PLAN

16 MAR 2005

ROBERT WEIGHTON
ARCHITECTS

10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481778

SCALE 1:500 DATE Jan 05

DRAWING No. 973-20 REVISION

WILLIAM WALKER
Property Lawyer
Commissioner for Oaths

54b Broadway Peterborough PE1 1SB Tel. (01733) 349797 Fax. (01733) 319332 DX: 16871 Peterborough 2
Email: Admin@walkerproplaw.com

Huntingdonshire District Council
Planning Department
DX 80929
HUNTINGDON

06 January 2005

Our ref: *TLD:PL:BatemanS127/2140*

Dear Sirs

RE: PLOT 16 THE WATERS EDGE WANSFORD

I act on behalf of the proposed purchasers of the above new build property. I have received a copy of the contract documentation for this and, in particular, a copy of the Section 106 Agreement dated the 8th April, 1998 made between yourselves, Tamar Group Limited and Mallard Leasing Limited. The Section 106 Agreement states that the properties to be built will be "leisure lodges" meaning that they are designed for occupation as secondary or holiday residences. My client's mortgagee required written confirmation, from yourselves, as to your definition of a secondary or holiday residence, and whether this will entail any limitation on the period of occupancy in each year.

My clients' mortgagees also require confirmation from yourselves that you are satisfied that all necessary works to the site. and any adjoining land, have been carried out and that you have no plans to issue any Remediation Notices in respect of any potential contamination to the site.

I would be most grateful for your assistance in this matter, and look forward to hearing from you.

Yours faithfully,

[redacted]

WILLIAM WALKER

0200293REM

William Walker
54b Broadway
Peterborough
PE1 1SB

Our Ref GFC/0200293REM
Your Ref: TLD:PL:BatemanS127/2140

02 February 2005

Dear Sirs

PLOT 16 WATERS EDGE WANSFORD

I refer to your letter dated 6th January 2005.

Occupancy. The Council's view with regard to occupancy is that leisure or secondary home means that there must be an actual main home elsewhere at which place a reasonable length of time must be spent. There is no definition of what is a reasonable time but the amount of time spent at that residence is a clearly a material factor in determining the "main" residence. I understand that the vendors make this clear in property details.

I can only say that it is up to the proposed purchasers to satisfy themselves having first sought legal advice that they meet the requirements. If they do not then they risk enforcement proceedings.

Site Works. I am unable to confirm either way that these have been carried out.

Should you wish any further information or wish to discuss matters further please contact Mr G F Crocker (tel. no. 01480 388403) who will be pleased to advise you.

Yours faithfully

Steve Ingram
Development Control Manager
Operational Services Directorate

Howlett Leisure Developments Limited

25A Burley Road,
Oakham,
Rutland.
LE15 6DH.

Tel: (0[redacted]
Fax: (0[redacted]

10 February 2005

Attn: Mr G.F. Crocker
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

21 MAY 2005

Dear Mr Crocker

Reference: GFC/0200293
Ship End Pits, Elton

Thank you for your letter of the 15th October 2004. With my letter of 4 October 2004, I enclosed a drawing of the waterside elevation for the revised design of plots 17, 18, 19, which you found acceptable. I have now enclosed the other elevations and I hope that you are content to approve these.

I think that you have always been anxious to avoid too much uniformity if it creates a housing estate feel to the development. With that in mind, we have varied the roadside elevation of 17 and 19, so whilst they are essentially the same house, they look different from one another.

I would like your approval to plot 17 and 19 in stone, and 18 in the boarded finish, Rosslyn blue, as previously approved. Roofs to be blue slate as previously approved.

Managers House – During our discussion we wanted your approval to have a daytime only manager until the site was nearer completion, because we mistakably thought that we were obliged to build the managers house before the tenth unit was occupied. You "gently" pointed out that we should read the 106 and we would see that that was not necessary. It is our intention therefore to have a daytime manager for the time being, but in the fullness of time we may well need 24 hour cover and therefore we would like to keep our options open on the question of the manager's residence.

I look forward to hearing from you when you have had time to look at the elevations.

Yours sincerely

[redacted]

Bill Gibbeson

Encs

0200293REM

Howlett Leisure Developments Ltd
25A Burley Road
Oakham
Rutland
LE15 6DH

Our Ref GFC/0200293REM
Your Ref:

15 March 2005

Dear Sirs

SHIP END PITS PLOTS 17, 18, 19

I refer to your letter and enclosed plan dated 10th February 2005 and I apologise for the delay in reply.

I note the proposed alterations to the design of this group together with the materials and would inform you that I am prepared to accept this alteration as an amendment to the approval of reserved matters dated 23rd May 2002.

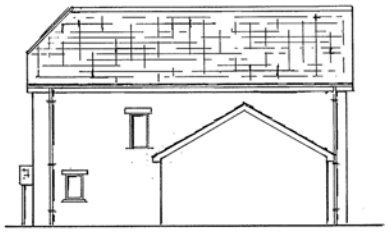
Should you wish any further information or wish to discuss matters further please contact Mr G F Crocker (tel. no. 01480 388403) who will be pleased to advise you.

Yours faithfully

Steve Ingram
Development Control Manager
Operational Services Directorate



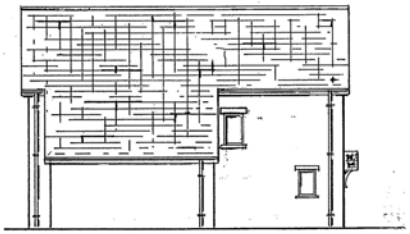
WEST 1:100



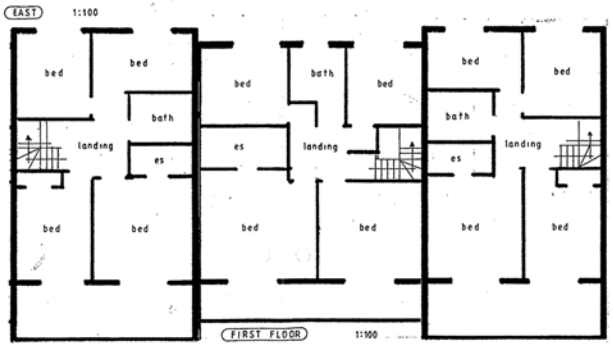
SOUTH 1:100



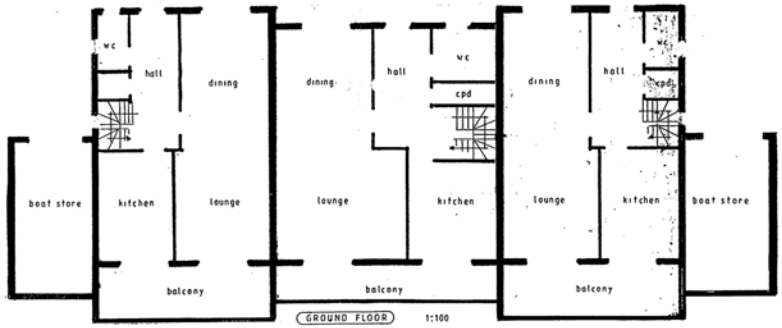
EAST 1:100



NORTH 1:100



FIRST FLOOR 1:100



GROUND FLOOR 1:100

notes

HOWLETT LEISURE DEVELOPMENTS LTD
25a BURLEY ROAD
OAKHAM
RUTLAND
LE15 6DH
TEL 01572 757837

project
WATERS EDGE
WANSFORD
PETERBOROUGH
PE8 6LH

drawing
PROPOSED ELEVATIONS
PLOTS 17, 18, 19.

date	number
DEC 2004	D/001

scale

PLANNING SERVICES
11 FEB 2005

THE DRAWING OFFICE CENTRE 941080

Earliest Decision Date: **22nd March 2002**	Officer: **Geoff Crooker**

Ref No:	0200293REM	Parish.	**Sibson-Cum-Stibbington**
Proposal	**Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses**		
Location:	**Wansford Marina Ship End Pits Elton Road Wansford Peterborough**		
Grid Ref	EASTING 507882 000 NORTHING 298018.000	Code:	**Approval of Reserved Matters**

Applicant	**Howlett Leisure** **C/O Agent**	Agent	**Robert Weighton** **10 Broad Street** **Stamford** **Lincs** **PE9 1PG**
		Phone.	**01780 481814**

Registered	**20th February 2002**
Expiry	**17th April 2002**
Site Notice Exp	**22nd March 2002**
Press Notice Exp:	

Constraints

Area of Best Landscape

Classified Road

County Wildlife Site

Land liable to flooding

Radon gas may affect development

Recommendations	Parish Obj. Y / (N) Representations (Y) / N

Application Number: 02/00293/REM

TOWN & COUNTRY PLANNING ACT, 1990

APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PLANNING PERMISSION

Howlett Leisure
c/o Robert Weighton
10 Broad Street
Stamford
Lincs
PE9 1PG

Refer to outline planning permission No : 96/1592 as varied by 00/01441

Huntingdonshire District Council in pursuance of powers under the above mentioned Act, hereby **APPROVE** the following matter(s) which had been reserved for later approval in the outline planning permission referred to above

Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses
at Wansford Marina Ship End Pits Elton Road Wansford Peterborough

in accordance with your application received on 18th February 2002 and the plans, drawings and documents which form part of the application subject to the following condition/s and reason/s

1. Condition All the conditions specified in the outline planning permission referred to above with the exception of the reservation of the matters hereby approved

1. Reason To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.

2 Condition Details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development to which this permission relates.

2 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with policy EN25 of the Huntingdonshire Local Plan 1995 and policy SP12/10 of the Cambridgeshire Structure Plan 1995.

3 Condition The proposed development shall be carried out in complete accordance with the amended plan(s) received by the Local Planning Authority on 8th and 17th May 2002 specifically drawing(s) reference(d) 973-20C, 22A and schedules.

[redacted]
Head of Planning Services
uf09807 rtf
Date 23rd May 2002

Huntingdonshire DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

3 Reason For the avoidance of doubt and to ensure a satisfactory standard of development.

4. Note to applicant This permission is related to an Agreement entered into by the applicant and the Huntingdonshire District Council, under Section 106 of the Town and Country Act 1990.

5. Note to applicant Your attention is drawn to the terms of the S106 Agreement referred to in Note 4 in that the leisure lodges shall only be occupied as "secondary or holiday residences"

6. Note to applicant. The applicant's attention is drawn to the enclosed letter from the Environment Agency

7 Note to applicant The following planning policy documents and/or guidance are considered to be relevant to this decision.
The Approved Development Plan which comprises
The Cambridgeshire Structure Plan 1995
The Huntingdonshire Local Plan 1995
Other relevant planning guidance (if any)
PPG 1, PPG 7 and PPG 17 and PPG 21

[redacted]

Head of Planning Services
uf09807 rtf
Date 23rd May 2002

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Howlett Leisure Developments Ltd
25A Burley Road
Oakham
Rutland
LE15 6DH

Our Ref GFC/0200293
Your Ref:

15 October 2004

Dear Sirs

SHIP END PITS ELTON

I refer to your letter dated 4th October 2004 concerning the development at Ship End Pits

Materials. I note the change to plots 3,4,5 and 20, 21and 22 and the attached schedule to the remainder and would inform you that these are acceptable

Design of plots 17, 18 and 19. I note the circumstances surrounding these plots and the reason for changing the design This alteration would be acceptable and I await submission of proper plans for formal acceptance

Tennis Court. I would wish to see the siting of this in due course

Leisure building. Noted

Manager. Noted If there is no intention for a permanent site presence then clearly this negates the need for the manager's house

Definition of secondary or holiday residences. I note the Counsel's opinion. The Council's Solicitor has a slight disagreement in that it is not for the occupier to decide simply what is their "main home" it has to be actual Thus for example a person having a home in France that they may regard as their main home is not sufficient, as the length of time that a person spends at the residence is clearly a material factor in determining the "main" residence This I believe follows your Counsel's line of thought

Should you wish any further information or wish to discuss matters further please contact Mr G F Crocker (tel no 01480 388403) who will be pleased to advise you

Yours faithfully

Steve Ingram
Development Control Manager
Operational Services Directorate



Howlett Leisure Developments Limited

25A Burley Road,
Oakham,
Rutland.
LE15 6DH.

Tel. [redacted]
Fax.

4 October 2004

PLANNING DIV
05 OCT 2004
RECEIVED

Attn: Mr. G.F. Crocker
Planning Services
Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

5/10/04
24333

Dear Mr Crocker

Reference: GFC/02/00293/REM
Ship End Pits, Elton

Thank you for giving us so much time when we met last week, it allowed us to tidy up quite a lot of housekeeping matters I said that I would write to you to confirm the main issues that we covered

Colour for eternit boarding on plot numbers 11 – 16 will be blue (approximately as Dulux Roslyns Blue)

Plot numbers 3, 4, 5, and 20, 21, 22 will be stone rather than boarded which will be an improvement in view of their proximity to the river side

Because of difficult ground conditions it was agreed that plots 17, 18 and 19 would be changed to a two storey rather than a three storey house by eliminating the present top storey To keep ridge levels similar to other two storey properties in the vicinity the overall height would be reduced by about a metre and a half A sketch is attached which shows the revised elevation when viewed from the marina, we will produce a full set of elevations shortly

We also discussed, in principle, the provision of a tennis court and it was agreed that this would be acceptable subject to siting

Having resolved the questions of design variations and colours of boarding we agreed to provide a schedule, which is attached, showing and materials to be used on each house

The large "leisure" building referred to on the "outline" as restaurant, field centre, craft shops etc was discussed Suggestions for live work units or design / architects offices etc were felt to be inappropriate for various reasons including sustainability

Restaurant, short term serviced holiday lets, apart-hotel type facilities would probably be more acceptable in principle

Continued .

The field study centre would probably be manned and stocked by a local wildlife group and it was suggested that we make enquiries to identify possible bodies We agreed to let you have an outline scheme as and when we were ready to proceed.

Following on from the wildlife discussion, we considered a minor modification to the route of the nature trail to ensure that the risk of anyone falling into the river was minimised. It was agreed to terminate the north western end at the end of the badger area rather than the waters edge, see plan attached

Following a brief discussion on day to day management of the site, it was agreed that a day shift rather than 24 hour management service was to be provided although I got the impression that you were not concerned with this level of detail Pending the construction of the managers / owners accommodation it was agreed that the manager could operate from another office on the site, possibly in the field centre or the chandlery The possibility of including the chandlery in the leisure building was also raised It was agreed that we would provide more detail if we decided that we wished to progress this idea to allow H D C to give the matter further consideration, although we felt the chandlery building itself is an important design feature and should be retained

We discussed the definition of second homes, as referred to in the 106 Agreement and its interpretation It was your view that second home means that it is not your first or main home You confirmed that ones first home did not need to be owned and could be a rented property or a grace and favour property provided by ones employer We discussed a number of acceptable ownership scenarios including expatriate ownership where the property may be your only home in England and therefore technically your first home and yet is in practice clearly a second or holiday home by reference to the usage There do not appear to be many legal precedents to define a first or main home, but you did refer us to legal action taken by H D.C at Buckden on a site with a similar 106 Agreement. Since we met, we have spoken to Buckden and they have explained that the issue was simply that the individuals concerned did not have any other home whatsoever, i e it was their only home

Because we are very concerned that without a clear definition of the legal position we may find prospective purchasers are discouraged from buying, we have decided that we would seek clarification from a barrister to ensure that we can give accurate advice to purchasers.

We have now had a conference with a barrister Having studied the 106 Agreement, his opinion is that "secondary home" implies that there must be another home that is primary, which would presumably mean a main home Thus he agrees with your interpretation that any occupier must have another home that they regard as their main home That home could be anywhere and thus for example a person who had a home in France that they regard as their main home would be entitled to own and occupy a house at Wansford as a secondary home Again that is in line with your analysis

Continued .

Continued .. /3

We asked him whether there was any implied restriction on the amount of time that the property could be occupied Since no limit was stated in the 106 Agreement he felt that it would be a matter of what was reasonable in a particular circumstance Certainly the existing case law is clear in that "main home" does not imply that that is necessarily where one spends the majority of one's time On the other hand if someone had a main home elsewhere and never ever went there and had no intention of living there, then it would probably cease to be a main home for the purposes of the 106 Agreement

Each case would therefore stand or fall on its own particular facts as interpreted by a reasonable person, which again is in line, I think, with your interpretation The barrister advised that when prospective purchasers enquire they should be told that they need to have another home, which they regard as their main home

Where enquiries are made regarding frequency or extent of use, we should recommend that they seek their own legal advice having regard to their own specific circumstances It would be helpful if you were able to say something similar should anyone contact you

Thank you again for your help and assistance on all of the above matters

Yours sincerely

[redacted]

Bill Gibbeson

Encs

05 OCT 2004
RECEIVED

Wansford

Plot No.	House Type	Walls	Roof
1	A	Clipsham Stone	Bradstone Conservation
2	A	Clipsham Stone	Bradstone Conservation
3	B	Clipsham Stone	Blue Slate
4	B	Clipsham Stone	Blue Slate
5	B	Clipsham Stone	Blue Slate
6	C	Clipsham Stone	Blue Slate
7	C	Clipsham Stone	Blue Slate
8	D	Clipsham Stone	Blue Slate
9	D	Clipsham Stone	Blue Slate
10	D	Clipsham Stone	Blue Slate
11	E	Eternit Boarded	Blue Slate
12	E	Eternit Boarded	Blue Slate
13	E	Eternit Boarded	Blue Slate
14	E	Eternit Boarded	Blue Slate
15	B	Eternit Boarded	Blue Slate
16	B	Eternit Boarded	Blue Slate
17	D2	Clipsham Stone	Blue Slate
18	D2	Clipsham Stone	Blue Slate
19	D2	Clipsham Stone	Blue Slate
20	B	Clipsham Stone	Blue Slate
21	B	Clipsham Stone	Blue Slate
22	B	Clipsham Stone	Blue Slate
23	A	Clipsham Stone	Bradstone Conservation
24	A	Clipsham Stone	Bradstone Conservation

Samples of Clipsham Stone, tumbled and coursed, and Blue Slate tile have already been submitted and previously approved

Eternit boarding sample has been submitted and colour has been agreed as Roslyn Blue

Bradstone Conservation roof tile is a specific proprietary product but we will submit a sample if necessary

RW Architects
10 Broad Street
Stamford
Lincolnshire
PE9 1PG

Our ref: GFC/02/00293/REM
Your ref: WM/973

16 January 2004

Dear Sirs

SHIP END PITS ELTON

Thank you for your letters and enclosed plans dated 8th and 9th December 2003 and I apologise for the delay in reply

The proposed amendments to the Type B, C and D Lodges are acceptable and I am prepared to approve the revisions as a formal amendment to the reserved matters approval dated 23rd May 2002

I note the details of the hard landscaping on plan nos 973-55 & 56, traffic calming measures, the change in nature trail including viewing platform and external light fittings. These details are acceptable

As far as I am aware the only outstanding condition to be satisfied is external materials

If you wish to discuss the matter further please contact Mr G F Crocker (☎ 01480 388403)

Yours faithfully

Malcolm Sharp
Head of Planning Services
Operational Services Directorate

RW
ARCHITECTS

WM / 973

9 December 03

Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
PE18 6TN

For the attention of Geoff Crocker

Dear Mr Crocker,

Approval of Reserved Matters: GFC/02/00293/REM and 96/1592
Ship End Pits, Elton Road, Wansford

Thank you for your time this morning Further to our meeting, and your letter dated 27 October 2003, I now enclose duplicate copies of the revised Type B Lodge – with the amended roof line, as requested (**973 – 51A** enclosed).
As also discussed we shall provide you with a schedule of materials specific to each Lodge – based on the samples previously approved

Thank you once again for your assistance

Yours sincerely,

[redacted]

William McCormack

LM 10/12. 21502

10 DEC 2003

Robert Weighton Partnership 10 Broad Street Stamford Lincolnshire PE9 1PG
tel 01780 481814 facsimile 01780 481770 e-mail architects@robertweighton co uk
Robert Weighton Simon Harris William McCormack

RW
ARCHITECTS

WM / 973

8 December 03

Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
PE18 6TN



For the attention of Geoff Crocker

Dear Mr Crocker,

Approval of Reserved Matters: GFC/02/00293/REM and 96/1592
Ship End Pits, Elton Road, Wansford

Further to our previous meeting in October, I am now able to provide you with the details outstanding in connection with the remaining conditions attached to these consents

- Enclosed are duplicate copies of the proposed Hard Landscaping layout and associated details (Drawings 973 ~ 55 & 56)
- You will note on the site plan that traffic-calming measures have been included to certain areas – at the request of David Evans (HDC Planning Services) in connection with the local badger population
- The site plan enclosed also shows a change in route of the *Nature Trail* It is proposed, (in keeping with recommendations from David Evans (HDC Planning Services)) that the cliff face be protected and that no direct access up the cliff face be provided to help prevent any erosion or related damage With this in mind the trail has been moved away from the top of the cliff – and a viewing platform been introduced at the foot
- For your information, also enclosed are details of the external site light fittings

Providing that you accept these latest details, can you confirm that ALL conditions have now been discharged, and for the avoidance of doubt, can you refer to the specific drawing number for the hard landscaping in your reply

In accordance with the previously approved minor amendments to Lodge types A, B & E, we now enclose the similar amendments to types C & D (Drawings 973 ~ 53 & 54) – for your approval

Please do not hesitate to contact me, should you require further information

Yours sincerely,

[redacted]

William McCormack

Robert Weighton Partnership 10 Broad Street Stamford Lincolnshire PE9 1PG
tel 01780 481814 facsimile 01780 481770 e-mail architects@robertweighton co uk
Robert Weighton Simon Harris William McCormack

TERIOR LIGHTING ↓

range of modern solid
-cast aluminium (IP65)
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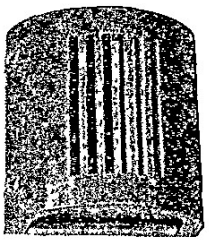
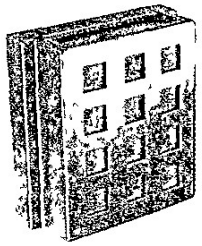
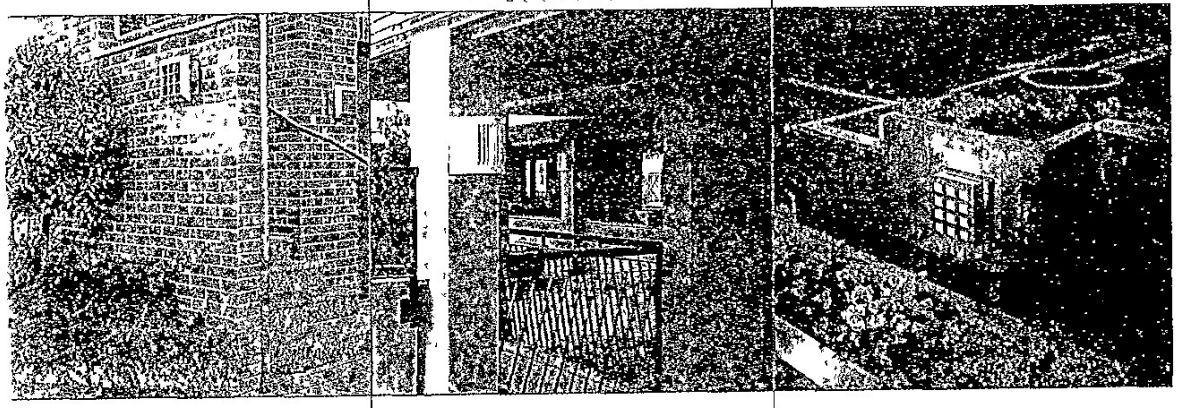
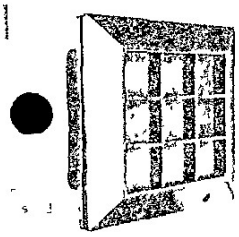


£67.00
IP65

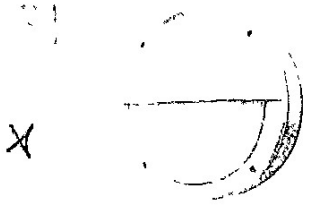


£67.00
IP65





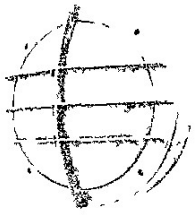
These surface mounted units are dust-proof, jet-proof and vandal resistant with corrosion resistant die-cast aluminium body and face-plate. Available in black and aluminium. Ultraviolet stabilised opal white polycarbonate diffuser. Available in emergency. IP65



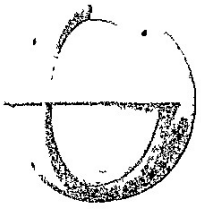
£49.00
EMERGENCY £78.00



£49.00
EMERGENCY £78.00



£49.00
EMERGENCY £78.00

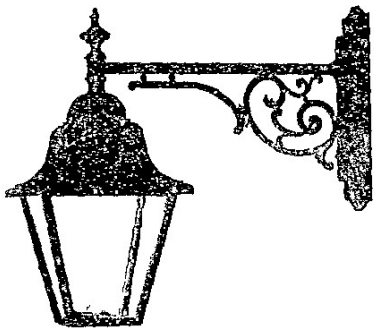


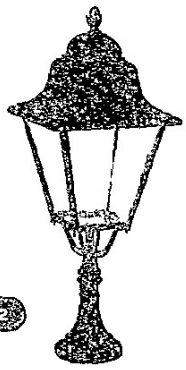
£49.00
EMERGENCY £78.00

www.jcc-lighting.co.uk

outdoor

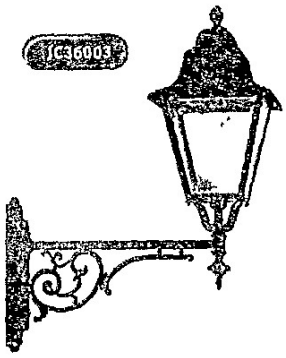
JC36001



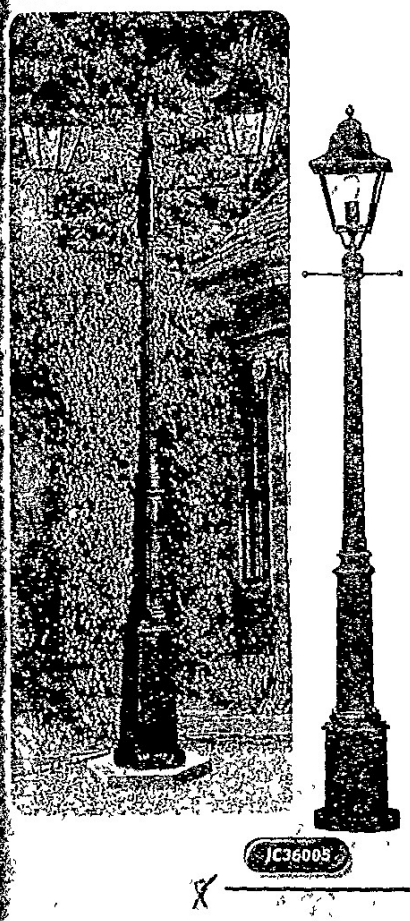


JC36002

JC36003



JC36004



JC36005

- Black finish • Die cast Aluminium
- 20 year corrosion guarantee
- Clear Polycarbonate panels
- 200W E27 also available in 80W MBF and 70W SON
- Lamps not included
- External Ignitor MBF/SON (E)

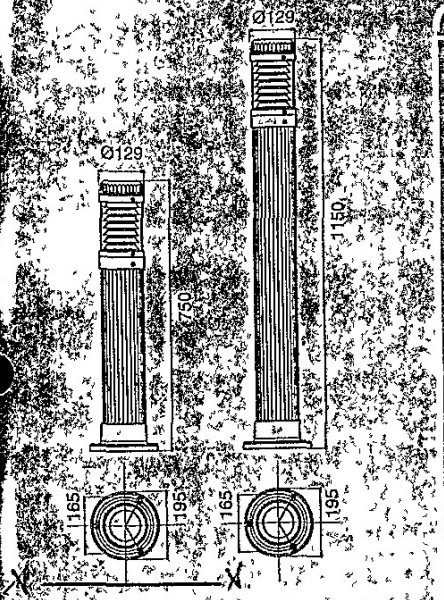
Ref.	Specification
JC36001	E27 200W
JC36008	SON 70W
JC36015	MBF 80W
	Downlight
	600mm Height
	309mm Width
	700mm Proj
JC36002	E27 200W
JC36010	SON 70W
JC36016	MBF 80W
	Pillar
	820mm Height
	309mm Width
JC36003	E27 200W
JC36009	SON 70W
JC36017	MBF 80W
	Uplight
	600mm Height
	309mm Width
	700mm Proj

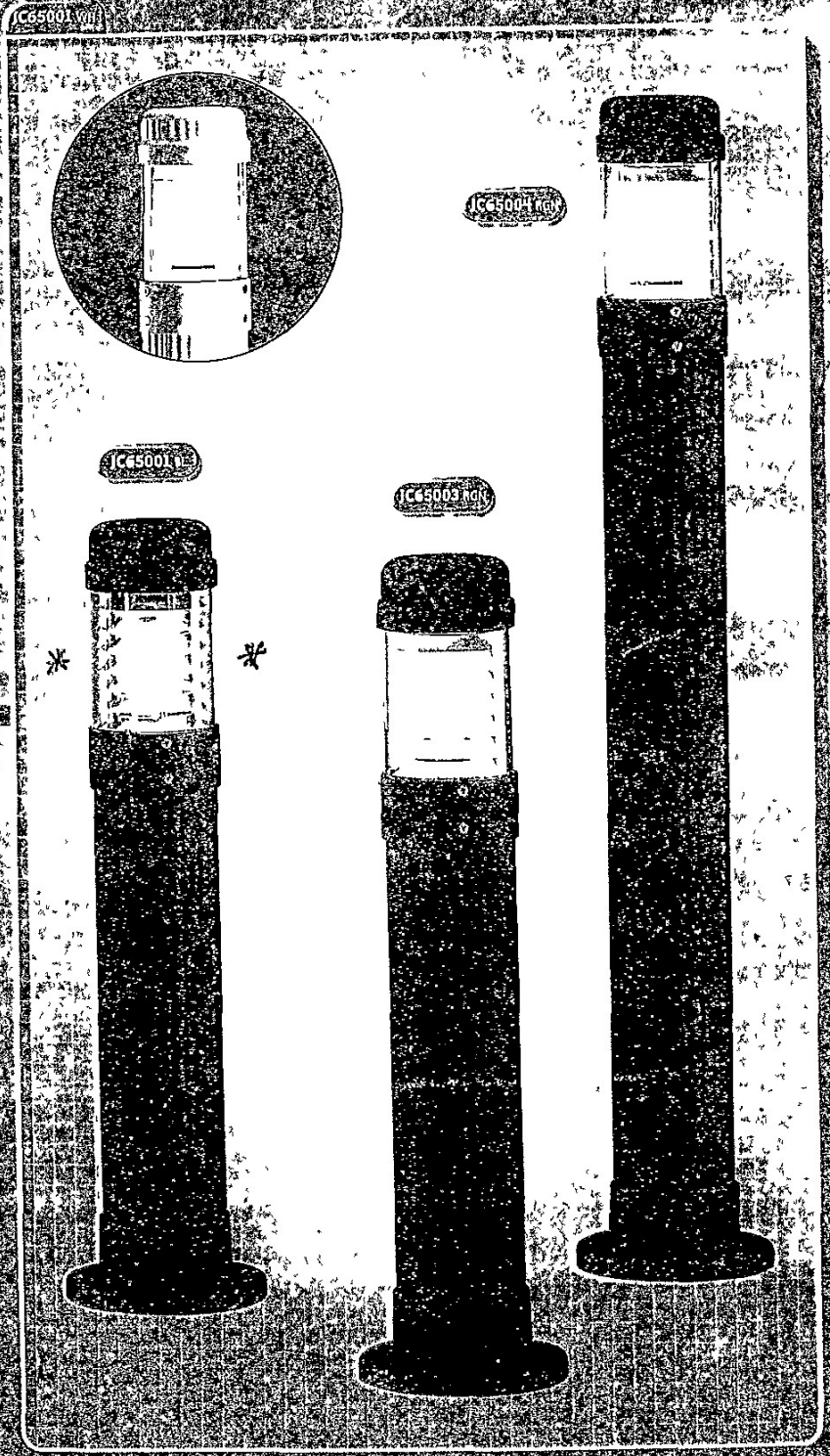
Ref.	Specification
JC36004	E27 200W
JC36011	SON 70W
JC36021	MBF 80W
	Short Post (not shown)
	1670mm Height
	309mm Width
JC36005	1 x 200W E27
JC36012	1 x 70W SON
JC36018	1 x 80W MBF
	1 Light Street Post
	2800mm Height
	390mm Width
JC36006	2 x 200W E27
JC36013	2 x 70W SON
JC36019	2 x 80W MBF
	2 Light Street Post
	3300mm Height
	1275mm Width
JC36007	3 x 200W E27
JC36014	3 x 70W SON
JC36020	3 x 80W MBF
	3 Light Street Post (not shown)
	3300mm Height
	1340mm Width

IP55

www.jcc-lighting.co.uk

exclusive outdoor lighting





Windsor Column Light

- White • Black • Racing Green
- Height 750mm or 1150mm
- Ignitor fitted in column
- Mounting kit also available

Ref.	Specification
JC65001	Windsor 750 E27
JC65002	Windsor 1150 E27
	• 100W E27
	IP54
JC65003	Windsor 750 PLC
JC65004	Windsor 1150 PLC
	• 18W G24d2 2 pin
JC65005	Windsor 750 SON
JC65006	Windsor 1150 SON
	• 50W SON E27
JC65007	Windsor 750 Mbf
JC65008	Windsor 1150 Mbf
	• 50W Mbf E27
	IP54

Root & Concrete Kits

JC65010	ROOT (B)	Root Mounting Kit
JC65013	CON (B)	Concrete Base Fixing Kit

Mr W McCormack
10 Broad Street
Stamford
Lincs PE9 1PG

Our Ref GFC/02/00293/REM
Your Ref:

27 October 2003

Dear Mr McCormack

SHIP END PITS ELTON ROAD WANSFORD

I refer to your letter and enclosed plans dated 13th October 2003 and letter dated 16th October 2003 concerning alterations to the approved scheme, proposed materials and surface water drainage

At the meeting held with Mr Crocker you explained the proposed changes to layout and the design of lodges, the reshaping of the marina and details of proposed materials, leaving samples for approval

Firstly I note the Environment Agency's agreement to the surface water drainage scheme I would suggest that the holding lagoon is treated as a landscape feature

Secondly I note the changes to the site layout in respect of the marina basin and omission of new inlet and bridges, the resiting of plots 3,4,5,15,16 and 24 together with the chandlery position and the reaffirmation of the main road position. These alterations are considered acceptable and of a minor nature in the context of the scheme and can be accepted as an amendment to the reserved matters approval dated 23rd May 2002 The tree schedule is also noted

Thirdly amendments/materials to lodge types

Type A on plots 1, 2 23 and 24 The amendments to the design area acceptable The prominence of these units along the river edge suggests to me that the external treatment should be mainly stone with Colleyweston-type roof slates A small amount of cladding as a foil to the stone would be acceptable but only on the two subordinate wings I would suggest the S03 cladding

Type B on plots 3,4,5,15,16,20,21 and 22 With some change I consider that the amendments will be acceptable I consider that there needs to be a linking roof, at the same height as the dormers, between the main gables This will not only give it some solidity and form but also alleviate a valley maintenance/design problem.

Type E on plots 11,12,13 and 14 Amendments area acceptable.

The external treatment to types B, C, D and E as proposed are mostly acceptable but I think the emphasis should be on the Welsh slate or similar roof with cladding as the main theme and stone secondary. It will be important to establish a coordination/theme in cladding colour otherwise the concept will be lost Colours should be of muted tones and from the range indicated S05, S03 and S10 seem favourite.

The entrance lodge properly relates to Wansford and should therefore be traditional in its external finish

The other matters raised in my previous letter on water edge treatment, pontoon treatment and quarry steps remain outstanding.

Should you wish any further information or wish to discuss matters further please contact Mr G F Crocker (tel. no 01480 388403) who will be pleased to advise you

Yours sincerely

[redacted]

Steve Ingram
Development Control Manager
Operational Services Directorate

ROBERT WEIGHTON MA(Cantab): Dip Arch Grad Dipl(Cons)AA RIBA

10 Broad Street Stamford
Lincolnshire PE9 1PG

tel 01780 – 481814 fax: 01780 - 481770 e-mail architects@robertweighton.co uk

13 October 2003

For the attention of Geoff Crocker
Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
PE18 6TN

Rec'd 13/10/03

Dear Mr Crocker,

Approval of Reserved Matters: GFC/02/00293/REM
Ship End Pits, Elton Road, Wansford

In accordance with condition number 2 on the above consent I now forward details of the proposed external materials for the lodges These will be a combination of·

- Local Stamford Stone
- Red facing bricks· *Dartmoor Heather* and *Savannah*
- Eternit boarding (colours to be agreed plot by plot)

for the facings,

- Natural blue slate
- Redland Rosemary tiles· *Smooth red and Bracken blend*

for the roofing materials, and

- Anderson windows – detailed as per the elevations

Samples of all these materials are *attached* to this letter, for your approval

Also enclosed are duplicate copies of drawing **973 ~ 20E** detailing minor amendments to the site layout – specifically the omission of the new inlet (in accordance with comments made by the NRA), the slight adjustment of the shape of the marina basin (in the light of the ground conditions encountered) and minor adjustments to the positioning of plots 3,4,5, 15,16 and 24 – again in light of the ground conditions encountered You will see from the layout, that the Chandlery has been moved slightly, away from the quarry face The re location of the main site road has also been included to this revision for clarity (as per your letter dated 22 April 2003). Tree Schedule **973 ~ 101B** is also enclosed for your records

Drawing 973 ~ 50 highlights proposed minor amendments to the elevational treatment of HOUSE TYPE A,
Drawing 973 ~ 51 (and artist impression) ditto HOUSE TYPE B
Drawing 973 ~ 52 ditto HOUSE TYPE E;

You will be able to see from the amendments and the enclosed illustrations that the *New England* feel we all sought at the outset will have been achieved – should you approve these changes. Please can you confirm that these details are acceptable, and we can commence with the development of plots 23 & 24. Should you require any further clarification or information, please do not hesitate to contact me

Yours sincerely

[redacted]

William McCormack

(cc HOWLETT LEISURE)

ROBERT WEIGHTON MA(Cantab) Dip Arch Grad Dipl(Cons)AA: RIBA

10 Broad Street Stamford
Lincolnshire PE9 1PG

tel 01780 – 481814 fax 01780 - 481770 e-mail: architects@robertweighton.co.uk

16 October 2003

For the attention of Geoff Crocker
Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
PE18 6TN

Dear Mr Crocker,

Approval of Reserved Matters: GFC/02/00293/REM
Ship End Pits, Elton Road, Wansford

Further to our meeting earlier this week, you notified me that there was outstanding information required by the Environment Agency regarding the disposal of surface water. I am now able to provide confirmation that the EA have agreed measures to satisfy their requirements – by way of a copy of their letter dated 12 September 2003, reference AC/2002/006821 – 3/1, and our client's letter attached The holding lagoon will be sited in the position of the *water feature* marked on the site plan (973~20E) submitted to you at our last meeting, and will consist of a circular pond 11m in diameter

With regard to the discussions we had at our earlier meeting – I look forward to receiving your comments.

Yours sincerely,

[redacted]

William McCormack
Cc Howlett Leisure Developments Ltd

08.4.1998
96/1592

15 SEP 2003

ENVIRONMENT AGENCY

Our Ref : AC/2002/006821-3/1
Your Ref : -

Date : 12 September 2003

Howlett Leisure Developments Ltd
25A Burley Road
Oakham
Rutland
LE15 6DH

FAO: Roger Woodbridge

Dear Mr Woodbridge

REDEVELOPMENT & RESTORATION OF QUARRY TO PROVIDE MARINA - SHIP END PITS, ELTON ROAD, WANSFORD

Thank you for your letter with regard to the above development, which was received on 14 August 2003.

The Agency are now satisfied with the information that has provided, and as such any relating condition can be discharged.

Yours faithfully

[redacted]

On behalf of LISA SMITH
Acting Customer Services Manager

Please ask for: Sally Holloway **Direct Line: 01480 483060**

OPERATIONAL

22 OCT 2003

Environment Agency
Bromholme Lane Brampton Huntingdon, Cambridgeshire, PE28 4NE, Tel no 01480 414581, Fax no 01480 413381

Enviroment Agency
Bromholme Lane
Brampton
Huntingdon

01536 411354

SHIP END MARINA
WANSFORD
Nr PETERBOROUGH

SURFACE WATER DRAINAGE

In reply to the letter of 25th July 2003 Ref: AC/2002/006821-2/1

To Sally Holloway

Roof areas in m2
Plots 1 = 170 2 = 170 3 = 116 4 = 93 5 = 118 6 = 160 7 = 160 8 = 116 9 = 99
10 = 116 11 = 156 12 = 156 13 = 156 14 = 156 15 = 112 16 = 112 17 = 116 18 = 99
20 = 118 21 = 93 22 = 118 23 = 170 24 = 170 Chandlery = 294
total roof areas = 3462m2

Average pitch = 42.5deg

3462 ÷ cos 42.5 (.737) = 4697.

4697 - 3462 = 1235m2 x .062mm = 76.57m3 plus 20% (15.13) = 91.88 (say 92m3)

We therefore intend to construct a holding lagoon of 92m2 x 1.1m deep.
The following plots will drain into the lagoon 8,9,10,11,12,13,14. = 1295 x .062mm = 80.29m3 plus 20% (16.85) = 96.34m3

We trust this meets with your regulations and you will grant approval.

Best wishes

Roger Woodbridge

Copy To:
To Andrew Ledbetter

Andrew please check and see if this is what you require.

[redacted]

OK

25/7/03

Geoff
Please find attached a letter sent to Howlett Leisure Developments Ltd with regard to Ship End Pub, Wansford

ENVIRONMENT AGENCY

OPERATIONAL SERVICES
PLANNING DIV
30 JUL 2003

[redacted]

with compliments

The Environment Agency
Bromholme Lane, Brampton, Huntingdon, Cambs PE28 4NE
Tel 01480 414581 Fax 01480 413381

ENVIRONMENT AGENCY

Our Ref : AC/2002/006821-2/1
Your Ref : -

Date : 25 July 2003

30 JUL 2003

Howlett Leisure Developments Ltd
25A Burley Road
Oakham
Rutland
LE15 6DH

FAO: Bill Gibbeson

Dear Mr Gibbeson

REDEVELOPMENT & RESTORATION OF QUARRY TO PROVIDE MARINA - SHIP END PITS, ELTON ROAD, WANSFORD

Thank you for your letter with regard to the disposal of surface water drainage for the above site, which was received on 5 June 2003. I apologise for the delay in responding.

Unfortunately there is insufficient information provided on the surface water drainage of the site.

The surface water needs to be attenuated on site to cater for the 1 in 100 year storm event with an allowance for climate change (20%) The Agency would wish to see the run off rate for this site to be equivalent to that of green field run off rate.

Please contact Andrew Leadbetter should you wish to discuss this matter further (Tel 01536 385126).

Yours faithfully

[redacted]

On behalf of LISA SMITH
Acting Customer Services Manager

Please ask for: Sally Holloway

Direct Line: 01480 483060

CC - Geoff Crocker - Hunts DC

Environment Agency
Bromholme Lane, Brampton, Huntingdon, Cambridgeshire, PE28 4NE, Tel no 01480 414581, Fax no 01480 413381

Mr R Woodbridge
Howlett Leisure Development Ltd
25a Burley Road
Oakham
Rutland
LE15 6DH

Our Ref GFC/02/00293/REM
Your Ref:

Dear Mr Woodbridge

SHIP END PITS WANSFORD

I refer to your letter and enclosed plan dated 4th June 2003 and I apologise for the delay in reply

You seek approval of the Badger fence location, landscaping levels, water edge treatment and surface water treatment However I note that your plan shows a completely different marina layout than the approval that in my opinion is not acceptable I would be grateful for clarification on this point before proceeding further

This notwithstanding, I have had no contact from the Environment agency therefore I cannot discharge surface ware drainage. The landscaping levels appear acceptable but details of the quarry steps are needed The water edge treatment does not seem to be all that sympathetic to its surroundings This aspect needs further thought along with detailing of pontoons etc that need to be provided The Badger fencing location needs to be confirmed by English Nature and you should discuss this direct with them

I await your comments in due course

Should you wish to discuss matters further please contact Mr G F Crocker (tel no 01480 388403) who will be pleased to advise you

Yours sincerely

Steve Ingram
Development Control Manager
Operational Services Directorate

NOTE:

FROM: HOWLETT LEISURE DEVELOPMENT LTD
25a Burley Road
Oakham
Rutland
LE15 6DH

HDC
Pathfinder House
St Marys Street
Huntingdon
PE18 6TN

A

4th June 2003

Planning permission No: 00/01441 Application No. 02/00293/REM

Dear Mr G. Crocker

Wansford Marina. Ship End Pits,Elton Road. Wansford, Peterboro.

Please find enclosed drawing No. 973/100 (2 copies) giving further details of the site for your approval and observations..

These show (a) The Badger fence location
(b) Landscaping levels
(c) Water Edge treatment
(d) Surface water treatment.

We have already sent copies to Sally Hollaway at the Enviroment Agency regarding the surface water.

Yours Faithfully

[redacted]

Roger Woodbridge

18790 10-06-03 LB

CASENO	0200293REM
ADDRESS	Wansford Marina Ship End Pits Elton Road Wansford Peterborough
PROPOSAL	Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses

COMMENT DATE 12/06/03

geoff
my comments on this lovely site.

It all looks reasonably ok from a landscape point of view [it's all approved anyway] but I don't think the information we've got on the approved plans goes far enough in terms of detail.
The proposed levels on the plan you passed to me [973-100] seem fine - a brief site visit and a look through the gate would seem to show that the earthmoving has already been carried out.
I don't like the "avenue" of limes but I assume it's too late to change that.
I think we really need more information on the following -

1. Size of trees to be planted. They need to be standards at least, preferably heavy standards, min girth 8-10 cms.

2. Details of wildflower and grass mixes to be used.

3. Details of a management and establishment programme for the seeded areas, the planted areas, and the existing trees - especially the riverside ones.

4. Exact location and extent of all proposed protective fencing surrounding existing vegetation.

5. I assume that a further submission will give details of footbridges, pontoons, and the steps up the quarry face - if not, then we need information now.

6. I don't understand the relationship between the recent plan submission [973-100 levels etc] and the approved proposed site plan [973-20C]. The former shows "walkways", the latter "pontoons", and they indicate a different layout for the marina basin The recent plan shows a water edge treatment of block pavers as walkway - wouldn't some kind of grooved timber decking be more sympathetic on this site? Whatever the surface, I think there ought to be an upstand at the edge for safety reasons.

7. Looking through the file I think that Caroline [Hay] made a good point - this would seem to be a good opportunity to do some advanced planting which could then be protected when works begin

regards
chris thompson

13 May 2003

BY FAX 01480 388099

Mr G Crocker
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Howlett Leisure Developments Limited

Tanglewood House,
Hyver Hill,
London
NW7 4HU

Tel (0[redacted]
Fax (0[redacted]

Dear Mr Crocker

PLANNING ISSUES

We have, as you know, started landscaping and some of the infrastructure work. There are some conditions in the planning permission and Section 106 Agreement that need to be complied with prior to commencing any development and I am writing this letter to ask for some relaxation of these requirements, so that we can supply the information on an ongoing basis without it affecting the commencement of the works. The requirements are as follows:

1. In the approval of reserved matters dated 23 May 2002, clause 2 requires us to supply you with colour, type and details of materials to be used – we should like to supply these to you as the occasion arises, rather than before any development whatsoever starts

2 The Environment Agency letter dated 4 April 2002 asks for details of surface water drainage prior to any development starting. These details will, in fact, be supplied to you in the next week or so and will require your approval, but in the meantime we would like this not to hold up the start of our works

3. Also in the Environment Agency letter dated 4 April 2002 there is a requirement for a survey of protected species, particularly otters, which we have instructed.

   However, this will not also be available for a while and require confirmation that this will not hold up the start of our infrastructure work.

Mr Crocker
13 5.03.

2.

Finally, in clause 6 of the outline planning permission you require particulars of protection for trees and shrubs. I am writing to let you know that fencing will be put around trees and shrubs and we will be using chestnut paling fencing.

I hope that you will be able to respond soon

Yours sincerely

[redacted]

STEPHEN GOLDBERG

Mr W McCormack
10 Broad Street
Stamford
Lincs PE9 1PG

Our ref: GFC/02/00293/REM
Your ref: JRW/973

22 April 2003

Dear Mr McCormack

APPROVAL OF RESERVED MATTERS SHIP END PITS ELTON ROAD WANSFORD

Thank you for your letter and enclosed plans dated 26th March 2003

The proposed change to the highway alignment and the corresponding avenue of Lime trees is acceptable and I am prepared to approve the revisions as a formal amendment to the planning permission dated 23rd May 2002 (ref no 02/00293/REM)

I presume that the nature trail will be aligned correspondingly?

This letter constitutes formal approval to this amendment

If you wish to discuss the matter further please contact Mr G F Crocker (☎ 01480 388403)

Yours sincerely

Malcolm Sharp
Head of Planning Services
Operational Services Directorate

ROBERT WEIGHTON MA(Cantab) Dip Arch Grad Dipl(Cons)AA RIBA

10 Broad Street Stamford
Lincolnshire PE9 1PG

tel 01780 – 481814 fax 01780 - 481770 e-mail architects@robertweighton.co uk

JRW / 973

26 March 2003

Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
PE18 6TN

For the attention of Geoff Crocker

Dear Mr Crocker,

Approval of Reserved Matters: GFC/02/00293/REM
Ship End Pits, Elton Road, Wansford

We wish to propose a minor alteration to the above consent

The site includes an existing site road of the main highway Our proposals intended to re route this (in accordance with the outline consent and the Reserved Matters consent)

We wish to retain the existing site road for the proposed development. I have indicated the route of this on drawing 973-20D (2 copies enclosed) to show the marginal difference. We intend to reposition the avenue of limes (group H on the planting schedule) to suit

This amendment would seem logical, and I trust that you can confirm to me that this is acceptable

Please do not hesitate to contact me, should you require any further information.

Yours sincerely,

[redacted]

William McCormack

17800-08/a1/03
LB

OPERATIONAL SERVICES
PLANNING DIV.
07 APR 2003
RECEIVED
TL
ACK
OM
O

OFFICER REPORT

Case No: 02/00293/REM Approval of Reserved Matters

Proposal: **Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses**

Location: **Wansford Marina Ship End Pits Elton Road Wansford Peterborough**

Applicant: **Howlett Leisure**

Grid Ref: **00050788 00029801**

DESCRIPTION OF SITE AND APPLICATION

The site lies on the east side of Elton Road (B671) south of Wansford and extends down towards the River Nene It is an area of some 9 3ha being a former quarry and industrial operation and earth movement and land restoration and re-grading has already taken place The site lies within an Area of Best Landscape and wildlife interest

The proposal is a submission of reserved matters for leisure development including the construction of a marina basin, bridges, chandlery, field centre/café/workshop/shop and 24 holiday or secondary homes with a manager's lodge Included are landscaping details together with a nature trail

The architecture/design/layout of the homes are reflective of the river setting and take advantage of the land contouring in creating several split level units
The details of chandlery and field centre etc only relate to siting and not detailed elevations Materials are indicative and no detail given to hard surfacing, etc

NATIONAL GUIDANCE

PPG1, PPG 7, PPG 17 and PPG 21

PLANNING POLICIES

En21 - Area of best landscape
En25- Design considerations

PLANNING HISTORY

Outline permission given in April 1998 for "Re-development & Restoration of quarry to provide marina, leisure and employment uses" A S106 Agreement was also reached to consider matters of occupancy of 24 leisure units as "holiday or secondary homes" manager's lodge and nature conservation including a trigger of occupying no more than 10 units to ensure footpaths etc(ref 96/1592)

S73 consent to extend compliance with time limit condition given 3rd October 2000(ref 00/1441)

CONSULTATIONS

Sibson-cum-Stibbington PC- General approval

LHA No objection subject to 10 5m radii bellmouth, access to be 7 5m for first 15m and visibility splay of 4 5 x 215m

E Northants DC - No comment

Environment Agency Drainage scheme and contamination investigation

REPRESENTATIONS

None

SUMMARY OF ISSUES

The only real issue is whether or not the submitted details conform to a) the terms of the outline permission and b) the design detail, landscaping, materials, and are acceptable given this attractive river valley area together with access detail

There can be no doubt that the scheme improves the landscape to what previously existed The buildings are of an acceptable design and grouped around the marina creating an attractive riverside scheme Materials indicated are typical of this stone area but exact type required Tree planting and soft landscaping detail now received in accord with earlier requests for changes together with detailing required by LHA Furthermore levels also produced that shows an interesting scheme rising from the rivers edge Final detailing of hard landscape yet to be submitted agreed Conditions required for exact materials, hard landscaping inc lighting street furniture etc pontoons bridges etc

BACKGROUND PAPERS:

CONTACT OFFICER:
Enquiries about this report to **Geoff Crocker Development Control Team Leader (North) 01480 388403**

RECOMMENDATION **Approve**

1 Condition All the conditions specified in the outline planning permission referred to above with the exception of the reservation of the matters hereby approved

1 Reason To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990

2. Condition Details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development to which this permission relates

2 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with policy EN25 of the Huntingdonshire Local Plan 1995 and policy SP12/10 of the Cambridgeshire Structure Plan 1995

3 Condition The proposed development shall be carried out in complete accordance with the amended plan(s) received by the Local Planning Authority on 8th and 17th May 2002

specifically drawing(s) reference(d) 973-20C, 22A and schedules

3 Reason For the avoidance of doubt and to ensure a satisfactory standard of development

4 Note to applicant This permission is related to an Agreement entered into by the applicant and the Huntingdonshire District Council, under Section 106 of the Town and Country Act 1990

5 Note to applicant Your attention is drawn to the terms of the S106 Agreement referred to in Note 4 in that the leisure lodges shall only be occupied as "secondary or holiday residences"

6 Note to applicant The applicant's attention is drawn to the enclosed letter from the Environment Agency

7 Note to applicant The following planning policy documents and/or guidance are considered to be relevant to this decision
The Approved Development Plan which comprises
The Cambridgeshire Structure Plan 1995
The Huntingdonshire Local Plan 1995
Other relevant planning guidance (if any)
PPG 1, PPG 7 and PPG 17 and PPG 21

ROBERT WEIGHTON MA(Cantab) Dip Arch: Grad Dipl(Cons)AA RIBA

10 Broad Street Stamford
Lincolnshire PE9 1PG

tel: 01780 – 481814 fax 01780 - 481770 e-mail architects@robertweighton.co uk

RECEIVED

JRW / 973

15th May 2002

Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
PE18 6TN

For the attention of Geoff Crocker

Dear Mr Crocker,

Approval of Reserved Matters: GFC/02/00293/REM
Ship End Pits, Elton Road, Wansford

Thank you for your letter of 29th April We have incorporated your latest comments into the scheme, and enclose the following. 3 copies of drawings 973 ~ 20C; 22A and schedule 973 ~ 103

In response to the points raised in your letter and our recent telephone conversation, please note.

1 Drwg 973 ~ 20C includes the Local Highway Authority requirements for the access
2 Drwg 973 ~ 20C includes existing ground levels and the local datum
3 Drwg 973 ~ 22A includes the local datum, as discussed, to ascertain proposed ground levels
4 Schedule 973 ~ 103 states the proposed Finished Floor Levels for the plots
5. Details of the pontoons, footbridges and marina edges will be a further reserved matters submission

Please do not hesitate to contact me, should you require any further information

Yours sincerely,

[redacted]

ROBERT WEIGHTON MA(Cantab)· Dip Arch: Grad Dipl(Cons)AA RIBA

10 Broad Street Stamford
Lincolnshire PE9 1PG

tel 01780 – 481814 fax· 01780 - 481770 e-mail›architects@robertweighton.co.uk

AMENDED

JRW / 973

29th April 2002

Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
PE18 6TN

8/5
MO
12161

For the attention of Geoff Crocker

Dear Mr Crocker,

Approval of Reserved Matters: GFC/02/00293/REM
Ship End Pits, Elton Road, Wansford

Thank you for your letter of 5th April updating us of the progress of the above application, and enclosing notes regarding the proposed landscaping of the site

We have amended the site plan (drawing 973~20B) and schedules (2 copies of each enclosed) to address the issues raised by your landscape consultant, and would respond to the issues raised as follows.

1 Protection of new woody plants notes on planting schedules
2. Protection of existing trees Area A – BS added to notes, Area K added
3. Area A has been extended to include existing trees adjacent to building noted for demolition
4 Area B has been revised to increase the number of Hawthorn (and specify the size)
5 Area C - replace the Horsechestnut with Oak
6. The removal of the Ash and Elder is in accordance with a previous recommendation on behalf of *Northamptonshire Environmental & Wildlife Consultancy Ltd,* to remove the trees and shrubs on or at the base of the cliff face, which may render the cliff unstable
7 The density of planting in Area E has been increased
8 Areas F, G & H – the spacing of the trees has been decreased (sizes specified)
9. Area d (Hedging / Shrub schedule) has been amended to read Privet instead of Laurel.
10 The note relating to Lime, Sycamore & Horsechestnut has been removed
11 The note regarding the pollarding of the existing Crack Willow has been amended.

I trust these amendments, notes etc are in accordance with your recommendations, but should you require further information, please do not hesitate to contact me

Yours sincerely,

[redacted]

William McCormack

SHIP END QUARRY

ELTON ROAD
WANSFORD

AMENDED

SCHEDULE OF PROPOSED FINISHED FLOOR LEVELS

PLOT NUMBER	FLOOR	PROPOSED FFL
1	GROUND	12 0
2	GROUND	12 25
3	LOWER GROUND	11.9
4	LOWER GROUND	11.9
5	LOWER GROUND	11 9
6	LOWER GROUND	11 9
7	LOWER GROUND	11 9
8	GROUND	14.75
9	GROUND	14.75
10	GROUND	14 75
11	GROUND	14.4
12	GROUND	14 4
13	GROUND	14 75
14	GROUND	14.75
15	LOWER GROUND	11 9
16	LOWER GROUND	11 9
17	GROUND	15.2
18	GROUND	15 2
19	GROUND	15 2
20	LOWER GROUND	11 9
21	LOWER GROUND	11.9
22	LOWER GROUND	11.9
23	GROUND	13 75
24	GROUND	14 75

NOTE:

This schedule is to be read in conjunction with drawing number 973~20 (latest revision)
Flood level 11.25

SHIP END QUARRY

ELTON ROAD
WANSFORD

AMENDED

BRIEF PLANTING SCHEDULE (To be read in conjunction with drawing number 973~20)

1. **TREES**

GROUP REFERENCE	TREE	No	SPACING (approx centres)	NOTES
A	Existing Hawthorn, Ash, Pine			Protect during the works – erect temp fencing to BS5837.1991
B	Common Hawthorn (8–10cm girth) (Crataegus monogyna)	7	3 - 5m	Take out 1No Silver Birch
C (2 groups)	Oak	12	5 - 7m	Underplanted with Privet
D (3 groups)	Field Maple (Acer campestre)	13	7m	
E	Field Maple (Acer campestre)	5	3 - 5m	Planted in hawthorn hedge
F	Common Lime (Tilia x europaea)	1	7m	
G	Common Lime (Tilia x europaea)	1	7m	
H	Common Lime (Tilia x europaea)	15	7m	To form avenue on approach
J	Common Hawthorn (Crataegus monogyna)	5		Planted as small trees in hawthorn hedging
K	Existing Willow			Protect during the works – erect temp. fencing to BS5837.1991

NOTES:

1. Planting holes to be dug (nominal three times the width and twice the depth of the existing root system) per tree
2. New trees to be staked using short (500mm long) 75 x 75mm stakes – two per tree, with crossbar Trunk to be secured with proprietary tree ties
3 Tree guards to be provided to protect against rabbit and deer (nominal 2m tall)

Robert Weighton~10 Broad Street~Stamford~PE9 1PG

SHIP END QUARRY

ELTON ROAD
WANSFORD

AMENDED

BRIEF PLANTING SCHEDULE (To be read in conjunction with drawing number 973~20)

2. HEDGING / SHRUBS

GROUP REFERENCE	HEDGE	SPACING (approx centres)	NOTES
a and b	Common Hawthorn (Crataegus monogyna)	450mm	
c	Common Hawthorn (Crataegus monogyna)	450mm	
d	Privet (Ligustrum vulgare)		
e	Common Hawthorn (Crataegus monogyna) Blackthorn (Prunus spinosa) Field Maple (Acer campestre)	450mm 450mm 3No	
f	Common Hawthorn (Crataegus monogyna) Blackthorn (Prunus spinosa)	450mm 450mm	
g	Common Hawthorn (Crataegus monogyna)	450mm	
h	Field Maple (Acer campestre)	5-7m 8No	Maple planted in existing hedge to replace Ash and Elder
i	Common Hawthorn (Crataegus monogyna) Blackthorn (Prunus spinosa)	450mm 450mm	Mix hedging and specimen trees
j	Field Maple (Acer campestre) Common Hawthorn (Crataegus monogyna)	450mm (as reqd)	Planted as small trees in existing hawthorn hedging Make up quantities of Hawthorn to repair gaps in roadside hedge

Robert Weighton~10 Broad Street~Stamford~PE9 1PG

SHIP END QUARRY

ELTON ROAD
WANSFORD

BRIEF PLANTING SCHEDULE (To be read in conjunction with drawing number 973-20)

2. HEDGING / SHRUBS

NOTES:

1 Prepare ground prior to digging trenches apply herbicide (6 weeks min prior to planting); rotavate in spent compost, dig trenches (nom! 750mm wide)
2 Hedging to be planted in staggered double rows nom! centres 450mm
3 Provide guards to plants – to protect against rabbit (nom! 600mm high)

Robert Weighton~10 Broad Street~Stamford~PE9 1PG

SHIP END QUARRY

ELTON ROAD
WANSFORD

SCHEDULE OF PROPOSED FINISHED FLOOR LEVELS

PLOT NUMBER	FLOOR	PROPOSED FFL
1	GROUND	12 0
2	GROUND	12 25
3	LOWER GROUND	11 9
4	LOWER GROUND	11 9
5	LOWER GROUND	11 9
6	LOWER GROUND	11 9
7	LOWER GROUND	11 9
8	GROUND	14 75
9	GROUND	14 75
10	GROUND	14 75
11	GROUND	14 4
12	GROUND	14 4
13	GROUND	14 75
14	GROUND	14 75
15	LOWER GROUND	11 9
16	LOWER GROUND	11 9
17	GROUND	15 2
18	GROUND	15 2
19	GROUND	15 2
20	LOWER GROUND	11 9
21	LOWER GROUND	11 9
22	LOWER GROUND	11 9
23	GROUND	13 75
24	GROUND	14 75

NOTE:

This schedule is to be read in conjunction with drawing number 973~20 (latest revision)
Flood level 11 25

Robert Weighton
10 Broad Street,
Stamford
PE9 1PG

Our Ref: GFC/02/00293
Your Ref:

29 April, 2002

Dear Mr Weighton

SHIP END PITS- APPROVAL OF SITING DESIGN EXTERNAL APPEARANCE MEANS OF ACCESS AND LANDSCAPING FOR ERECTION OF 25 LODGES IN CONJUNCTION WITH REDEVELOPMENT AND RESTORATION OF QUARRY TO PROVIDE MARINA LEISURE AND EMPLOYMENT USES.

I refer to the above application and to my letter dated 5th April 2002

In addition to the landscaping comments already sent to you, I would now advise you of the Local Highway Authority comments for incorporation into a revised site layout plan The requirements are -

1) A 10 5m radius bellmouth
2) Access road of 7 3m wide for the first 15m into the site
3) Visibility splays of 4 5m x 215m

The submitted plans do not give any great detail of the designs of footbridges, pontoons, treatment to edges of marina etc, Existing and proposed ground and floor levels are required by reason of condition 9 of the 1998 permission I wonder if you are intending to provide these in due course as further reserved matters submissions?

Yours sincerely

G F Crocker
Development Control Team Leader
Operational Services Directorate
☎ 01480 388403

02 / 00293 STIBBINGTON

Cambridgeshire County Council

Environment and Transport Department

PLANNING APPLICATION CONSULTATION

To. GEOFF CROCKER

Planning Services, Huntingdonshire District Council

App No. 02 / 00293 REM

APPROVAL OF SITING DESIGN EXTERNAL APPEARANCE MEANS OF ACCESS AND LANDSCAPING FOR THE ERECTION OF 25 LODGES.

WANSFORD MARINA SHIP END PITS ELTON ROAD WANSFORD (PARISH OF STIBBINGTON).

Thank you for consulting me on this application.

I note my detailed recommendations concerning the proposed access arrangements when consulted on the outline application which covered other this and other uses on site.
I t would appear that all elements apart from the full right turning lane would be necessary with this reserved matters application.
I would reiterate that these elements are .....

1. 10.5m radius bellmouth.
2. access of 7.3m for first 15m.
3. visibility splays of 4.5m x 215m

As this is a reserved matters application that includes access, I would recommend that these elements be included on amended plans to be submitted for further consideration.

I also understand that our Countryside Access Team has sent comments to you that may also need addressing on amended plans.

I therefore look forward to being consulted on revised plans.

Dave Freestone
Transport Liaison
April 2002.

Robert Weighton
10 Broad Street
Stamford
PE9 1PG

Our Ref: GFC/02/00293/REM
Your Ref:

5 April, 2002

Dear Mr Weighton

SHIP END PITS – APPROVAL OF SITING, DESIGN, EXTERNAL APPEARNCE, MEANS OF ACCESS AND LANDSCAPING FOR THE ERECTION OF 25 LODGES IN CONJUNCTION WITH REDEVELOPMENT AND RESTORATION OF QUARRY TO PROVIDE MARINA, LEISURE AND EMPLOYMENT USES

I refer to your application for the above mentioned proposal and I write to update you on its progress

I regret that due because I am still awaiting consultation responses from County Highways and the Environment Agency I will not be in any position to process the application by the expiry date I would be grateful for your continued patience in dealing with this matter as I am sure you will appreciate that it is important to obtain the right result for all parties concerned with the planning process

In the meantime I enclose cryptic notes concerning landscaping that you may wish to consider addressing and respond accordingly

If you wish to discuss the matter further, please contact the case officer, G F Crocker (☎ 01480 388403) who will be please to help you

Yours sincerely

Steve Ingram
Development Control Manager
Operational Services Directorate

Our Ref : AC/2002/006821-1/1
Your Ref : H/0293/02

Date : 04 April 2002

Development Control Manager
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
Cambs
PE29 3TN

Dear Sir/Madam

REDEVELOPMENT & RESTORATION OF QUARRY TO PROVIDE MARINA ETC

SHIP END PITS, ELTON ROAD, WANSFORD, CAMBS

Thank you for referring the above application, which was received on 19 March 2002.

A copy of the subsequent decision notice would be appreciated.

Development should be preceded by a survey for protected species, particularly otters, which may use the nearby river islands as holt sites. As otters use this stretch of the River Nene, any development must maintain or enhance suitable habitat in the vicinity of Ship End.

The site overlies major aquifer (highly permeable) and minor aquifer (variably permeable) with soils of high leaching potential, it is therefore highly vulnerable to pollution.

The application, as submitted, does not to consider sufficiently the issue of surface water drainage. As the site is delineated is within an area of contaminated land, we recommend that the following condition is appended to any approval given.

CONDITION Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

REASON To ensure a satisfactory method of surface water drainage.

Environment Agency
Bromholme Lane, Brampton, Huntingdon, Cambridgeshire, PE28 4NE, Tel no 01480 414581, Fax no 01480 413381

CONDITION Prior to the commencement of any development, a detailed scheme for the investigation and recording of contamination, shall be submitted together with detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless as such contamination as may be found, and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans

REASON To prevent the increased risk of pollution to the water environment.

The Environment Agency will be pleased to assist in the assessment of proposals submitted by the applicant to meet these conditions.

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Only clean, uncontaminated surface water, should be discharged to any soakaway, watercourse or surface water sewer.

Contaminated land investigations must be carried out in accordance with BS 10175·2001. Investigation of potentially contaminated sites - Code of Practice. Soil and water analysis must be fully UKAS accredited.

An acceptable method of foul drainage disposal would be connection to the foul sewer.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

All foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam cleaning effluent shall be discharged to the foul sewer

Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter shall not be connected to the surface water drainage system.

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10% All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.

All drums and small containers used for oil and other chemicals shall be stored in bunded areas, which do not drain to any watercourse, surface water sewer or soakaway.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Please forward a copy of this letter to the applicant.

Yours faithfully

[redacted]

On behalf of NIGEL FAWTHROP
Customer Services Manager

Please ask for : Sally Holloway **Direct Line: 01480 483060**

Environment Agency
Bromholme Lane, Brampton, Huntingdon, Cambridgeshire, PE28 4NE, Tel no 01480 414581, Fax no 01480 413381

HUNTINGDONSHIRE DISTRICT COUNCIL

DIRECTORATE OF OPERATIONAL SERVICES

INTERNAL MEMORANDUM

FROM: CAROLINE HAY LANDSCAPE OFFICER OPERATIONAL SERVICES DIRECTORATE EXT: ☎ 8438 MY REF:	TO: GEOFF CROCKER DATE: 27 MARCH 2002 YOUR REF: Unknown

SHIP END QUARRY, ELTON ROAD, WANSFORD

As I am not entirely sure where this in the process other than your reference to the S106 agreement for the quarry area.

Fantastic site, but there will be problems with Muntjac and it is also Rabbit City, so all proposed woody planting must be protected against these vermin. I also noted a number of Badger footprints.

I would want a demolition statement for the two buildings to the rear of the site to protect over hanging/touching trees from damage. Without a survey plan, I could not tell whether any of these trees would be prejudiced by the proposed two units in this leg, I hope not, it would be unnecessary. I would certainly want existing, remaining trees to be protected by fencing to BS5837:1991 'Trees in Relation to Construction' Table 1 standards, and a condition survey of them (the waterside trees not the wood) would also be useful.

I could not find the existing Beech but there is an isolated Sycamore near the spot.

The Area 'A' needs to be extended to include the Willows etc behind (see above).

The Area 'B' just two Hawthorn of unspecified size is completely unacceptable, I would be seeking a mass of native planting on this node: Fraxinus excelsior, Quercus robur, Prunus avium, Acer campestre, Corylus avellana and Crataegus monogyna (trees at 3-5 m centres of say 8-10 cms girth minimum, and shrubs at 1 m centres of say 40-60 cms in height.

Areas 'C', not Horse Chestnut please, in this rural location. A fine tree for village greens and school yards but not in this rural location. Suggest Oak, Field Maple or Ash at 5 m centres or thereabouts, together with some native underplanting.

Why does the Ash and Elder have to go? I see no reason, they are native, there and provide good habitat.

Area 'E' more Field Maple and increased underplanting.

Areas F, G & H: I can just about live the Limes but would want them at 7 m centres and an indication of size.

Area J, continue the Hawthorn trees into the site by all means, but I would want a Thorn/Blackthorn hedge under.

I have less problems with the understorey planting, but suggest the Laurus nobilis Bay, not Cherry Laurel) is likely to be frost damaged in hard weather, so suggest Ligustrum vulgare (Privet).

The Lime Sycamore and Horse Chestnut are completely unacceptable on this wild flowered slope, occasional Oak, Wild Cherry and Ash would be acceptable as 'song-posts'.

I would require details of the wildflower mixes for all the 'grass' areas.

I would require that the Crack Willows are pollarded over a number of years (at least 5), & certainly not all at once.

I would require more detail as a planting plan. I would require a timescale for implementation (I suggest we seek advance planting of areas B, C, D and the island to reduce the initial impact of the devlopment, if you are considering consent.

I would require more planting around the Field Centre and have it fitted into the landscape better. I would also require more planting on the 'island' of a riverside nature.

I would require a landscape management plan.

I will ask David Evans to add his thoughts on the trees.

Regards

[redacted]

CAMBRIDGESHIRE FIRE & RESCUE SERVICE

Station Commander
Wisbech Fire Station

Your Safety • Our Concern

Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
Cambs
PE18 6TN

For the attention of Geoff Crocker

Planning Ref: 02/00293/REM
Our Ref P3/1/7/HQ

Grid Ref. E 507882 000 N 298018 000

Date: 14 March 2002

Dear Sir

RE: PROVISION OF WATER SUPPLIES FOR FIREFIGHTING
WANSFORD MARINA SHIP END PITS, ELTON ROAD, WANSFORD
APPROVAL OF SITING, DESIGN, EXTERNAL APPEARANCE, MEANS OF ACCESS & LANDSCAPING FOR THE ERECTION OF 25 LODGES IN CONJUNCTION WITH REDEVELOPMENT AND RESTORATION OF QUARRY TO PROVIDE MARINA, LEISURE & EMPLOYMENT USES

Following receipt of your plans and after further consideration, the Fire Authority is of the opinion that additional water supplies for firefighting are not required.

This is based on the plans submitted and any change which may effect our decision should be notified to the Development Planning Officer at the above address

Should you require any further information or assistance I will be pleased to advise

Yours sincerely

[redacted]

STEVE ROBINSON
DEVELOPMENT PLANNING OFFICER

18/3

[redacted]

Operations Directorate, Wisbech Fire Station, Churchill Road, Wisbech PE13 2DN
Tel (01945) 583474 Fax (01945) 583473

East Northamptonshire Council

East Northamptonshire House, Cedar Drive,
THRAPSTON Northamptonshire NN14 4LZ
Tel· 01832 742000 Fax· 01832 734839 DX· 701611 Thrapston
Email. planning@east-northamptonshire.gov.uk

Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Please ask for	Direct Dial	Our Reference	Your Reference	Date
Rebecca Hughes	742158	EN/02/00200/EXT	02/00293/REM	15 March 2002

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Redevelopment and restoration of quarry to provide marina, leisure and employment uses (reserved matters for 25 lodges) at
Ship End Pits, Elton Road, Wansford Peterborough Cambs

Thank you for your consultation on the above matter which was received on 1 March 2002 and was allocated the reference **EN/02/00200/EXT.**

I would advise you that this authority has no objection to the proposals in principle subject to the following comment(s) (if any)

I trust that the above observations (if any) can be taken into consideration during the determination of the application but should further information be required regarding this matter please contact direct the Case Officer, Rebecca Hughes on Direct Line 742158

Yours faithfully

[redacted]

Strategic Director (Community Services)
dcpeextz

[redacted]

Original 1996, granted 1998
Renewal 2000

Huntingdonshire
DISTRICT COUNCIL

Pathfinder House St Mary's Street Huntingdon PE29 3TN

HUNTINGDONSHIRE DISTRICT COUNCIL
0, MAR
OPERATIONAL SERVICES DEPARTMENT

Mr J Allen
Environmental Health Services
Public Health Manager
Operational Services Directorate

Our Ref: 02/00293/REM
Your Ref:

5th March 2002

Proposal: Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses
Location: Wansford Marina Ship End Pits Elton Road Wansford Peterborough
Applicant: Howlett Leisure
Constraints: Area of Best Landscape
Classified Road
County Wildlife Site
Land liable to flooding
Radon gas may affect development

I enclose a copy of the above application. Please make any comments by 19th March 2002.
If you wish to discuss this matter further, please contact [redacted] on Direct Dial 8403

OBSERVATIONS:
Please tick the appropriate box

- ☐ No comments
- ☐ No objections
- ☐ No objections subject to imposition of conditions contained - Planning application 00/00840/REM
- ☐ Objections for the following reasons
- ☐ I require an additional 14 days.

SIGNED: No comments [redacted] 12/3/02

Date: [redacted] 12/3/02

GC

Date: 08/03/02

ENVIRONMENT AGENCY

Development Control Manager,
Huntingdonshire District Council,
Pathfinder House,
St Mary's Street,
Huntingdon
PE29 3TN

Dear Sirs

With regard to the following applications we would inform you that it will be necessary for the Environment Agency, Central Area, to make detailed investigations before making further comments. A copy of the application has been taken

PLANNING REF	ADDRESS.
02/00293/REM	Wansford Marina Ship End A1S

Yours faithfully

[redacted]

On behalf of NIGEL FAWTHROP
Customer Services Manager

Please ask for: Miss S Holloway

Direct line: 01480 483060

12/3

G:\Cus_serv\planning\word\TWCan[redacted]

The Environment Agency
Bromholme Lane, Brampton, Huntingdon, Cambs PE18 8NE
Tel 01480 414581, Fax 01480 413381

Crocker, Geoff (OS)
From: Crocker, Geoff (OS)
Sent: 07 March 2002 12 52
To: 'Freestone Dave'
Subject: RE 02 / 0293 WANSFORD MARINA

No other history of significance Outline permission was granted for leisure and employment development together with a S106 Agreement that amongst other things restricted occupancy to second or leisure homes 24 in total

-----Original Message-----
From: Freestone Dave [mailto:Dave.Freestone@cambridgeshire.gov.uk]
Sent: 07 March 2002 12 50
To: Geoff Crocker (E-mail)
Subject: 02 / 0293 WANSFORD MARINA

Geoff

They refer to app 00 /01441 which we do not have in our system Are there any other historic apps for this site , your admin people normally attach the history but haven't in this case

Thanks

Dave

East Northamptonshire Council

East Northamptonshire House, Cedar Drive,
THRAPSTON Northamptonshire NN14 4LZ
Tel. 01832 742000 Fax: 01832 734839 DX. 701611 Thrapston
Email. planning@east-northamptonshire gov uk

Howlett Leisure Developments Limited
c/o Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Please ask for	Direct Dial	Our Reference	Your Reference	Date
Rebecca Hughes	742158	EN/02/00200/EXT	02/00293/REM	6 March 2002

Dear ~~Sir/Madam~~

TOWN AND COUNTRY PLANNING ACT 1990

Redevelopment and restoration of quarry to provide marina, leisure and employment uses (reserved matters for 25 lodges) at Ship End Pits, Elton Road, Wansford Peterborough Cambs .

Thank you for your consultation on the above matter which was received on 1 March 2002 and has been allocated the Reference No. **EN/02/00200/EXT** which should be quoted in any communication with this office about this matter

I will endeavour to let you have this Council's response within the allocated time period but should , however, further information be required please make direct contact with the Case Officer, Rebecca Hughes on Direct Line No 742158

Yours faithfully

[redacted]

Strategic Director (Community Services)
dcackext

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3

File Copy

Mr R Morgan
County Fire Department
Water Officer
Operations Support Group
Dogsthorpe Fire Station
Dogsthorpe Road
PETERBOROUGH
PE1 3RE

Our Ref: 02/00293/REM
Your Ref:

6th March 2002

Dear Sir/Madam

Planning Application Consultation
Proposal: Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses
Location: Wansford Marina Ship End Pits Elton Road Wansford Peterborough

I enclose a copy of an application for planning permission for the above development. If you wish to make any observations they should be received by 27th March 2002.

If you wish to discuss this matter further, please contact me or the help desk on Direct Dial 01480388412

Yours faithfully

Geoff Crocker
Development Control Team Leader (North)
Operational Services Directorate

CAMBRIDGESHIRE FIRE & RESCUE SERVICE

Station Commander
Wisbech Fire Station

Your Safety • Our Concern

Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
Cambs
PE18 6TN

For the attention of Geoff Crocker

Planning Ref: 02/00293/REM
Our Ref: P3/1/7/HQ

Grid Ref E 507882 000 N 298018 000

Date. 28 February 2002

Dear Sir

RE: PROVISION OF WATER SUPPLIES FOR FIREFIGHTING
WANSFORD MARINA SHIP END PITS, ELTON ROAD, WANSFORD
APPROVAL OF SITING, DESIGN, EXTERNAL APPEARANCE, MEANS OF ACCESS & LANDSCAPING FOR THE ERECTION OF 25 LODGES IN CONJUNCTION WITH REDEVELOPMENT AND RESTORATION OF QUARRY TO PROVIDE MARINA, LEISURE & EMPLOYMENT USES

With regard to the above application, it is unknown at this time if additional water supplies for firefighting are required at this location

To enable the Fire Authority to make an assessment of the existing arrangements, would you please forward a copy of the planning application plans to our Operations Support Group at the following address:

Operations Support Group
Dogsthorpe Fire Station
Dogsthorpe Road
Peterborough
PE1 3RE

Please mark for the attention of Mr Richard Morgan, Water Officer.

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Huntingdonshire D.C.
Environment & Transport

Mr R Preston
Head of Environment and Transport
Operational Services Directorate

Our Ref. 02/00293/REM
Your Ref:

20th February 2002

Proposal: Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses
Location: Wansford Marina Ship End Pits Elton Road Wansford Peterborough
Applicant: Howlett Leisure
Constraints: Area of Best Landscape
Classified Road
County Wildlife Site
Land liable to flooding
Radon gas may affect development

I enclose a copy of the above application. Please make any comments by 6th March 2002.
If you wish to discuss this matter further, please contact Geoff Crocker on Direct Dial 8403

OBSERVATIONS:
Please tick the appropriate box

		No comments
✓		No objections
		No objections subject to
		Objections for the following reasons:
		I require an additional 14 days.

SIGNED: [redacted]

Date: ~~3/04~~ 4/03

Tel 01480 388388 Fax 01480 388099 mail@huntsdc.gov.uk www.huntsdc.gov.uk

PLANNING SERVICES

Huntingdonshire
DISTRICT COUNCIL
Huntingdon PE29 3TN

Head of Planning Services
Pathfinder House
St Mary's Street
Huntingdon
Cambridgeshire PE29 3TN

Application Number 02/00293/REM Case Officer Geoff Crocker
Proposal: Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses
Location: Wansford Marina Ship End Pits Elton Road Wansford Peterborough

Observations of Sibson-Cum-Stibbington Town/Parish Council.

At a special meeting on the 1st March the P.C. examined this proposal in detail and in general approved of the scheme. They feel the amount of car parking is inadequate for the visitors who own boats but not lodges.
Also due consideration must be given to the access to and from Elton Rd.

[redacted] to Sibson-Cum-Stibbington Town/Parish Council

Date 1/3/02

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application

Tel 01480 388388 Fax 01480 388099 mail@huntsdc.gov.uk www.huntsdc.gov.uk

PLANNING SERVICES

ufm144 rtf 6/3

Mr J Allen
Environmental Health Services
Public Health Manager
Operatinal Services Directorate

File Copy

Our Ref: 02/00293/REM
Your Ref:

5th March 2002

Proposal: Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses
Location: Wansford Marina Ship End Pits Elton Road Wansford Peterborough
Applicant: Howlett Leisure

I enclose a copy of the above application Please make any comments by 19th March 2002.

If you wish to discuss this matter further, please contact Geoff Crocker on Direct Dial 8403

OBSERVATIONS:

Please tick the appropriate box:

☐ No comments

☐ No objections

☐ No objections subject to

☐ Objections for the following reasons:

☐ I require an additional 14 days.

SIGNED:

Date:

HUNTINGDONSHIRE DISTRICT COUNCIL
OPERATIONAL SERVICES DIRECTORATE

To: **DC Admin Section**
Planning Services Division

From: **Bob James**
Environmental Health Services

Extension No. 8287

Date: 1.03.002

Planning Applications

Please send copies of the plans for the following applications

1 02/00293/REM 25 lodges at Wansford Marina, Ship End Pits, Elton Rd Wansford

2

3

GFC

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995 LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS REGULATIONS 1990

PLANNING PERMISSION
02/00293/REM Wansford Marina Ship End Pits Elton Road Wansford Peterborough
Approval of siting, design, external appearance means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina leisure and employment uses
PLANNING PERMISSION AFFECTING THE SETTING OF A LISTED BUILDING
02/00437/FUL Honey Suckle Cottage 174 St Neots Road Eaton Ford St Neots Cambridgeshire PE19 7AD Extension to dwelling
PLANNING PERMISSION AFFECTING THE SETTING OF A LISTED BUILDING AND A CONSERVATION AREA
02/00402/FUL 19 Snowy Way Hartford Huntingdon Cambridgeshire PE29 1LQ
Extension to dwelling and retention of conservatory
02/00411/FUL 47 Main Street Hartford Huntingdon Cambridgeshire PE29 1YA
Erection of conservatory
02/00424/ADV Wimpy Restaurant 41 High Street Huntingdon Cambridgeshire PE29 3AQ
Display of illuminated projecting sign
02/00420/REM Land to Rear of 6-8 Hardwicke Lane Abbotsley St Neots Cambridgeshire
Approval of siting, design, external appearance and means of access for the erection of a bungalow and garage
LISTED BUILDING CONSENT
02/00086/LBC Crossways 29 High Street Needingworth St Ives Cambridgeshire PE27 4SA
Alterations to roof of bay window replacement door and internal alterations
02/00248/LBC 16 High Street St. Neots Cambridgeshire PE19 1JA
Display of advertisement
02/00435/LBC River House 67 High Street Hemingford Grey Huntingdon Cambridgeshire PE28 9BN
Internal alterations and erection of new dormer window Alterations to roof

Any person wishing to make representations should write to the Head of Planning Services Pathfinder House St Mary's Street, Huntingdon, PE18 6TN within 21 days of the publication of this Notice
Copies of the submitted plans can be inspected at the Planning Division of the Operational Services Directorate
The provisions of the Local Government (Access to Information) Act, 1985 require that any letters received may be made public and if an application results in an appeal, copies of representations will be sent to the Department of the Environment, Transport and the Regions and the Applicant.

MALCOLM SHARP
HEAD OF PLANNING SERVICES

395438

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Mr B Holden
Building Control Manager
Planning Department

Our Ref: 02/00293/REM
Your Ref:

26th February 2002

Proposal: Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses
Location: Wansford Marina Ship End Pits Elton Road Wansford Peterborough
Applicant: Howlett Leisure
Constraints: Area of Best Landscape
Classified Road
County Wildlife Site
Land liable to flooding
Radon gas may affect development

I enclose a copy of the above application. Please make any comments by 12th March 2002
If you wish to discuss this matter further, please contact Geoff Crocker on Direct Dial 8403

OBSERVATIONS:
Please tick the appropriate box.

- [x] No comments
- [ ] No objections
- [ ] No objections subject to.
- [ ] Objections for the following reasons
- [ ] I require an additional 14 days.

SIGNED: [redacted]

Date: 13/02.

Tel 01480 388388 Fax 01480 388099 mail@huntsdc.gov.uk www.huntsdc.gov.uk

PLANNING SERVICES

NOTICE OF PROPOSED DEVELOPMENT

Huntingdonshire District Council

TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Proposed Development at:

Wansford Marina Ship End Pits Elton Road Wansford Peterborough

I give notice that Howlett Leisure

Is applying to HUNTINGDONSHIRE DISTRICT COUNCIL for:

PLANNING PERMISSION

Proposal: Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses

Ref: 02/00293/REM

Any one wishing to make representations about this application should write to the Head of Planning Services, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN within 21 days of the publication of this Notice Copies of the application may be inspected at this address during normal office hours Please quote the application reference number in any representations

Owing to the provisions of the Local Government (Access to Information) Act, 1985 any representations received may be made public and if the application results in an appeal, copies of representations will be sent to the Planning Inspectorate and the Applicant

MALCOLM SHARP
HEAD OF PLANNING SERVICES

Date 1st March 2002

Huntingdonshire
DISTRICT COUNCIL

ufm132 rtf

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Howlett Leisure
c/o Robert Weighton
10 Broad Street
Stamford
Lincs
PE9 1PG

Our Ref: 02/00293/REM
Your Ref:

20th February 2002

Filecopy

Dear Sir/Madam

Approval of siting, design, externa[illegible]ar[illegible]e, means of access and landscaping for the erection of 25 lodges in conjunction [illegible]n rede[illegible]elopment and restoration of quarry to provide marina, leisure and employment uses
Wansford Marina Ship End Pits Elton Road Wansford Peterborough

Your application, as described above, was registered on 20th February 2002 and is due to be determined by 17th April 2002. If this is not possible it will be assumed that you have no objections to an extension of the time period unless you notify the Local Planning Authority to the contrary However, you are entitled to appeal to the Planning Inspectorate against non-determination if no decision is reached within the statutory eight week period

Appeals must be made on a form, which is obtainable from the Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN

The Planning Officer will now begin processing your application Should you wish to discuss the progress of the application please contact the Help Desk in 4-5 weeks when replies to consultations should have been received.

Your application is a public document and any neighbours will be informed of the application and given the opportunity to comment.

Planning permission may not be the only approval required to carry out the development and it is your responsibility to ensure that any other relevant approvals are obtained. Building Regulations consent may be required for building or engineering works and you are advised to obtain advice from the Building Control Section of this Directorate on 01480 388455.
If you wish to discuss this matter further, please contact the help desk on Direct Dial 01480388412
Please accept this letter as a receipt for the fee of £4750 00 received 18th February 2002
Yours faithfully

Steve Ingram
Development Control Manager

Tel **01480 388388** Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

ufm4 rtf

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Mrs I Airey
'Woodlands'
Church Lane
Stibbington
Peterborough
PE8 6LP

File Copy

Our Ref · 02/00293/REM
Your Ref.

20th February 2002

Dear Clerk

PARISH COUNCIL CONSULTATION – APPLICATION REF. 02/00293/REM

Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses
Wansford Marina Ship End Pits Elton Road Wansford Peterborough

Enclosed are the forms and plans relating to the above application.

I would be grateful to receive any views your Council would wish to make in respect of the proposed development Any representations made should be representations of the Parish Council as such and not of individuals

Residential neighbours abutting the site of this application will be notified of its submission and invited to make comments. I will suggest to them that they may wish to let you have a copy of their comments but would remind you that it is inappropriate to delay your recommendation for this.

You may return the plans with your reply If, however, the plans are retained you should not allow unauthorised copying Plans may, however, be made available to the public for inspection during the consultation period.

I should be pleased to receive your Council's views as soon as possible or in any case by 13th March 2002

If you wish to discuss this matter further, please contact the help desk on Direct Dial or the case officer Geoff Crocker on 01480 388403

Yours faithfully

Steve Ingram
Development Control Manager

Tel 01480 388388 Fax **01480 388099** **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

ufm144 rtf

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

File Copy

M Vigor
Strategic Planning
Cambridgeshire County Council
Shire Hall
Castle Hill
Cambridge
CB2 0AP

Our Ref: 02/00293/REM
Your Ref:

20th February 2002

Dear Sir/Madam

Planning Application Consultation
Proposal: Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses
Location. Wansford Marina Ship End Pits Elton Road Wansford Peterborough

I enclose a copy of the above application and should be grateful for any views your Council may have as County Planning Authority by 13th March 2002.

If you wish to discuss this matter further, please contact me or the help desk on Direct Dial 01480388412

Yours faithfully

Geoff Crocker
Development Control Team Leader (North)
Operational Services Directorate

Tel 01480 388403

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

Mr D Freestone
Cambridgeshire County Council
Castle Court
Shire Hall
CAMBRIDGE
CB2 0AP

File Copy

Our Ref: 02/00293/REM
Your Ref:

20th February 2002

Dear Sir/Madam

Planning Application Consultation
Proposal: Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses
Location: Wansford Marina Ship End Pits Elton Road Wansford Peterborough

I enclose a copy of the above application and should be grateful for any views your Council may have as County Highway Authority by 13th March 2002.

If you wish to discuss this matter further, please contact me or the help desk on Direct Dial 01480388412 .

Yours faithfully

Geoff Crocker
Development Control Team Leader (North)
Operational Services Directorate

Tel 01480 388403

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3

File Copy

Secretary To Cambridgeshire Wildlife Trust
Cambridgeshire Wildlife Trust
3B Langford Arch
London Road
SAWSTON
Cambridge
CB2 4EE

Our Ref: 02/00293/REM
Your Ref:

20th February 2002

Dear Sir/Madam

Planning Application Consultation
Proposal. Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses
Location. Wansford Marina Ship End Pits Elton Road Wansford Peterborough

I enclose a copy of an application for planning permission for the above development. If you wish to make any observations they should be received by 13th March 2002

If you wish to discuss this matter further, please contact me or the help desk on Direct Dial 01480388412

Yours faithfully

Geoff Crocker
Development Control Team Leader (North)
Operational Services Directorate

Tel 01480 388388 Fax 01480 388099 **mail@huntsdc.gov.uk** **www.huntsdc.gov.uk**

PLANNING SERVICES

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3

File Copy

The Chief Planning Officer
East Northants District Council
East Northants House
Cedar House
THRAPSTON
Northants
NN14 4LZ

Our Ref. 02/00293/REM
Your Ref:

20th February 2002

Dear Sir/Madam

Planning Application Consultation
Proposal: Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses
Location: Wansford Marina Ship End Pits Elton Road Wansford Peterborough

I enclose a copy of an application for planning permission for the above development. If you wish to make any observations they should be received by 13th March 2002

If you wish to discuss this matter further, please contact me or the help desk on Direct Dial 01480388412

Yours faithfully

Geoff Crocker
Development Control Team Leader (North)
Operational Services Directorate

Tel 01480 388388 Fax 01480 388099 mail@huntsdc.gov.uk www.huntsdc.gov.uk

PLANNING SERVICES

Mr R Preston
Head of Environment and Transport
Operational Services Directorate

Our Ref: 02/00293/REM
Your Ref.

20th February 2002

File Copy

Proposal: Approval of siting, design, external appearance, means of access and landscaping for the erection of 25 lodges in conjunction with redevelopment and restoration of quarry to provide marina, leisure and employment uses
Location: Wansford Marina Ship End Pits Elton Road Wansford Peterborough
Applicant. Howlett Leisure

I enclose a copy of the above application Please make any comments by 6th March 2002.

If you wish to discuss this matter further, please contact Geoff Crocker on Direct Dial 8403

OBSERVATIONS:

Please tick the appropriate box.

		No comments
		No objections
		No objections subject to
		Objections for the following reasons:
		I require an additional 14 days

SIGNED:

Date:

ROBERT WEIGHTON MA(Cantab) Dip Arch Grad Dipl(Cons)AA RIBA

10 Broad Street Stamford
Lincolnshire PE9 1PG

tel 01780 – 481814 fax 01780 - 481770 e-mail: architects@robertweighton co uk

H0023/02

JRW / 973

13th February 2002

Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
PE18 6TN

For the attention of Geoff Crocker

Dear Mr Crocker,

Approval of Reserved Matters: 00/01441/S73
Ship End Pits, Elton Road, Wansford

Further to our recent application for the above, and our subsequent telephone conversations, please now find enclosed the following

- A cheque in the sum of £ 100 00 (bringing the application fee deposited to £ 4750 00)
- 6 copies of revised drawing 973 ~ 20A
- 6 copies of planting schedules 973 ~ 101 & 102

In accordance with our discussions, please note that we wish to amend the description of the application to

"Approval of reserved matters (to include siting; design; external appearance; means of access & landscaping) for the construction of lodges and marina basin (including associated engineering operations)"

Please note that the Chandlery and Field Centre are not included in the application (at this stage), although their positions are indicated on the block plan (973~20A)

I trust this now clarifies the situation, and progress can be made Please do not hesitate to contact me, if I can be of further assistance

Yours sincerely,

[redacted]

William McCormack
Cc Howlett Leisure Developments Ltd

Holland, Jackie (Planning)
From: Holland, Jackie (Planning)
Sent: 04 February 2002 11.13
To. 'william@robertweighton co uk'
Subject: FW Ship End Pits, Wansford

-----Original Message-----
From: **Holland, Jackie (Planning)**
Sent: 04 February 2002 11 11
To: 'william@robert weighton.co uk'
Subject: Ship End Pits, Wansford

Dear Mr Weighton

I refer to our telephone conversation and confirm that the following are required to make the above application valid.

- 6 copies of floor plans and elevations of Field Centre
- 6 copies of floor plans of chandlery
- the fee received (£4650) is not correct The fee for 25 dwellings is £4750 The additional fee for the chandlery and Field Centre should be calculated on the basis of £190 per 75 sq m (or part thereof) Please see category 2(b) of Fee Form

I hope this is the information you require and look forward to hearing from you shortly.

Yours sincerely

Jackie Holland
Administrative Officer
Planning Department

ROBERT WEIGHTON MA(Cantab) Dip Arch Grad Dipl(Cons)AA RIBA

10 Broad Street Stamford
Lincolnshire PE9 1PG

tel. 01780 – 481814 fax 01780 - 481770 e-mail architects@robertweighton co uk

JRW / 973

29th January 2002

H 0W293/02

Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
PE18 6TN

For the attention of Geoff Crocker

Dear Mr Crocker,

Approval of Reserved Matters: 00/01441/S73
Ship End Pits, Elton Road, Wansford

Please find enclosed the following, which together forms an application for the approval of reserved matters at the above

1 6 copies of application forms Part 1 & 2
2 2 copies of the completed certificate of ownership
3 1 copy of the completed fee form
4 A cheque in the sum of £4650 00
5 6 copies of drawings numbered
   - **973 ~ 20; 21; 22; 30; 31; 32; 33; 34; 35 & 100**

Once you have had a chance to look through the proposals, we can discuss any comments you may wish to raise.

Yours sincerely

[redacted]

William McCormack

HCC 23/02 Printed September 2001

NOTE This form incorporates details of fees which are required to accompany applications received after 30th September 1997

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (Fees for Applications and Deemed Applications) (Amendment) Regulations 1997

PLANNING APPLICATION CHARGES Planning applications are required to be accompanied by a fee payable to the District Authority to whom application is made Please read the scale of charges overleaf and the notes, complete the following details and submit this form, together with the appropriate fees, with your application. Failure to complete this form or deposit the correct fee may result in the application being delayed.

In cases of doubt please consult the relevant District Planning Authority to ascertain the correct fee.

PLEASE USE BLOCK CAPITALS	
Applicant's Name	Agent's Name (if any) ....
Address	Address ....
... .	....
....	... ...

1	Brief Description and location of development	
2	Where applicable please complete the following	
	(i) site area (outline, minerals, operations)	(i) ha
	(ii) no of dwelling units or additional units	(ii)
	(iii) gross floor area created (non residential)	(iii) sq m
3	Is exemption claimed from payments?	YES/NO
	If so, please specify reasons (*see notes overleaf*)	
	(i) for disabled persons requirements	(i) YES/NO
	(ii) the development would otherwise be permitted	(ii) YES/NO
	(iii) modified proposal by the same applicant within 12 months	(iii) YES/NO
		Previous ref no ....
	(iv) resubmission within 12 months of withdrawn or refused application (ref no and date of submission of withdrawn application, or ref no and date of previous refusal should be given	(iv) YES/NO Previous ref no . .. . . . Date . .. .
	(v) same use class - required by planning condition	(v) YES/NO
	(vi) Consolidating minerals application	(vi) YES/NO
4	Is a reduced fee claimed? (If so, reasons below)	YES/NO
	(i) application by Parish Council	(i) YES/NO
	(ii) for non-profit making sports club	(ii) YES/NO
	(iii) approval of reserved matters where full fee has been paid	(iii) YES/NO
	(iv) alternative proposals for same site	(iv) YES/NO
5	Indicate category of development for which payment is made (see list of categories overleaf)	RECEIVED 100.00 0002.
6	Amount enclosed with this application	£ 100.00
	Signed	£650.00 *Date* £750.00 total rec'd

NOTES

1. Payment should preferably be made by crossed cheque made payable to the District Council to whom application is made The Council will accept no liability if cash is sent by unregistered post

PLANNING CHARGES FROM 1st OCTOBER 1997
SUMMARY OF CHARGES PROVIDED FOR IN THE REGULATIONS

CATEGORIES		FEE PAYABLE	MAXIMUM FEE
Operations			
1 New dwellings	(a) Outline	£190 per 0 1 hectare	£4,750
	(b) Others	£190 per dwelling	£9,500
2 Buildings (other than dwellings agricultural buildings or plant and glasshouses etc)	(a) Outline	£190 per 0 1 hectare	£4,750
	(b) Others.		
(i) where no floor area is created		£95	
(ii) where the floor area created is below 40 sq m ,		£95	
(iii) where floor area is between 40 & 75 sq m		£190	
(iv) where floor area exceeds 75 sq m		£190 per 75 sq	£9,500
3 Agricultural buildings on agricultural land (other than glasshouses)	(a) Outline	£190 per 0.1 hectare	£4,750
	(b) Others		
(i) where gross floor area is less than 465 sq m		£35	
(ii) where floor area is between 465 and 540 sq m		£190	
(iii) where floor area exceeds 540 sq m		additional £190 per 75sq m	£9,500
4 Glasshouses and Poly tunnels agricultural land			
	(a) up to 465 sq m	£35	
	(b) exceeding 465 sq m	£1,085	
5. Erection, alteration or replacement of plant and machinery		£190 per 0 1 hectare	£9,500
6. Enlargement, improvement or alteration of dwellings for domestic purposes			
(a) in respect of one dwelling		£95	
(b) 2 or more dwellings		£190	
7 (a) Operations within residential curtilage for domestic purpose (including buildings, gates and fences etc)		£95	
(b) Car Park, road and access to serve single undertaking where associated with existing use		£95	
8 Operations connected with exploratory drilling for oil or gas		£190 per 0 1 hectare	£14,250
9. Operations not within above categories			
(a) Maximum mineral operations.		£95 per 0 1 hectare	£14,250
(b) Maximum in other cases			£950
Uses			
10. Change of use of a building to one or more dwellings			
(a) from existing dwelling to two or more dwellings		£190 per extra dwelling	£9,500
(b) from other building to one or more dwellings		£190 per dwelling	£9,500
11 Use for disposal of refuse or waste materials and open mineral storage.		£95 per 0 1 hectare	£14,250
12 Material change of use in land or buildings other than above		£190	
Advertisements			
A1 Advertisement on business premises or other land within the business curtilage relating to nature of business, goods sold, services provided, or name of persons undertaking business		£50	
A2 Sign relating to business in the locality but not visible from that site		£50	
A3 All other advertisements		£190	
Determinations			
Applications submitted under parts 6, 7 or 31 of the (General Permitted Development) Order 1995		£35	
" " part 24		£190	

Calculation of Fees

(a) Floor & site areas

(i) Fees based on floor areas are measured externally

(ii) Any excess over multiples of 75 sq m (full or detailed applications) or 0 1 ha (outline applications) are rounded up to the nearest 75 sq m or 0 1 ha)

(b) Mixed Category Applications

(i) Where applications (other than outline) are for development in Category 1 and development in Categories 2, 3 or 4, the fees for each part of the application are calculated separately and are added together

(ii) Where applications are for development within more than one of categories 2, 3 and 4 or categories 5-12, the fee for each category is calculated separately and the highest fee is payable

Summary of Exemptions Fees are not payable in the following circumstances

(a) Facilities for Disabled Persons

Where the development relates to alterations or extensions to a dwelling house or operations within the curtilage of a dwelling house and the development is for the purpose of providing access or facilities for greater safety, health or comfort of a resident or intended resident who is disabled (i e within any of the descriptions to which Section 29 of the National Assistance Act 1948 applies or a child who is disabled for the purposes of the Children Act 1989) This exemption extends to works to improve a disabled access to a public building

(b) Development otherwise P.D.

Applications required by a restrictive condition on a previous planning permission, or because of the effect of an Article 4 direction, for development which is otherwise permitted by a General Development Order, or for a change of use within the same class specified in the Use Classes Order.

(c) Resubmissions

Resubmissions of applications following refusals of permission or withdrawn applications, and the submission of amended proposals following the grant of permission or approval of reserved matters subject to the following conditions

(i) The application is made within twelve months of the date of the decision or, in the case of a withdrawn application, within twelve months of the date the previous application was submitted

(ii) The site is the same as, or part of the original site and no other land is included

(iii) The development is of the same character

(iv) The applicant is the same

(v) That the earlier application is one to which no exemption was granted and the relevant fee was paid

(vi) If the original application was in outline the resubmission is in the outline

SUMMARY OF REDUCED FEES

1) Use of land for sports fields or other ancillary operations (other than buildings) by non profit making club or society - fee payable £190.

2) Applications for approval of one or more reserved matters require fees in accordance with the schedule, except where such applications have been previously made and the sum is not less than would be payable in respect of all reserved matters authorised by the outline permission On subsequent applications for approval of reserved matters by the same applicant the fee payable is £190

3) Applications by Parish Councils - fee payable is one half the normal rate

4) Alternative proposals on the same site Submitted by the same applicant Highest category at full fee, remainder at half fee (Normal fees are required for duplicate applications)

5) Applications straddling district or county boundaries are subject to special rules (Para 8 of DOE circular 73/91 relates) Generally one fee is paid to the authority having the larger site but calculated by the whole scheme, and subject to special ceiling Applicants in these cases and any other cases of doubt are advised to consult the district planning authority

6) Renewal of permission - fee payable £95 unless the original permission was not implemented and has expired

7) Variation or removal of a condition £95

H00293/02 FORM 2

HUNTINGDONSHIRE DISTRICT COUNCIL

Planning Division, Operational Services Directorate,
Huntingdon, Cambridgeshire, PE29 3TN

Town and Country Planning Act 1990 – Section 66
Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7(1)
NOTIFICATION TO OWNERS AND AGRICULTURAL TENANTS

1 Section 66 of the Town and Country Planning Act, 1990 provides that the Local Planning Authority shall not entertain an application for planning permission unless it is accompanied by certain certificates This is designed to secure that owners of land, and agricultural tenants, are given notice of applications relating to their land. It is the duty of applicants to give the necessary notices, and to provide the appropriate certificates You should therefore read the paragraphs below, which summarise the material provisions of the section, and send in the appropriate certificates when completed, with your application

A. **If you are the sole freeholder or leaseholder** of all the land to which the application relates you should complete Certificate A.

B If you are **not the sole freeholder or leaseholder** of all of the land to which the application relates, and you know **all** the names and addresses of owners of the land, you should send them notice in the form shown overleaf and complete **Certificate B.**

C. If you know the names and addresses of some of the owners of the land to which the application relates, but not all of them, you should complete and send the Notice to all those whose names and addresses you know, and publish the same Notice in a local newspaper. The newspaper notice should be published not earlier than twenty-one days before the date of the application You should then complete **Certificate C**

D. If you do not know the names and addresses of any of the owners of the land to which the application relates, you should complete and publish the Notice in a local newspaper This notice should be published not earlier than twenty-one days before the date of the application You should then complete **Certificate D** N B Certificates C and D available on request from the Planning Division

2. **Section 68** – Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular shall be guilty of any offence.

3. The notice and certificates referred to in these notes are prescribed by the Town and Country Planning (General Development Procedure) Order, 1995

CERTIFICATE A - Where the Applicant is the **Sole** Owner of the land (see definition below)

I CERTIFY THAT:

1 On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.

*2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed ..[redacted]. .... On behalf of HOWLETT LEISURE DEVELOPMENTS Ltd. .... Date 29th JANUARY 2002

*If land does **not** form part of an agricultural holding this statement should **not** be deleted If any part of the land is or forms part of an agricultural holding as described below, this statement **must be deleted** and the **AGRICULTURAL HOLDINGS CERTIFICATE** overleaf completed

---

DEFINITIONS AND NOTES

1 **If there is any encroachment over a boundary (eg by eaves or foundations) Certificate B must be completed and Notice served on the owner of the effected land.**

2 **Owner** means a person having a freehold or a leasehold interest the unexpired term of which is not less than 7 years

*3 **An Agricultural Holding** is land comprised in a contract of tenancy If there is no tenancy involved, even if the land is used for agricultural purposes it is **NOT** an agricultural holding for the purposes of this form

CERTIFICATE B - Where the Application is not the Owner (see definitions on previous page)
I CERTIFY THAT:

1 I have/the Applicant has given the required notice to everyone else who, on the day 21 days before the date of the accompanying application was the owner of any part of the land to which the application relates, as listed below.

Owner's Name	**Address at which Notice was Served**	**Date on which Notice was Served**

*2. **None** of the land to which the application relates is, or is part of, an agricultural holding.

Signed . ... On behalf of.... . ...

Date... ....

*If land does not form part of an agricultural holding this statement should not be deleted If any part of the land is or is part of an agricultural holding as described below, this statement **must be deleted** and the **AGRICULTURAL HOLDINGS CERTIFICATE** below completed (See definitions on previous page).

AGRICULTURAL HOLDINGS CERTIFICATE

I have/The Applicant has given the required notice to every person other than my/him/her self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows: -

Tenant's Name	**Address at which Notice was Served**	**Address at which Notice was Served**

Signed.. ... . On behalf of . . . .

Date. .. ..

Town and Country Planning (General Development Procedure) Order 1995
Notice Under Article 6 of Application for Planning Permission

Proposed development at... .... (location)

I give notice that .. .. (applicant's name)

Is applying to **HUNTINGDONSHIRE DISTRICT COUNCIL**

for planning permission to .... (proposal)

Any owner of the land or tenant who wishes to make representations about this application should write to the Council at **THE PLANNING DIVISION, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON**

within 21 days of the date of service of this notice/14 days of publication of this Notice (Delete as appropriate)

Signed. . . . . On behalf of . ...

Date . . . .

Statement of Owners' rights
The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease

Statement of agricultural tenants' rights
The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure

For forms and further information please visit our web site www huntsdc.gov.uk

H C [illegible] 92

Form1 part 1

Huntingdonshire
DISTRICT COUNCIL

APPLICATION FOR PLANNING PERMISSION

Please read the accompanying notes before completing this form Please use a dark coloured ink as the form will need to be reproduced. Completed forms should be returned to Head of Planning, Huntingdonshire District Council, Pathfinder House, St. Mary's Street, Huntingdon,Cambs.PE29 3TN

1. **Applicant** (Block capitals please)	2. **Agent** (if applicable)
Name HOWLETT LEISURE	Name ROBERT WEIGHTON
~~Address~~ DEVELOPMENTS Ltd	Address 10 BROAD STREET
c/o AGENT	STAMFORD
	PETERBOROUGH
Postcode	Postcode PE9 1PG
Daytime Tel No	DaytimeTel No. [redacted]
Fax No.	Fax No.

3. **Address or location of Application Site** SHIP END PITS ELTON ROAD - WANSFORD

4. **Brief Description of Development** RE DEVELOPMENT AND RESTORATION OF QUARRY TO PROVIDE MARINA, LEISURE AND EMPLOYMENT USES

5. **Type of Application (Tick one box only, A-E)**

i)

A. Full Application	☐	D. Outline	☐
B. Removal or Alteration of Condition/s on an Existing Permission	☐	E. Approval of Reserved Matters	☑
C. Renewal of an Unexpired Permission	☐		

ii) If your application is for:

- Outline(D), Please tick matters to be reserved for subsequent approval.

- Approval of Reserved Matters(E), Please tick the matters to be considered.

Siting	Design	External Appearance	Means of Access	Landscaping
☑	☑	☑	☑	☑

iii) If your application is for B, C or E, please give details of the existing permission below:

00 / 01441 / STS

Application Ref. No :.....Condition Nos :.....Date of Permission :.....
(applicable for B only)

6. Details of Proposal

a) Is the proposal for a temporary period? Yes ☐ No ☑

b) Is the application made in retrospect? Yes ☐ No ☑

Does the proposal involve:

c) Change of use? Yes ☑ No ☐

d) Alteration or extension of building/s? Yes ☐ No ☑

e) Demolition of any buildings? Yes ☑ No ☐

If yes, please state which buildings to be demolished

INDICATED ON PLANS

f) Erection of or alterations to create new dwellings? Yes ☑ No ☐

If yes, please state the number of units, type and the number of storeys. SEE PLANS

g) Is the application for any of the following purposes?

	Yes	No		Yes	No
Industrial	☐	☐	Storage	☐	☐
Office	☐	☐	Shopping	☐	☐
Warehousing	☐	☐	Any Commercial Use where staff/ parking/ operating hours involved	☑	☐

If you have answered YES to any of the above you should also complete. Part 2

7. Interest

a) Is the applicant the owner? ☑ Lessee? ☐ prospective purchaser? ☐

b) Does the applicant own or control any adjoining land? Yes ☐ No ☑

c) Has any part of the property/site been in council ownership? Yes ☐ No ☑

8. Site Area (Outline Applications)

a) Size of the site ~9.3 hectares. b) Dimension of the site frontage ~370 metres.

9. Use (All applications)

What is the building/land used for at present? VACANT

If it is unused at present what was it last used for? QUARRY & INDUSTRIAL INC. RETAIL SALES & DISTRIBUTION

What date did the last use cease? c 1998

10. Access
Do you propose to:

Construct a new access to a road?	Yes	☐	No	☑
If yes	pedestrian	☐	vehicular	☐
Alter an existing access?	Yes	☐	No	☑
If yes	pedestrian	☐	vehicular	☐
Provide any new public roads within the site?	Yes	☐	No	☑

11. Public Rights of Way
Do you propose to alter or divert a pub. footpath or R.O.W.. Yes ☐ No ☑

Is the site adjacent to a public footpath or Right of Way? Yes ☐ No ☑

12. Access and Facilities for People with Disabilities
Have you made provision for people with disabilities? Yes ☑ No ☐

13. Car Parking
State No. of existing car parking spaces ..... NONE .....

State total No. of car park. spaces provided in new development ..... 80 .....

14. Drainage
a) State method of disposal of surface water ..... SYSTEM TO BE PROVIDED .....

b) State method of disposal of foul sewage ..... PUMP TO EX. MAIN IN HIGHWA

c) If septic tanks are used, have ground conditions been investigated Yes ☐ No ☐

15. Materials
Please state the type and colour of proposed:

Exterior wall facings ..... SEE PLANS .....

Roofing materials ..... SEE PLANS .....

Site boundaries/Fencing/Boundary walls ..... — .....

16. Height of Building
Please state the maximum height of the proposal ..... SEE PLANS .....metres.

17. Trees, Shrubs or Hedges
Do you propose to:

a) remove or cut back any trees, shrubs or hedges? Yes ☑ No ☐

b) plant any trees, shrubs or hedges? Yes ☑ No ☐

18. Previous Applications

Have you made any previous applications for this proposal? Yes ☐ No ☑

If yes, please state: Reference No. .....

Date of Application .....

Have you made an application for Building Regs. Approval Yes ☐ No ☑

19. Planning Fee

Is the planning fee enclosed? Yes ☑ No ☐

Amount of fee £4650

If the fee is reduced or not applicable, please state reason 4(iii)

.....

20. Plans

Please list the drawings and plans description and ref Nos. submitted with the application below.

Plan / drawing description	Reference
SEE ATTACHED LIST	

Please continue on a separate sheet if required.

I hereby make an application in accordance with the details on this form and the accompanying plans, drawings and any other additional supporting information supplied [redacted]

Signed ..... On behalf of HOWLETT LEISURE DEVELOPMENTS Ltd.

Dated 29th JANUARY 2002

Checklist

- ** 6 copies of this form(form 1part 1), completed, signed and dated
- ** 6 copies of form 1 part 2, completed, signed and dated if your application is for industrial, office, warehousing, storage or shopping purposes
- ** 2 copies of the completed certificate of ownership
- ** The planning fee – cheques payable to Huntingdonshire District Council
- ** 6 copies of metric scaled plans, i.e. Location plan,
  Site layout plan,
  Floor plans and Elevations

Form1 part 2

Huntingdonshire
DISTRICT COUNCIL

APPLICATION FOR PLANNING PERMISSION

This form should be completed and submitted with Form 1 part 1 if your application is for industrial, office, warehousing, storage or shopping purposes Please use a dark coloured ink as the form will need to be reproduced.

1. Industrial or Commercial Development

Describe any processes to be carried out and the end products

CHANDLERY & FIELD CENTRE

What type of plant or machinery will be installed?

N/A

2. Related Development

Is the proposal related to any of the following:

An existing use on or nearby the site? Yes ☑ No ☐

If yes please give details RELATES TO LEISURE USE OF RIVER NENE

A larger scheme for which Planning Permission is not at present sought? Yes ☐ No ☑

If yes please give details

Replacement of existing premises which are no longer satisfactory? Yes ☐ No ☑

If yes please give details

3. Floorspace

Please state the following measurements

	Existing(sq.m)	Proposed(sq.m)
TOTAL floor space of all buildings involved in the proposal		
INDUSTRIAL floorspace		
OFFICE floorspace		
RETAIL floorspace		1200
STORAGE and/or WAREHOUSING floorspace		

4. Employment

	Office	Industrial	Other	Total
How many staff will be employed on the site as a result of the proposed development?			10	
How many new staff wil be employed?			10	
If you intend to transfer staff from other premises how many will be affected?				

5. Traffic Flow

How many staff travel to work by car? ..... 8 .....

How many vehicles will visit the site during a normal working day? (excluding employees vehicles:

Heavy Goods Vehicles ..... NONE ..... Other vehicles ..... 4 .....

6. Servicing

What provisions will be made for loading, unloading and turning vehicles within the site?

..... SEE PLANS .....

.....

7. Hours of working

Please specify the proposed hours of working/opening: SEASONAL

Monday 2-4 pm	Tuesday 10-4 pm	Wednesday 10-4pm	Thursday 10-4pm
Friday 10-4 pm		Saturday 8-6pm	Sunday 10-4pm

8. Pollution Control

Please state the nature, volume and means of disposal of trade effluents or waste

NONE

.....

Does the proposal involve the use or storage of Hazardous Substances?

Yes ☐ No ☑

If yes , please give details of the substances and the approximate quantities below

.....

Signature [redacted]

Signed ..... On behalf of HOWLETT LEISURE DEVELOPMENTS LTD.

Dated ..... 29/1/02 .....

DRAWING LIST –

SHIP END PITS
ELTON ROAD
WANSFORD

PROPOSED SITE PLAN	973 ~ 20
PROPOSED BLOCK PLAN (Marina Basin)	973 ~ 21
PROPOSED MARINA BASIN (Elevations / Sections)	973 ~ 22
PROPOSED LODGE TYPE **A**	973 ~ 30
PROPOSED LODGE TYPE **B**	973 ~ 31
PROPOSED LODGE TYPE **C**	973 ~ 32
PROPOSED LODGE TYPE **D**	973 ~ 33
PROPOSED LODGE TYPE **E**	973 ~ 34
THE LODGE	973 ~ 35
LOCATION PLAN	973 ~ 100

[redacted]

I SPOKE TO SOMEONE, RE: THIS SITE, SOME TIME AGO. I WAS TOLD THE APPLICATION WOULD BE RESERVED MATTERS FOR 24 LODGES. I REFERRED TO THE HISTORY FILE 00/00SHOREHAM & ADVISED THE CALLER THE FEE WOULD BE £4560.00 (IE 24 x 190).

[redacted]

(1) Await confirmation from applicant on:-

(a) inclusion of chandlery workshop/shed centre etc in application = additional fee or

(b) submitting missing details + fee

(2) Require written schedule/specification on planting, management etc in any event.

Application Check List

		O.K.
Check if permission required		
Fee if applicable		4650.
Application forms (signed and dated with description given) Part 2 for all commercial applications		✓
Certificate correctly completed. Is there any encroachment?		✓
Is development described shown on plans?		
Location plans scale? Red/blue line		✓
Block plan/site plan showing footprint of new work		
Proposed Elevations as/if appropriate and differentiating between existing and proposed		
Existing elevations required for Listed buildings and for extensions that significantly change the appearance of the dwelling		
Floor plans		

24 x 180.

+ Lodge

SHIP END QUARRY

ELTON ROAD
WANSFORD

SCHEDULE OF PROPOSED FINISHED FLOOR LEVELS

PLOT NUMBER	FLOOR	PROPOSED FFL
1	GROUND	12 0
2	GROUND	12.25
3	LOWER GROUND	11 9
4	LOWER GROUND	11.9
5	LOWER GROUND	11 9
6	LOWER GROUND	11.9
7	LOWER GROUND	11 9
8	GROUND	14.75
9	GROUND	14.75
10	GROUND	14.75
11	GROUND	14 4
12	GROUND	14 4
13	GROUND	14 75
14	GROUND	14 75
15	LOWER GROUND	11.9
16	LOWER GROUND	11.9
17	GROUND	15 2
18	GROUND	15.2
19	GROUND	15 2
20	LOWER GROUND	11.9
21	LOWER GROUND	11.9
22	LOWER GROUND	11 9
23	GROUND	13 75
24	GROUND	14 75

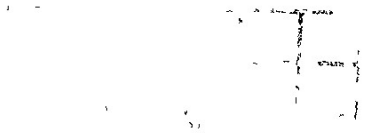
NOTE:

This schedule is to be read in conjunction with drawing number 973~20 (latest revision)
Flood level 11.25

DRAWING LIST –

SHIP END PITS
ELTON ROAD
WANSFORD

PROPOSED SITE PLAN	973 ~ 20
PROPOSED BLOCK PLAN (Marina Basin)	973 ~ 21
PROPOSED MARINA BASIN (Elevations / Sections)	973 ~ 22
PROPOSED LODGE TYPE **A**	973 ~ 30
PROPOSED LODGE TYPE **B**	973 ~ 31
PROPOSED LODGE TYPE **C**	973 ~ 32
PROPOSED LODGE TYPE **D**	973 ~ 33
PROPOSED LODGE TYPE **E**	973 ~ 34
THE LODGE	973 ~ 35
LOCATION PLAN	973 ~ 100



DRAWING LIST –

SHIP END PITS
ELTON ROAD
WANSFORD

PROPOSED SITE PLAN	973 ~ 20
PROPOSED BLOCK PLAN (Marina Basin)	973 ~ 21
PROPOSED MARINA BASIN (Elevations / Sections)	973 ~ 22
PROPOSED LODGE TYPE **A**	973 ~ 30
PROPOSED LODGE TYPE **B**	973 ~ 31
PROPOSED LODGE TYPE **C**	973 ~ 32
PROPOSED LODGE TYPE **D**	973 ~ 33
PROPOSED LODGE TYPE **E**	973 ~ 34
THE LODGE	973 ~ 35
LOCATION PLAN	973 ~ 100

SHIP END QUARRY

ELTON ROAD
WANSFORD

AMENDED

BRIEF PLANTING SCHEDULE (To be read in conjunction with drawing number 973~20)

2. HEDGING / SHRUBS

GROUP REFERENCE	HEDGE	SPACING (approx centres)	NOTES
a and b	Common Hawthorn (Crataegus monogyna)	450mm	
c	Common Hawthorn (Crataegus monogyna)	450mm	
d	Privet (Ligustrum vulgare)		
e	Common Hawthorn (Crataegus monogyna) Blackthorn (Prunus spinosa) Field Maple (Acer campestre)	450mm 450mm 3No	
f	Common Hawthorn (Crataegus monogyna) Blackthorn (Prunus spinosa)	450mm 450mm	
g	Common Hawthorn (Crataegus monogyna)	450mm	
h	Field Maple (Acer campestre)	5-7m 8No	Maple planted in existing hedge to replace Ash and Elder
i	Common Hawthorn (Crataegus monogyna) Blackthorn (Prunus spinosa)	450mm 450mm	Mix hedging and specimen trees
j	Field Maple (Acer campestre) Common Hawthorn (Crataegus monogyna)	450mm (as reqd)	Planted as small trees in existing hawthorn hedging Make up quantities of Hawthorn to repair gaps in roadside hedge

Robert Weighton~10 Broad Street~Stamford~PE9 1PG

SHIP END QUARRY

ELTON ROAD
WANSFORD

AMENDED

BRIEF PLANTING SCHEDULE (To be read in conjunction with drawing number 973~20)

2. HEDGING / SHRUBS

NOTES:

1 Prepare ground prior to digging trenches apply herbicide (6 weeks min prior to planting); rotavate in spent compost, dig trenches (nomI 750mm wide)
2 Hedging to be planted in staggered double rows nomI centres 450mm
3 Provide guards to plants – to protect against rabbit (nomI 600mm high)

Robert Weighton~10 Broad Street~Stamford~PE9 1PG

SHIP END QUARRY

ELTON ROAD
WANSFORD

BRIEF PLANTING SCHEDULE (To be read in conjunction with drawing number 973~20)

1. TREES

GROUP REFERENCE	TREE	No	SPACING (approx centres)	NOTES
A	Existing Hawthorn, Ash, Pine			Protect during the works – erect temp. fencing to BS5837 1991
B	Common Hawthorn (8–10cm girth) (Crataegus monogyna)	7	3 - 5m	Take out 1No Silver Birch
C (2 groups)	Oak	12	5 - 7m	Underplanted with Privet
D (3 groups)	Field Maple (Acer campestre)	13	7m	
E	Field Maple (Acer campestre)	5	3 - 5m	Planted in hawthorn hedge
F	Common Lime (Tilia x europaea)	1	7m	
G	Common Lime (Tilia x europaea)	1	7m	
H	Common Lime (Tilia x europaea)	15	7m	To form avenue on approach
J	Common Hawthorn (Crataegus monogyna)	5		Planted as small trees in hawthorn hedging
K	Existing Willow			Protect during the works – erect temp. fencing to BS5837 1991

NOTES:

1. Planting holes to be dug (nominal three times the width and twice the depth of the existing root system) per tree
2. New trees to be staked using short (500mm long) 75 x 75mm stakes – two per tree, with crossbar Trunk to be secured with proprietary tree ties
3. Tree guards to be provided to protect against rabbit and deer (nominal 2m tall)

Robert Weighton~10 Broad Street~Stamford~PE9 1PG

SHIP END QUARRY

ELTON ROAD
WANSFORD

H00293/02

BRIEF PLANTING SCHEDULE (To be read in conjunction with drawing number 973~20)

1. TREES

GROUP REFERENCE	TREE	No	SPACING (approx centres)	NOTES
A	Existing Hawthorn, Ash, Pine			Protect during the works – erect temporary fencing
B	Common Hawthorn (Crataegus monogyna)	2	6m	Take out 1No Silver Birch
C (2 groups)	Horsechestnut (Aesculus hippocastanum	12	7-10m	Underplanted with Laurel
D (3 groups)	Field Maple (Acer campestre)	13	7m	
E	Field Maple (Acer campestre)	3	7m	Planted in hawthorn hedge
F	Common Lime (Tilia x europaea)	1	8-10m	
G	Common Lime (Tilia x europaea)	1	8-10m	
H	Common Lime (Tilia x europaea)	15	8-10m	To form avenue on approach
J	Common Hawthorn (Crataegus monogyna)	5		Planted as small trees in hawthorn hedging

NOTES:

1 Planting holes to be dug (nominal three times the width and twice the depth of the existing root system) per tree
2 New trees to be staked using short (500mm long) 75 x 75mm stakes – two per tree, with crossbar Trunk to be secured with proprietary tree ties
3 Tree guards to be provided to protect against rabbit and deer (nominal 2m tall)

SHIP END QUARRY

ELTON ROAD
WANSFORD

BRIEF PLANTING SCHEDULE (To be read in conjunction with drawing number 973~20)

2. HEDGING / SHRUBS

GROUP REFERENCE	HEDGE	SPACING (approx centres)	NOTES
a and b	Common Hawthorn (Crataegus monogyna)	450mm	
c	Common Hawthorn (Crataegus monogyna)	450mm	
d	Laurel (Laurus noblis)		
e	Common Hawthorn (Crataegus monogyna) Blackthorn (Prunus spinosa) Field Maple (Acer campestre)	450mm 450mm 3No	
f	Common Hawthorn (Crataegus monogyna) Blackthorn (Prunus spinosa)	450mm 450mm	
g	Common Hawthorn (Crataegus monogyna)	450mm	
h	Field Maple (Acer campestre)	5-7m 8No	Maple planted in existing hedge to replace Ash and Elder
i	Common Hawthorn (Crataegus monogyna) Blackthorn (Prunus spinosa)	450mm 450mm	Mix hedging and specimen trees
j	Field Maple (Acer campestre) Common Hawthorn (Crataegus monogyna)	450mm (as reqd)	Planted as small trees in existing hawthorn hedging Make up quantities of Hawthorn to repair gaps in roadside hedge

SHIP END QUARRY

ELTON ROAD
WANSFORD

BRIEF PLANTING SCHEDULE (To be read in conjunction with drawing number 973~20)

2. HEDGING / SHRUBS

NOTES:

1 Prepare ground prior to digging trenches apply herbicide (6 weeks min prior to planting), rotavate in spent compost, dig trenches (nomi 750mm wide)
2 Hedging to be planted in staggered double rows nomi centres 450mm
3 Provide guards to plants – to protect against rabbit (nomi 600mm high)

Robert Weighton~10 Broad Street~Stamford~PE9 1PG

Huntingdonshire District Council

CAMBRIDGESHIRE

Application Number: 96/1592

TOWN AND COUNTRY PLANNING ACT, 1990

~~OUTLINE PLANNING PERMISSION~~

To Equatrek Ltd
C/O John Martin & Associates
Farm Hall Offices
West Street
Godmanchester
Huntingdon, Cambs PE18 8HG

Huntingdonshire District Council in pursuance of powers under the above-mentioned Act, hereby PERMIT

Re-development & restoration of quarry to provide marina, leisure & employment uses at: Ship End Pits Elton Road Wansford

in accordance with your application received on 04 Dec 1996

and the plans, drawings and documents which form part of the application, subject to the conditions specified hereunder:

1. The permission hereby granted is an outline permission under Article 3(1) of S.I. 1995 No. 419 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:- (a) the layout of the site; (b) the number, siting, design, height and external appearance of the building(s); (c) the landscaping of the site; (d) the means of access from the site to the highway.

2. The development to which this permission relates must be begun not later than whichever is the later of the following dates:-(a) the expiration of 5 years from the date hereof; or (b) the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

3. The details to be submitted in compliance with Condition 1 shall reflect the layout principles indicated on drawing no. 96/174/5

4. All planting, seeding or turfing, comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the

Dated: 08 Apr 1998 (Continued)

[redacted]

Director of Operational Services

Huntingdonshire District Council

CAMBRIDGESHIRE

Application Number: 96/1592

TOWN AND COUNTRY PLANNING ACT, 1990

~~OUTLINE PLANNING PERMISSION (Continued)~~

buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

5. No trees, shrubs or hedges shall be topped, lopped, felled or removed without the prior consent of the Local Planning Authority.

6. The existing trees, shrubs and hedges on this site shall be protected to the satisfaction of the Local Planning Authority while development operations are in progress.

7. No excavation work shall be carried out in the following areas, without the prior consent of the Local Planning Authority:-
   - the undisturbed grassed areas around the quarry
   - the wooded hill in the north-western section of the quarry
   - the surviving quarry face in the southern and eastern sections of the site.

8. Visibility splays shall be provided on either side of the junction of the proposed access road with the public highway. The minimum dimensions to provide the required splay lines shall be 4.5m x 215m (measured along the centre line of the proposed access road from its junction with the channel line of the public highway, and along the channel line of the public highway from the centre line of the proposed access road).

9. Before any development is commenced on site, a plan indicating the existing and the proposed ground levels, together with finished floor levels of all buildings, shall be submitted to and approved by the Local Planning Authority.

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

1. To enable the Local Planning Authority to control the

Dated: 08 Apr 1998 (Continued)

[redacted]

Director of Operational Services

Operational Services Directorate, Pathfinder House, St. Mary's Street, Huntingdon, Cambs, PE18 6TN.

OSIA

Huntingdonshire District Council

CAMBRIDGESHIRE

Application Number: 96/1592

TOWN AND COUNTRY PLANNING ACT, 1990

~~OUTLINE PLANNING PERMISSION (Continued)~~

development in detail and to comply with Section 92 of the Town and Country Planning Act, 1990.

2. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act, 1990.

3. In the interests of the appearance of the development.

4. To ensure that the work is carried out within a reasonable period.

5. To enhance the appearance of the development.

6. To enhance the appearance of the development.

7. To ensure the archaeological remains withing the site are preserved or recorded as appropriate.

8. In the interests of highway safety.

9. In the interests of highway safety.

Notes to Applicants

1. This permission is related to an Agreement entered into by the applicant and the Huntingdonshire District Council under Section 106 of the Town and Country Planning Act, 1990.

2. This decision is based on amended plan no 96/174/5 received on 26 August 1997.

3. Your attention is drawn to the enclosed copy letter from the Environment Agency dated 23 January 1997 and copy memo from the Director of Environmental Health dated 17 December 1996.

Dated: 08 Apr 1998

[redacted]

Director of Operational Services

Operational Services Directorate, Pathfinder House, St. Mary's Street, Huntingdon, Cambs., PE18 6TN.

0516

Huntingdonshire District Council

CAMBRIDGESHIRE

Application Number: 96/1592

TOWN AND COUNTRY PLANNING ACT, 1990

~~OUTLINE PLANNING PERMISSION~~

To Equatrek Ltd
C/O John Martin & Associates
Farm Hall Offices
West Street
Godmanchester
Huntingdon, Cambs PE18 8HG

Huntingdonshire District Council in pursuance of powers under the above-mentioned Act, hereby PERMIT

Re-development & restoration of quarry to provide marina, leisure & employment uses at: Ship End Pits Elton Road Wansford

in accordance with your application received on 04 Dec 1996

and the plans, drawings and documents which form part of the application, subject to the conditions specified hereunder:

1. The permission hereby granted is an outline permission under Article 3(1) of S.I. 1995 No. 419 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:- (a) the layout of the site; (b) the number, siting, design, height and external appearance of the building(s); (c) the landscaping of the site; (d) the means of access from the site to the highway.

2. The development to which this permission relates must be begun not later than whichever is the later of the following dates:-(a) the expiration of 5 years from the date hereof; or (b) the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

3. The details to be submitted in compliance with Condition 1 shall reflect the layout principles indicated on drawing no 96/174/5

4. All planting, seeding or turfing, comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the

Dated: 08 Apr 1998 (Continued)

[redacted]

Director of Operational Services

05(b

Huntingdonshire District Council

CAMBRIDGESHIRE

Application Number: 96/1592

TOWN AND COUNTRY PLANNING ACT, 1990

~~OUTLINE PLANNING PERMISSION (Continued)~~

buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

1. To enable the Local Planning Authority to control the

Dated: 08 Apr 1998 (Continued)

[redacted]

Director of Operational Services

Huntingdonshire District Council

CAMBRIDGESHIRE

Application Number: 96/1592

TOWN AND COUNTRY PLANNING ACT, 1990

~~OUTLINE PLANNING PERMISSION (Continued)~~

development in detail and to comply with Section 92 of the Town and Country Planning Act, 1990.

2. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act, 1990.

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Dated: 08 Apr 1998

[redacted]

Director of Operational Services

Operational Services Directorate, Pathfinder House, St. Mary's Street, Huntingdon, Cambs, PE18 6TN.

0518

SHIP END QUARRY

ELTON ROAD
WANSFORD

BRIEF PLANTING SCHEDULE (To be read in conjunction with drawing number 973~20)

1. **TREES**

GROUP REFERENCE	TREE	No	SPACING (approx centres)	NOTES
A	Existing. Hawthorn, Ash, Pine			Protect during the works – erect temp. fencing to BS5837 1991
B	Common Hawthorn (8–10cm girth) (Crataegus monogyna)	7	3 - 5m	Take out 1No Silver Birch
C	Oak	6	5 - 7m	Underplanted with Privet
D (3 groups)	Field Maple (Acer campestre)	13	7m	
E	Field Maple (Acer campestre)	5	3 - 5m	Planted in hawthorn hedge
G	Field Maple (Acer campestre)	1	7m	
H	Field Maple (Acer campestre)	15	7m	To form avenue on approach
J	Common Hawthorn (Crataegus monogyna)	5		Planted as small trees in hawthorn hedging
K	Existing Willow			Protect during the works – erect temp fencing to BS5837:1991

NOTES:

1 Planting holes to be dug (nominal three times the width and twice the depth of the existing root system) per tree
2 New trees to be staked using short (500mm long) 75 x 75mm stakes – two per tree, with crossbar Trunk to be secured with proprietary tree ties
3 Tree guards to be provided to protect against rabbit and deer (nominal 2m tall)

Robert Weighton~10 Broad Street~Stamford~PE9 1PG

SHIP END QUARRY

ELTON ROAD
WANSFORD

BRIEF PLANTING SCHEDULE (To be read in conjunction with drawing number 973~20)

1. TREES

GROUP REFERENCE	TREE	No	SPACING (approx centres)	NOTES
A	Existing· Hawthorn, Ash, Pine			Protect during the works – erect temp fencing to BS5837 1991
B	Common Hawthorn (8–10cm girth) (Crataegus monogyna)	7	3 - 5m	Take out 1No Silver Birch
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E	Field Maple (Acer campestre)	5	3 - 5m	Planted in hawthorn hedge
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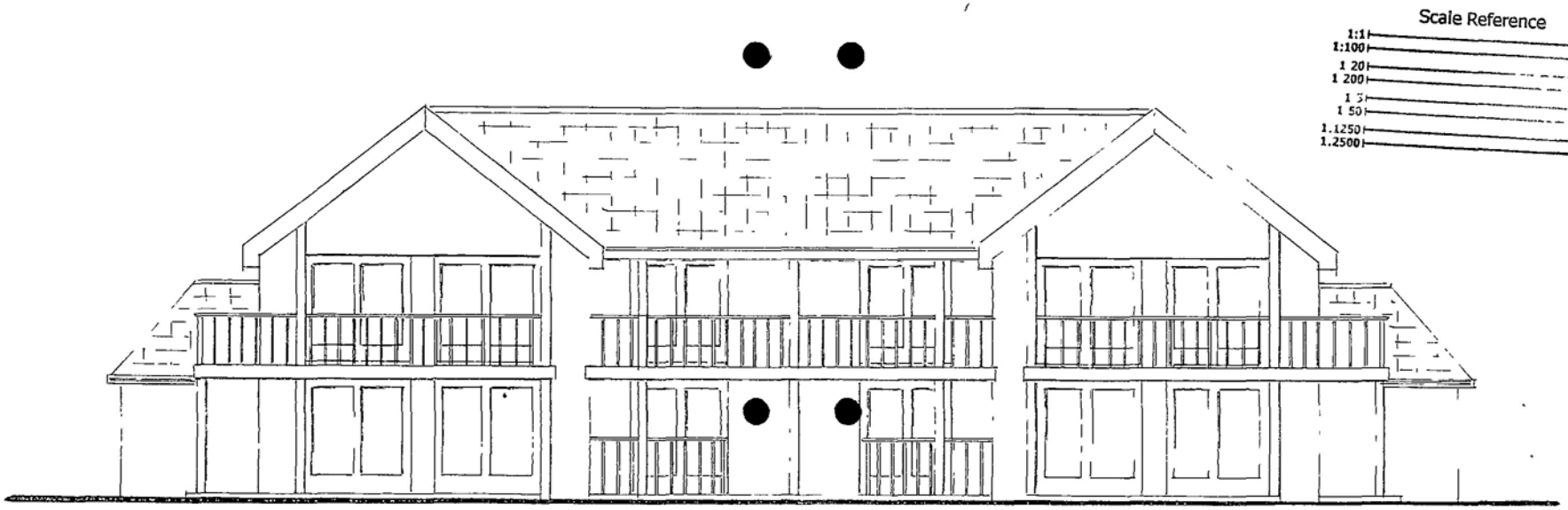
H	Field Maple (Acer campestre)	15	7m	To form avenue on approach
J	Common Hawthorn (Crataegus monogyna)	5		Planted as small trees in hawthorn hedging
K	Existing· Willow			Protect during the works – erect temp fencing to BS5837·1991

NOTES:

1 Planting holes to be dug (nominal three times the width and twice the depth of the existing root system) per tree
2 New trees to be staked using short (500mm long) 75 x 75mm stakes – two per tree, with crossbar Trunk to be secured with proprietary tree ties
3. Tree guards to be provided to protect against rabbit and deer (nominal 2m tall)

Robert Weighton~10 Broad Street~Stamford~PE9 1PG



Scale Reference

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1:100	5M
1 20	1000mm
1 200	10M
1 5	250mm
1 50	2.5M
1.1250	6M
1.2500	120M

PROPOSED WATERFRONT ELEVATION PLOTS 17 18 19

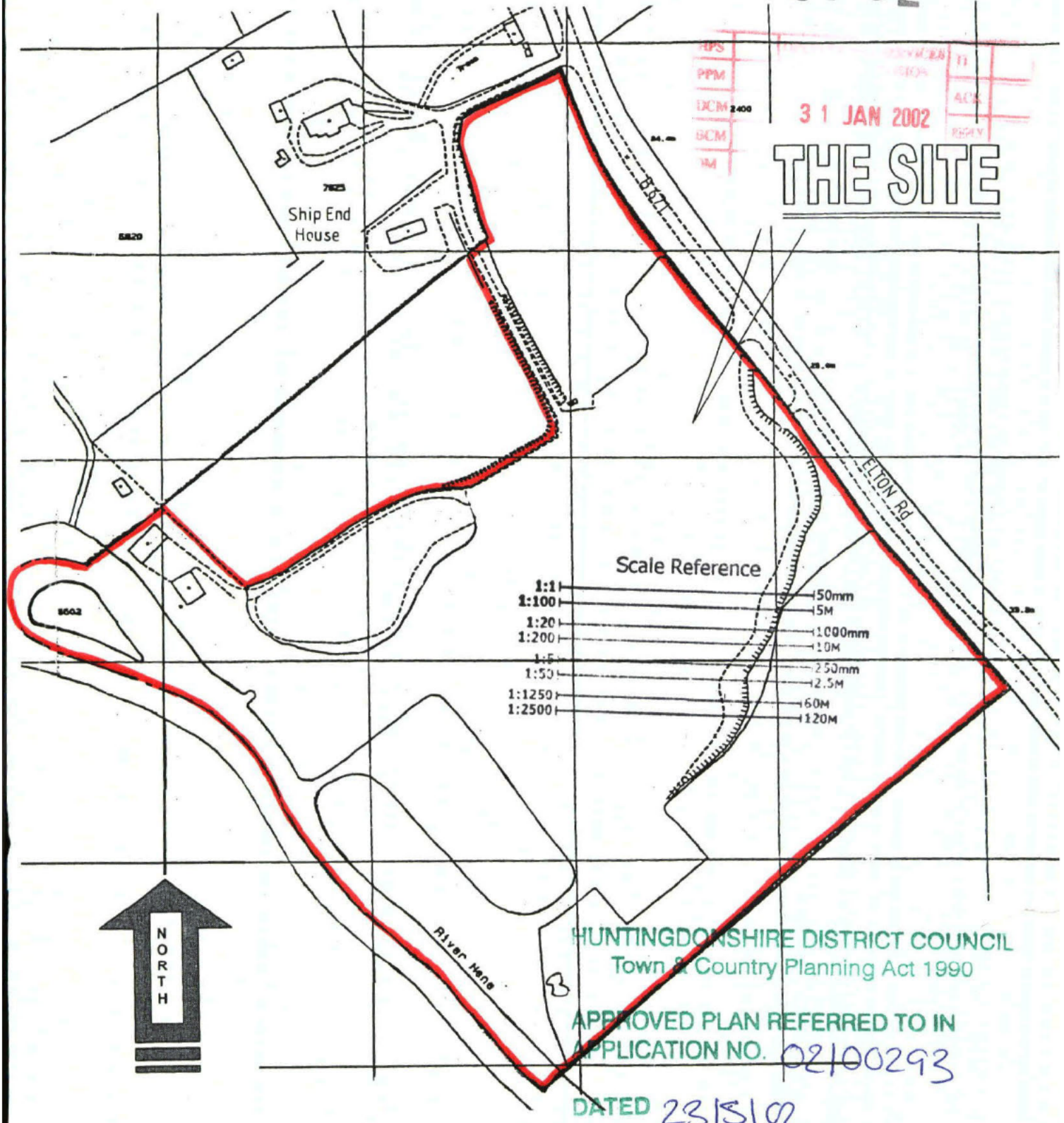
1:100

HDS
PPM
DCM
BCM
OM
OPERATIONAL SERVICES
PLANNING DIV
05 OCT 2004
RECEIVED
TL
CX
CFP




FOR SALE

H00293/02



31 JAN 2002

HUNTINGDONSHIRE DISTRICT COUNCIL
Town & Country Planning Act 1990

APPROVED PLAN REFERRED TO IN APPLICATION NO. 02/00293

DATED 23/5/02

SHIP END QUARRY

ELTON ROAD

WANSFORD

[redacted]

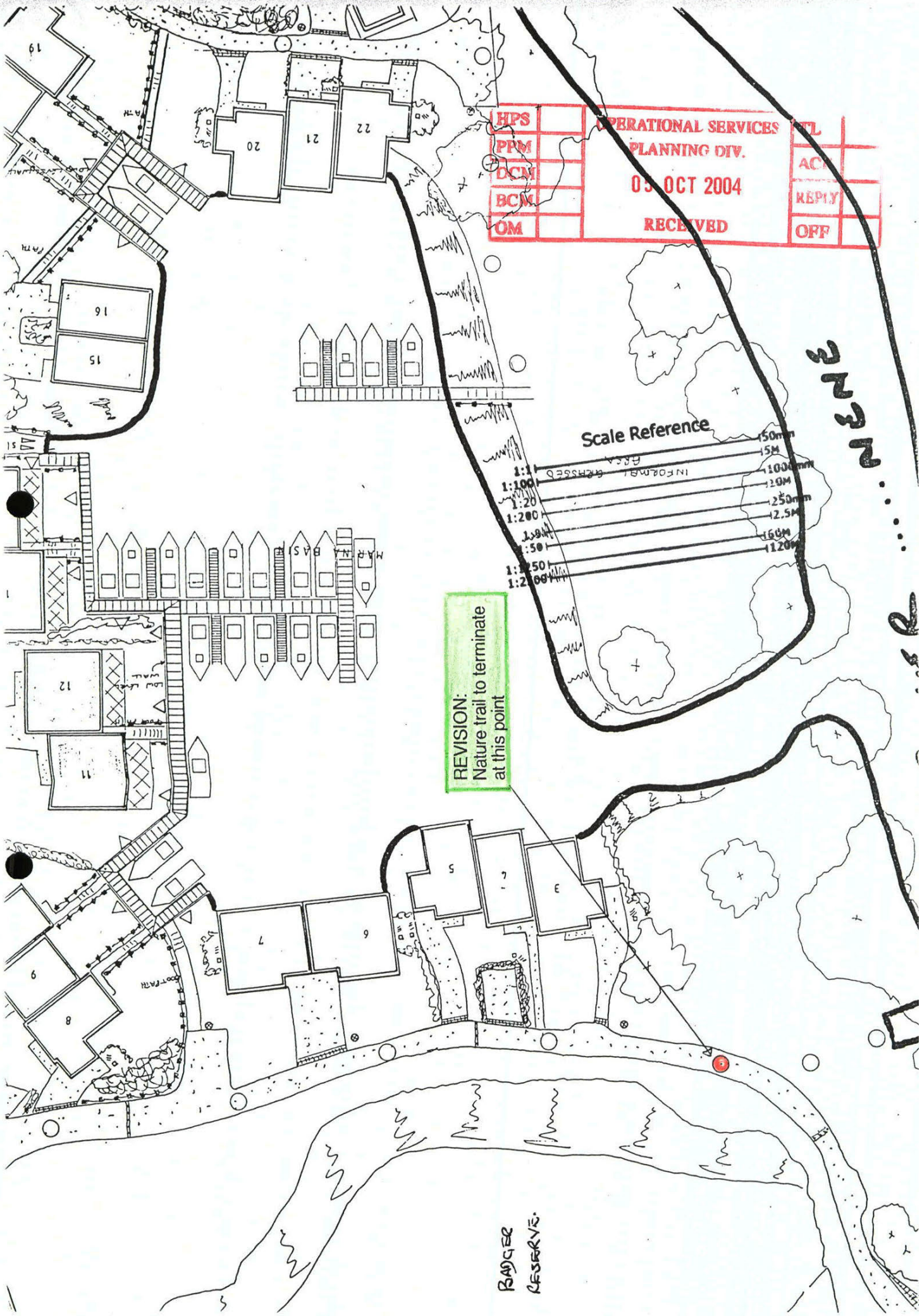
SIGNED

Head of Planning Services

LOCATION PLAN

ROBERT WEIGHTON 10 Broad Street Stamford

Scale: **1:2500** Drawing No: **973 – 100**


OPERATIONAL SERVICES
PLANNING DIV.
05 OCT 2004
RECEIVED
HPS
PPM
DCM
BCM
OM
TL
ACP
REPLY
OFF
Scale Reference
1:1
1:100
1:20
1:200
1:50
1:250
1:2500
150mm
5M
100mm
10M
250mm
12.5M
160M
1200M
REVISION:
Nature trail to terminate at this point
BADGER RESERVE.
19
20
21
22
16
15
12
11
9
8
7
6
5
4
3

LODGE TYPE 'B'
(PLOTS 3,4,5 SHOWN)
ARTIST IMPRESSION

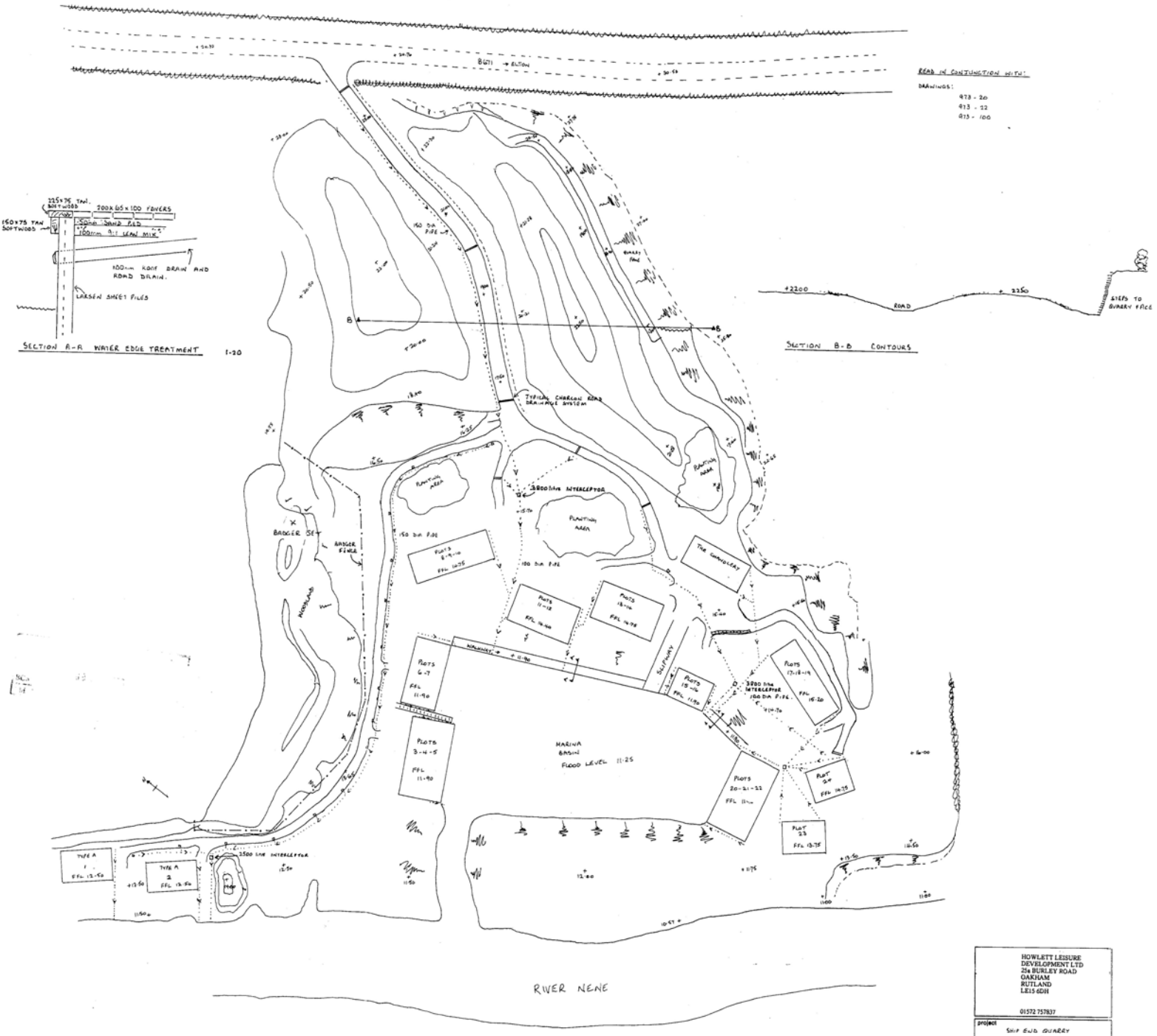
SHIP END QUARRY
ELTON ROAD
WANSFORD



LODGE TYPE 'B'
(PLOTS 3,4,5 SHOWN)
ARTIST IMPRESSION

SHIP END QUARRY
ELTON ROAD
WANSFORD





Scale Reference

1:1	50mm
1:10	5m
1:20	1.000mm
1:200	10m
1:5	250mm
1:100	2.5m
1:1250	10m
1:2500	20m

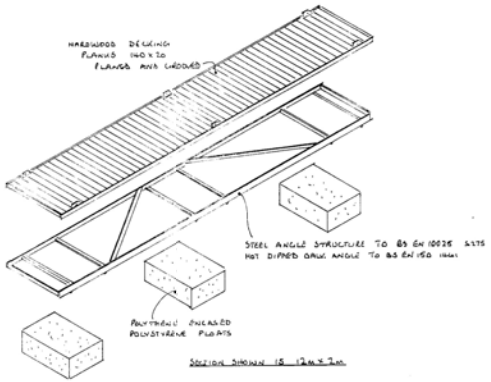
HOWLETT LEISURE DEVELOPMENT LTD
25a BURLEY ROAD
OAKHAM
RUTLAND
LE15 6DH
01572 757837

project
SHIP AND QUARRY
ELTON ROAD
WANSFORD

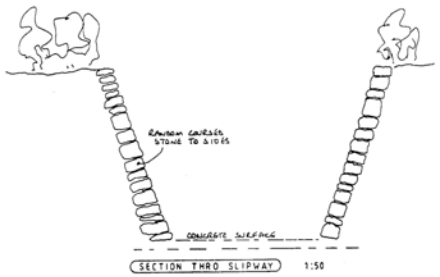
drawing BADGER FENCE
LANDSCAPING LEVELS
WATER EDGE TREATMENT
SURFACE WATER DRAINS

date	number
MAR. 2003	973 - 100

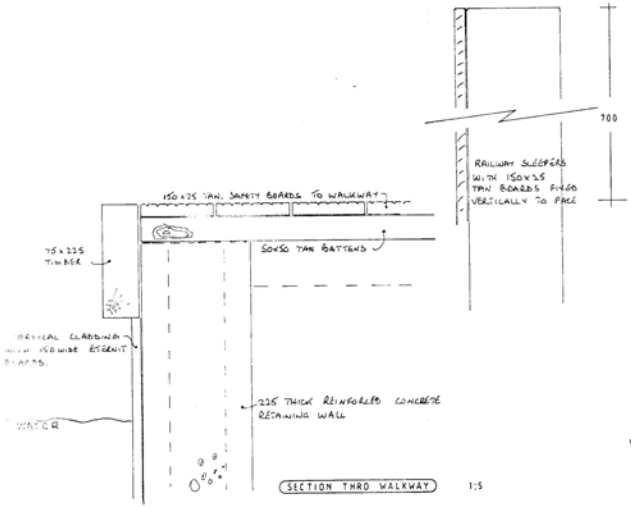
scale



TYPICAL PONTOON DETAIL



SECTION THRO SLIPWAY 1:50



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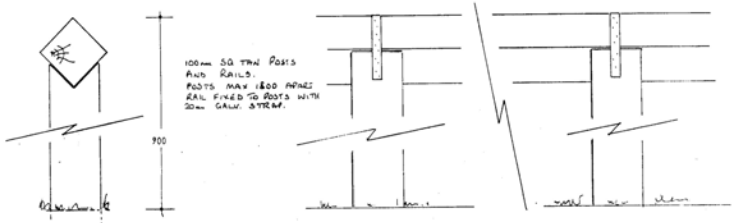
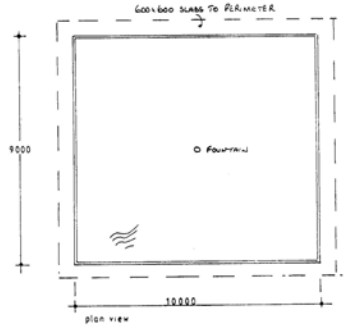
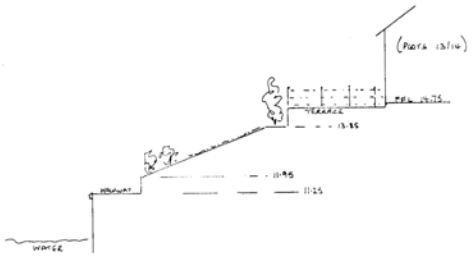
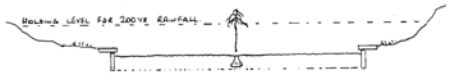


HANDRAILS TO STEPS 1:5

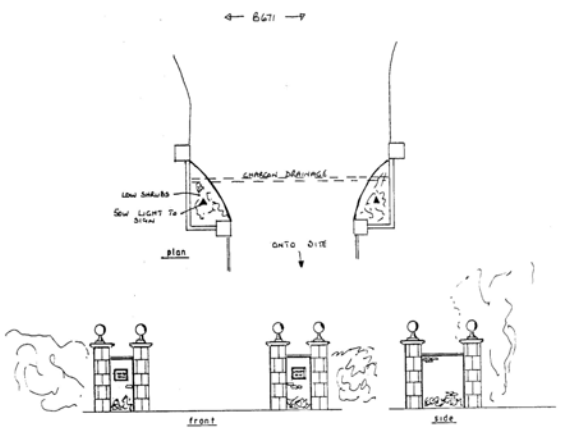




PROPOSED TYPICAL LANDSCAPING TO WATERS EDGE 1:100



WATER FEATURE 1:50



SITE ENTRANCE FROM B671 1:100

NOTES

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A1

OPERATIONAL SERVICES PLANNING DEV. 10 DEC 2003 RECEIVED

Scale Reference

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD

HARD LANDSCAPING DETAILS

ROBERT WEIGHTON
MA(Cantab) Dip.Arch RIBA Grad.Dip.Conservation(Arch)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481771
e-mail: architects@robertweighton.co.uk

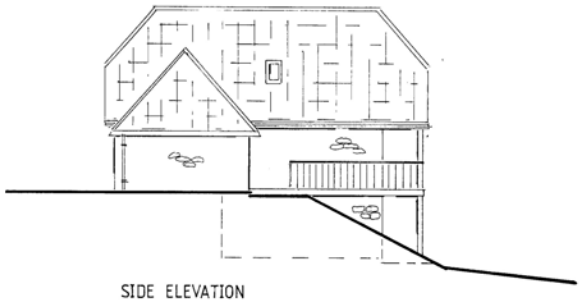
SCALE VARIOUS DATE DEC '03

DRAWING No 973 ~ 55 REVISION

PROPOSED AMENDMENTS



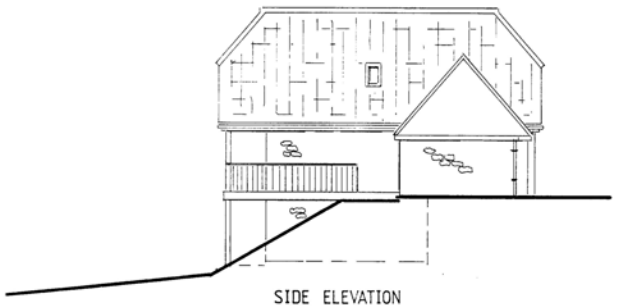
WATERFRONT ELEVATION



SIDE ELEVATION

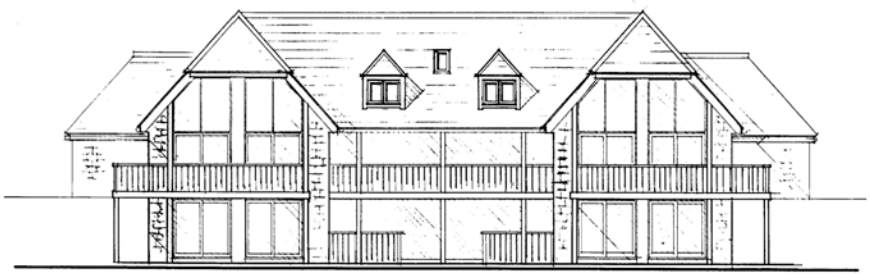


REAR ELEVATION

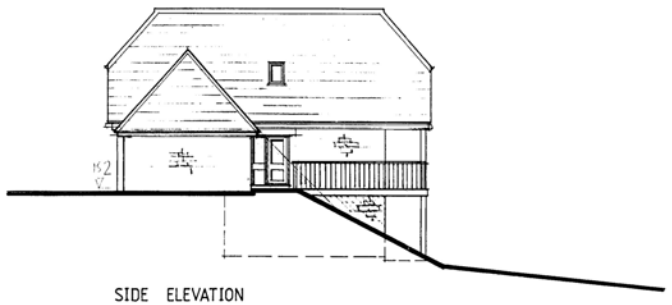


SIDE ELEVATION

APPROVED ELEVATIONS



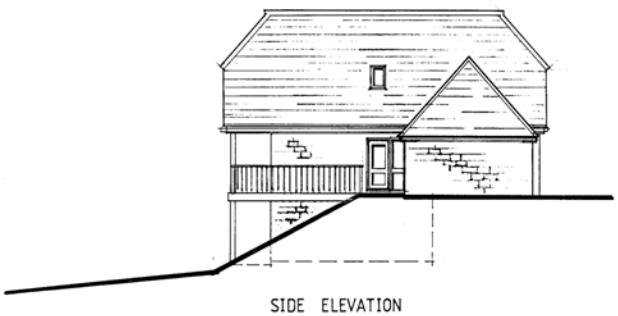
WATERFRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



NOTES

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2. THE CONTRACTOR SHOULD TAKE & VERIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK
3. THIS DRAWING IS THE COPYRIGHT OF ROBERT WEIGHTON ARCHITECTS

NOTES

LODGE TYPE : D (ILLUSTRATED)
PLOTS : 8, 9, 10
THE CHARDLEY
17, 18, 19 (ILLUSTRATED)

MATERIALS : SLATE - AS PREVIOUSLY APPROVED
ROOFS : SOME, IF NEEDED, CLADDING - AS PREVIOUSLY APPROVED
FACINGS : ANDERSEN WINDOWS; SAW DOORS / APRONS / BARGEBOARDS - AS PREVIOUSLY APPROVED
JOINERY : BLACK MASTIC
R.W. GOODS :

PLANNING SERVICES
RECEIVED
10 DEC 2005

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD

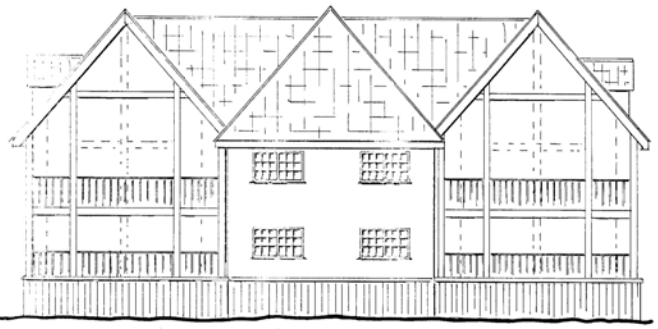
PROPOSED
TYPE D

ROBERT WEIGHTON
MA(Cantab) Dip Arch RIBA Grad Dip Conservation (AA)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770
e-mail: architects@robertweighton.co.uk

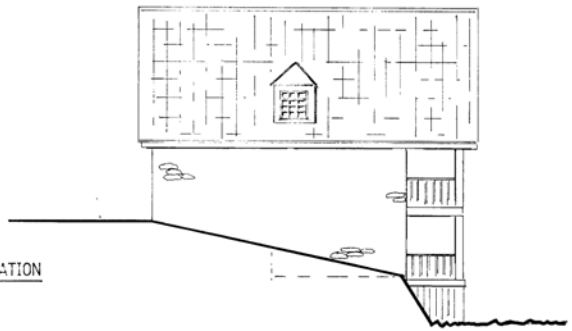
SCALE 1:100 DATE DEC '05

DRAWING No. 973 ~ 54
REVISION

PROPOSED AMENDMENTS



MARINA ELEVATION



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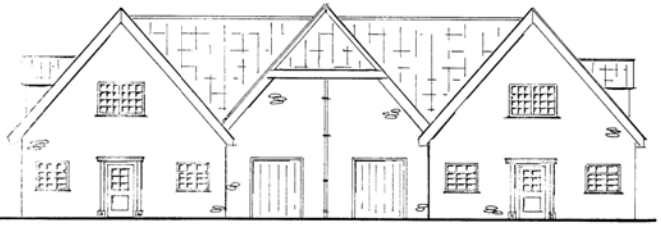

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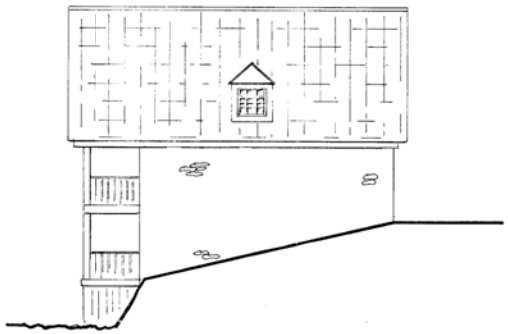
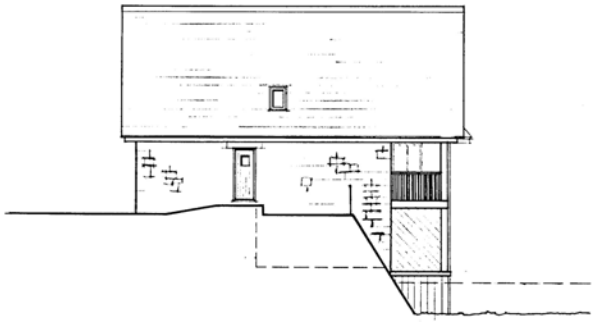


SIDE ELEVATION

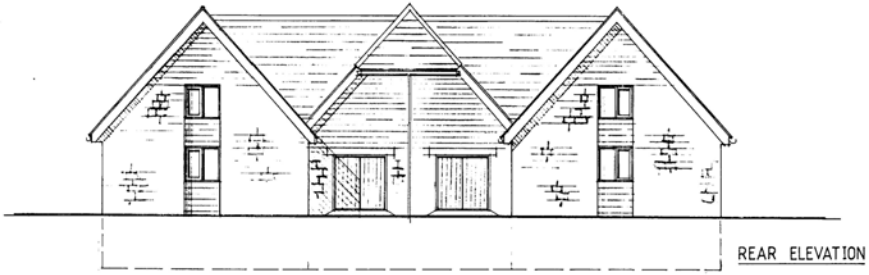
APPROVED ELEVATIONS



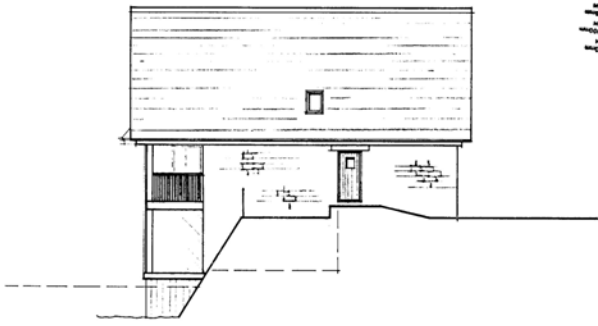
MARINA ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

NOTES

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2. THE CONTRACTOR SHOULD TAKE & VERIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK
3. THIS DRAWING IS THE COPYRIGHT OF ROBERT WEIGHTON ARCHITECTS

LODGE TYPE : C
Plots : 6, 7

MATERIALS : SLATE - AS PREVIOUSLY APPROVED
ROOFS : STONE & ELEMENT CLADDING - AS PREVIOUSLY APPROVED
FACINGS : ANDERSEN WINDOWS ; SAW MOOS / FASCIAS / BARGE BDS - AS PREVIOUSLY APPROVED
JOINERY : BLACK PLASTIC
R.W. GOODS :

OPERATIONAL SERV... 10 DEC 2005

HPS, FPS, DCS, MCS, OM — L, CK, PLY, JFP

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD

PROPOSED
LODGE
TYPE C

ROBERT WEIGHTON
MA(Cantab) Dip Arch RIBA Grad Dip Conservation (AA)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770
e-mail: architects@robertweighton.co.uk

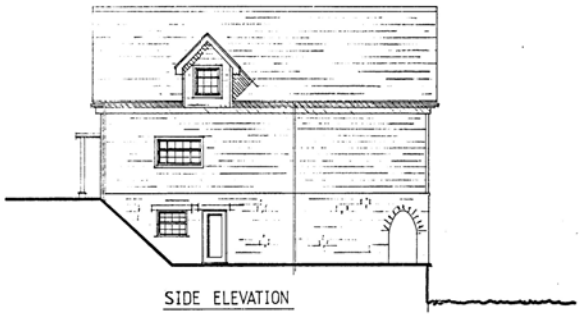
SCALE 1:100 DATE DEC '05

DRAWING No. 973~53 REVISION

PROPOSED AMENDMENTS



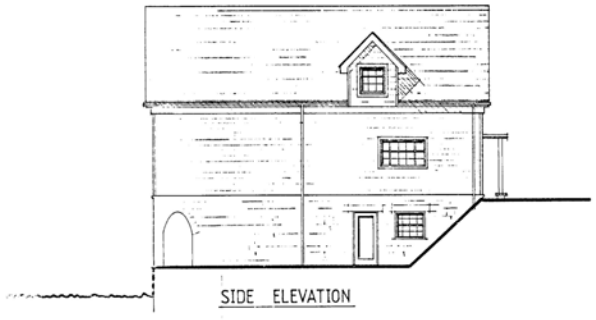
MARINA ELEVATION



SIDE ELEVATION

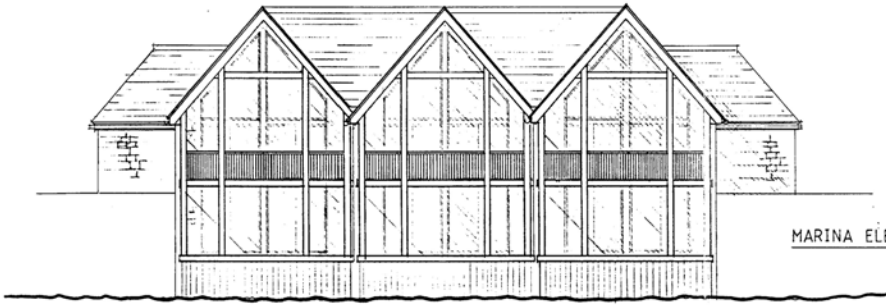


REAR ELEVATION

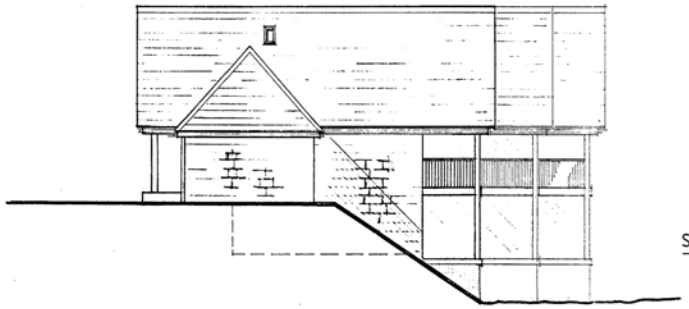


SIDE ELEVATION

APPROVED ELEVATIONS



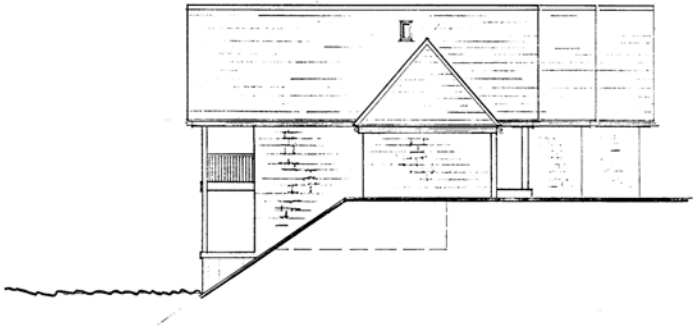
MARINA ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

NOTES

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N O T E S

LODGE TYPE : B (ILLUSTRATED)
PLOTS : 3, 4, 5 (PAIR)
15, 16 (PAIR)
20, 21, 22 (TERRACE)

MATERIALS : ...
EDGES : ...
FACINGS : ...
JOINERY : ...
R.W. GOODS : ...

A. Roof Line Amended 9/12/05

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD

B

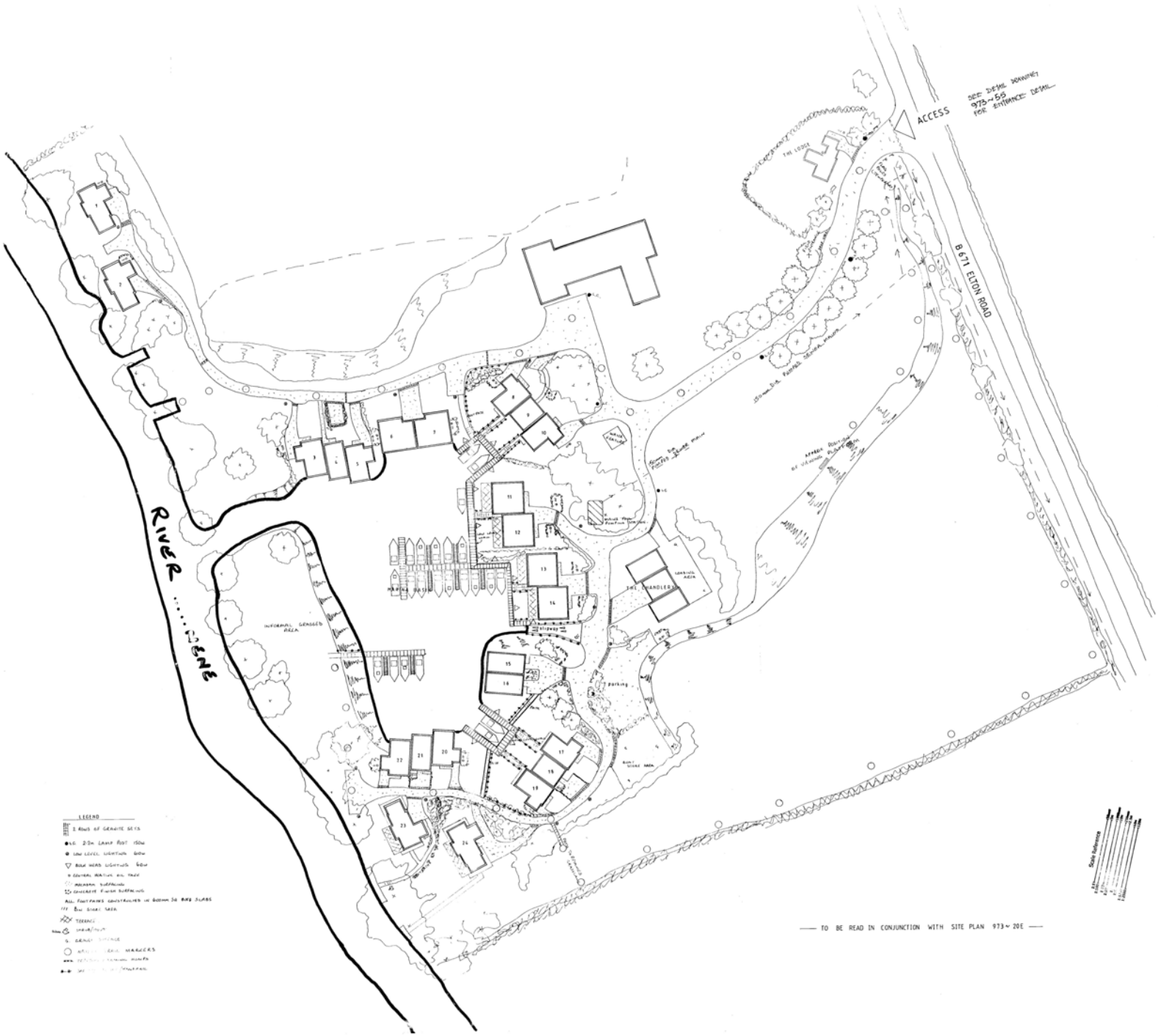
ROBERT ...
MA(Cantab) Dip.Arch. RIBA
10 BROAD ...
Tel: 01780-461014

SCALE 1:100

DRAWING No

973 ~ 51

SHIP END QUARRY ~ WANSFORD



NOTES

REVISIONS

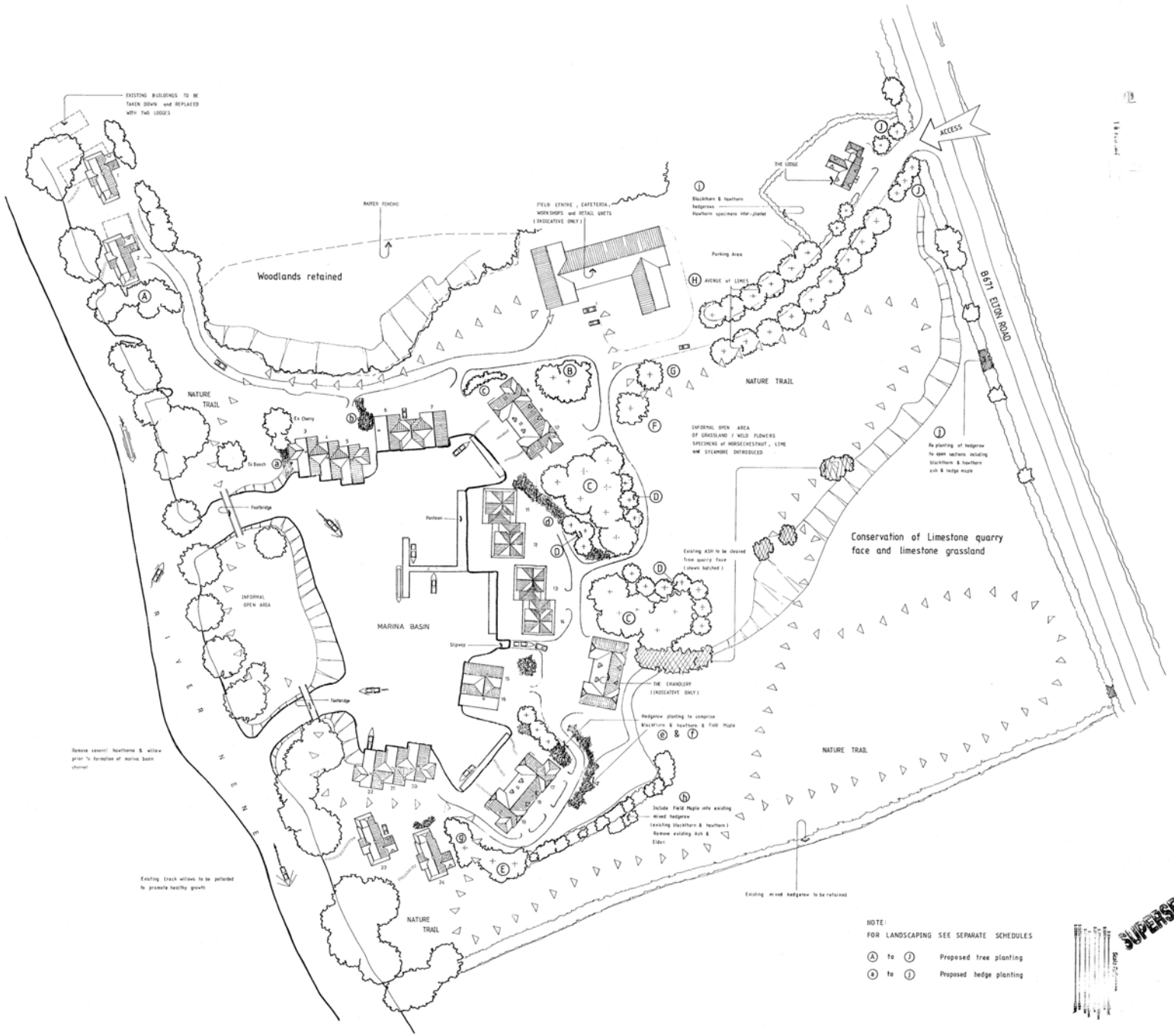
SHIP END QUARRY
ELTON ROAD
WANSFORD

PROPOSED
HARD and SOFT
LANDSCAPING

ROBERT WEIGHTON
10 BROAD STREET
STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770
e-mail: architects@robertweighton.co.uk

SCALE 1:500 DATE DEC '05

DRAWING No. 973~56 REVISION



NOTE:
FOR LANDSCAPING SEE SEPARATE SCHEDULES

(A) to (J) Proposed tree planting

(a) to (J) Proposed hedge planting

SHIP END QUARRY ~ WANSFORD

693/3

HS 693/3/02

NOTES

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3. THIS DRAWING IS THE COPYRIGHT OF ROBERT WEIGHTON ARCHITECTS

PTO

A | Landscaping notes etc added. Site Area taking of Post Gr; Chandlery notes added. |

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD

PROPOSED
SITE PLAN

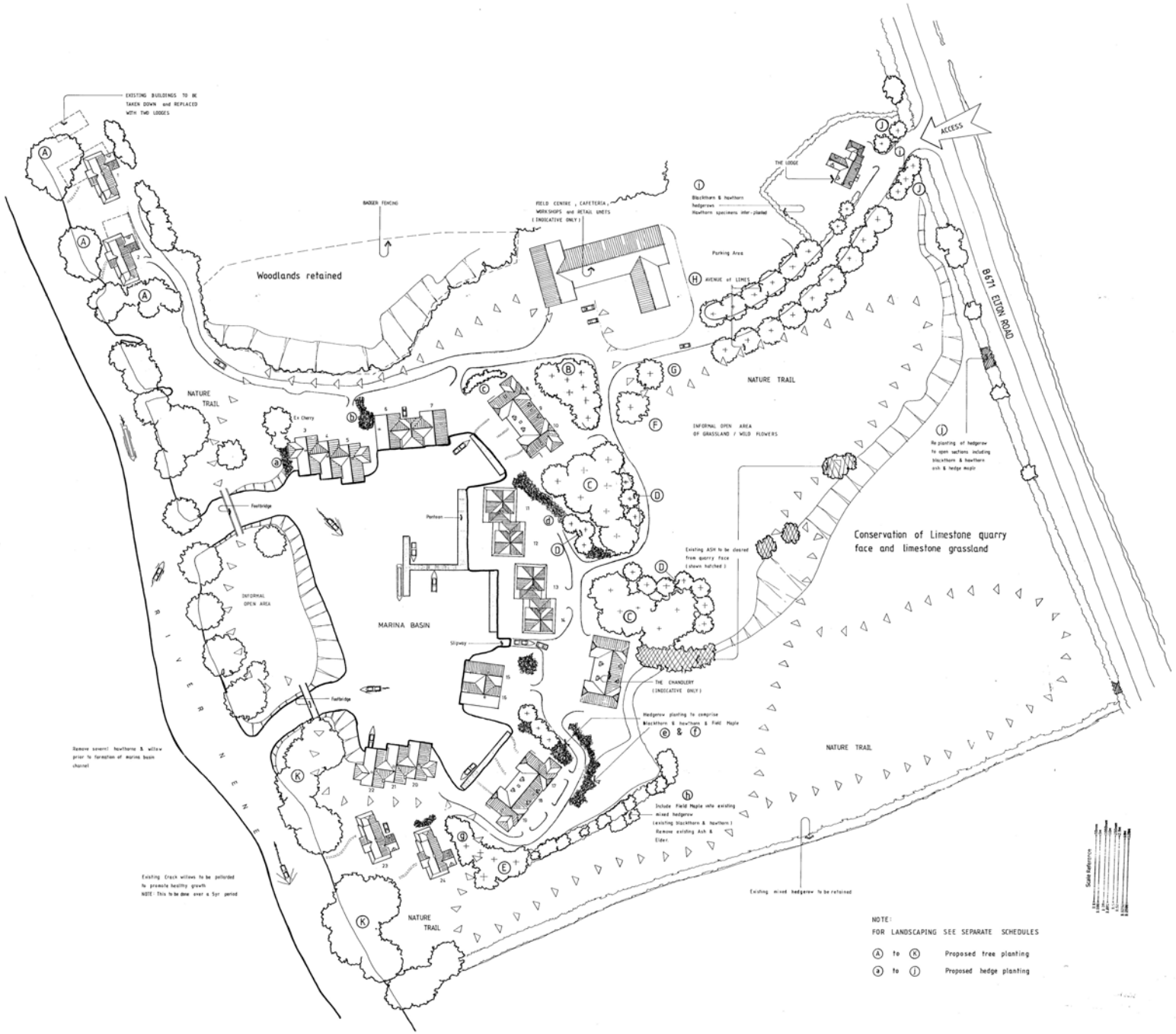
SUPERSEDED

ROBERT WEIGHTON
Architects Dip Arch RIBA Grad Dip Conservation (Arch)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770

SCALE 1:500 DATE Jan 02

DRAWING No. 973-20 REVISION A

SHIP END QUARRY ~ WANSFORD



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B | LOGO AMENDED BY LANDSCAPE CONSULTANT | MTC Oct

A | Landscaping notes & added | JCB Dec
Views of Mill Dr, Chantry - notes added.

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD
CAMBRIDGESHIRE

PROPOSED
SITE PLAN

AMENDED

ROBERT WEIGHTON
Architect Dip.Arch. RIBA Grad Dip Conservation Arch
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481778

SCALE 1:1.5mm | DATE Dec 01

DRAWING No. 973-20 | REVISION B

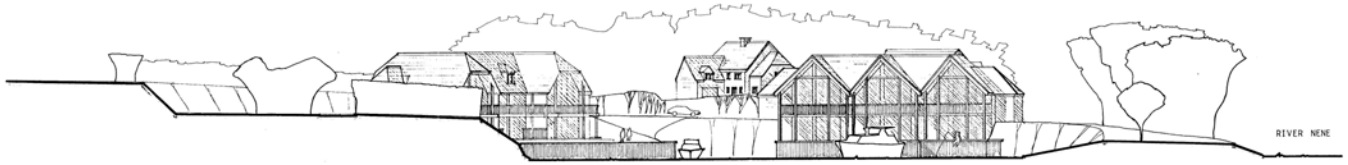
SHIP END QUARRY ~ WANSFORD



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION





SUPERSEDED

HCO/03/02

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REVISIONS

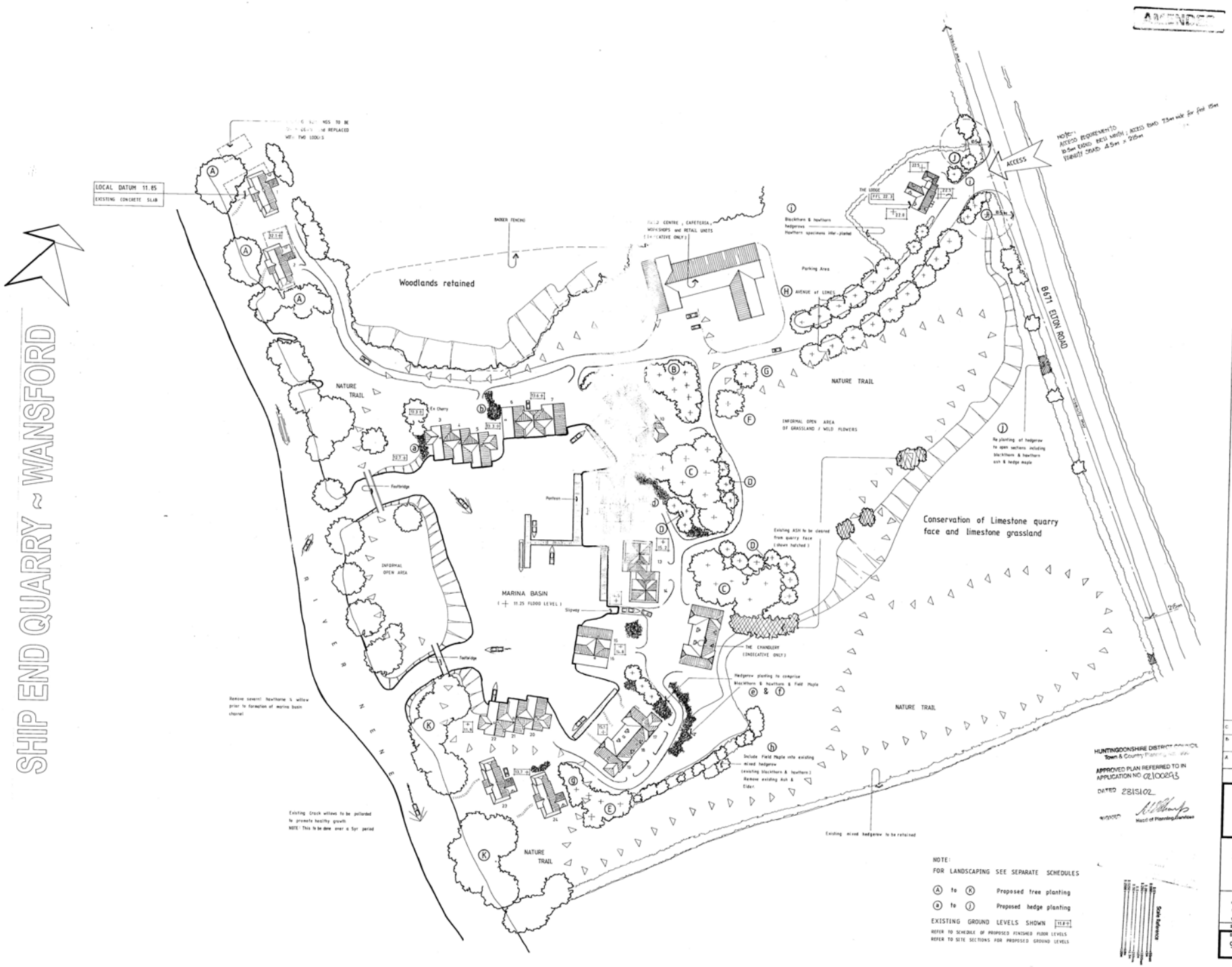
SHIP END QUARRY
ELTON ROADS
WANSFORD

PROPOSED
MARINA BASIN
ELEVATIONS / SECTIONS

ROBERT WEIGHTON
MA(Cantab) Dip Arch RIBA Grad Dip Conservation (AA)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770

SCALE 1:50 DATE (JAN 2002)

DRAWING No. 973 ~ 22 REVISION



NOTES

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C	Site investigation added / access requirements included	MJ 4.02
B	Work marked (B) landscaping detail added	MJ 1.02
A	Landscaping added (A) added Tilney of Road Dr, Chantley - notes added.	MJ 12.01

REVISIONS

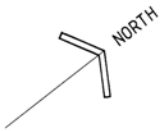
SHIP END QUARRY
ELTON ROAD
WANSFORD

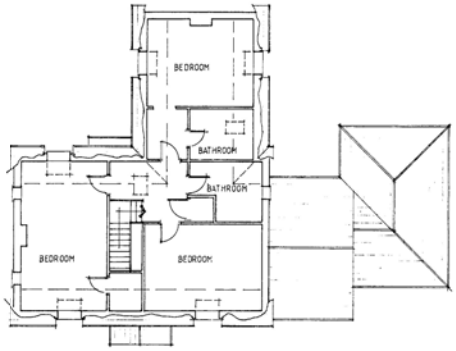
PROPOSED
SITE PLAN

ROBERT WEIGHTON
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481778

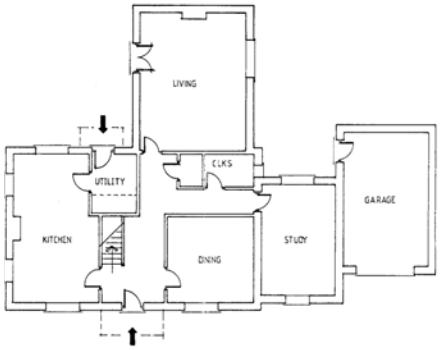
SCALE 1:500 DATE Dec 01

DRAWING No. 973-20 REVISION C





FIRST FLOOR PLAN



GROUND FLOOR PLAN

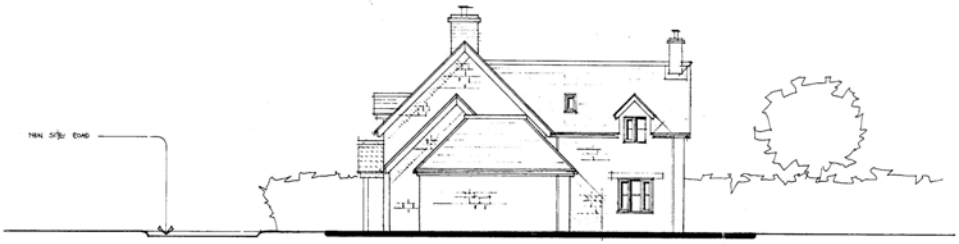
NOTES :

FACINGS	STONE FACINGS (RECONSTR. COURSED)
ROOFS	BLUE SLATES
JOINERY	PAINTED TIMBER
RW GOODS	BLACK PLASTIC

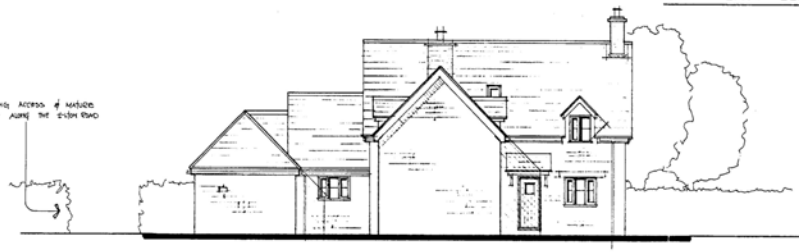
Note : SEE PROVIDED SITE PLAN FOR DETAILS OF HEDGE / TREE PLANTING



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

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H00/ 17

#1

HUNTINGDONSHIRE DISTRICT COUNCIL
Town & Country Planning Act 1990

APPROVED PLAN REFERRED TO IN
APPLICATION NO. 02100293

DATED 23/5/02

SIGNED

Head of Planning Service

REVISIONS

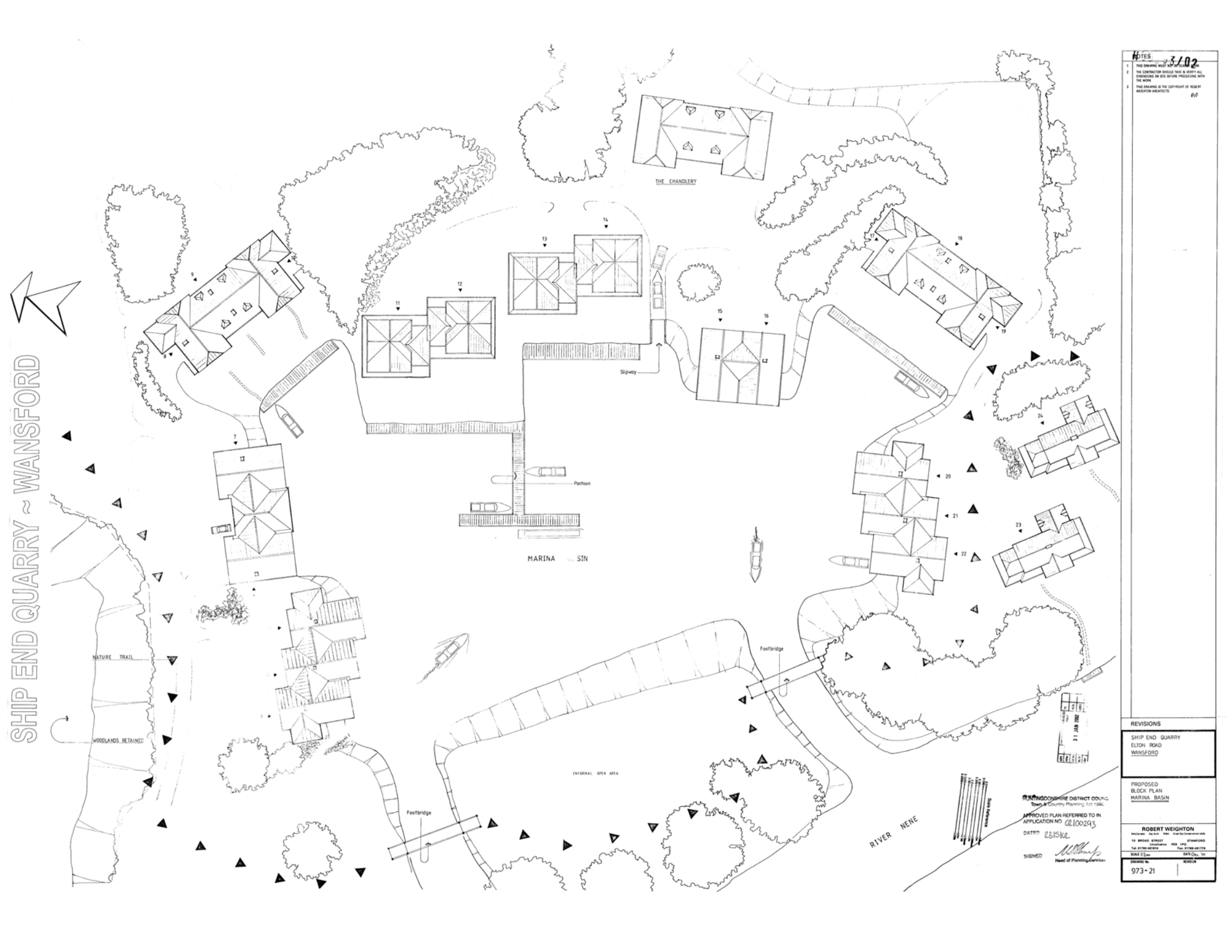
SHIP END QUARRY
ELTON ROAD
WANSFORD

PROPOSALS
THE LODGE
PLANS and ELEVATIONS

ROBERT WEIGHTON
MA(Cantab) Dip Arch RIBA Grad Dip Conservation (AA)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770
e-mail: architects@robertweighton.co.uk

SCALE 1:100 DATE JAN '02

DRAWING No. 973~35 REVISION


SHIP END QUARRY ~ WANSFORD
THE CHANDLERY
Slipway
Pontoon
MARINA BASIN
NATURE TRAIL
WOODLANDS RETAINED
INFORMAL OPEN AREA
Footbridge
Footbridge
RIVER NENE
Slow Vehicles
NOTES
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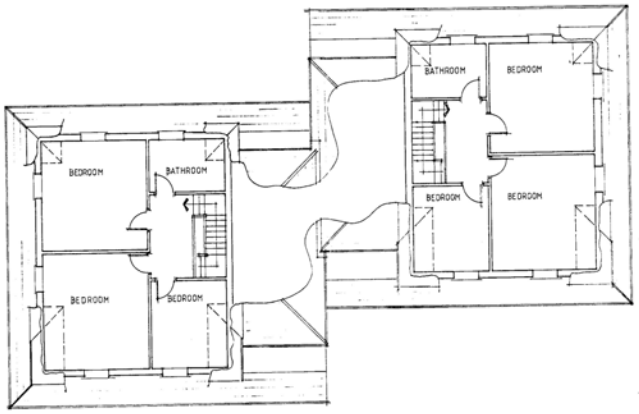
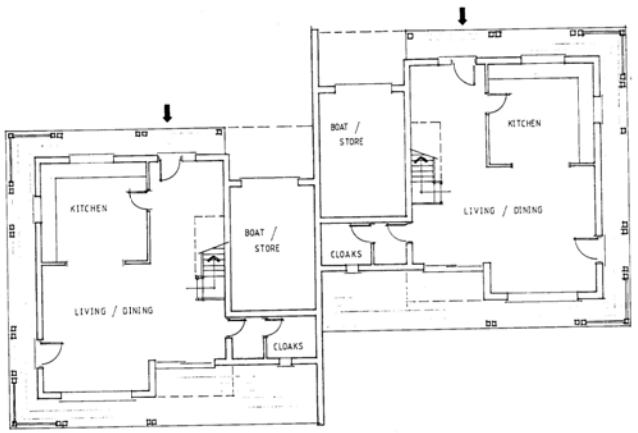
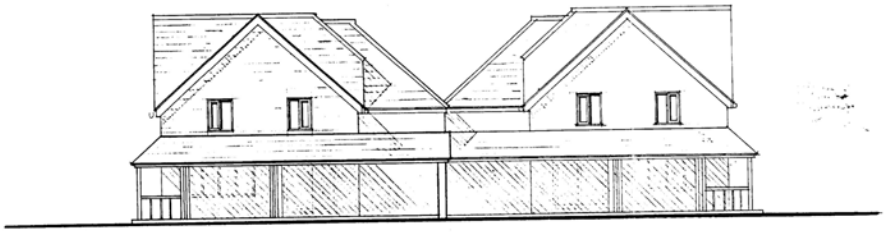
A0
3/02
REVISIONS
SHIP END QUARRY
ELTON ROAD
WANSFORD
PROPOSED
BLOCK PLAN
MARINA BASIN
HUNTINGDONSHIRE DISTRICT COUNCIL
Town & Country Planning Act 1990
APPROVED PLAN REFERRED TO IN APPLICATION NO. CR100293
DATED 23/5/02
SIGNED
Head of Planning Services
31 JAN 2002
ROBERT WEIGHTON
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481778
SCALE 1:200
DATE Dec. '01
DRAWING No. 973-21
REVISION

ATTIC PLAN



GROUND FLOOR PLAN

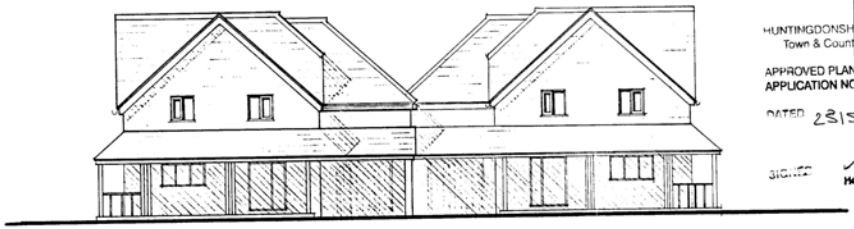




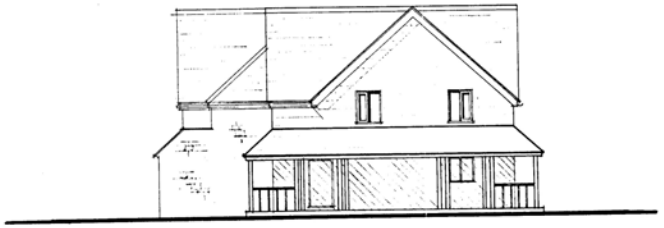
MARINA ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

H0002937/02

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NOTES

LODGE TYPE : E
PLOTS : 11, 12, 13, 14

MATERIALS : SLATE
ROOFS : STONE, TIMBER BOARDING
FACINGS : PAINTED / STAINED TIMBER
JOINERY : BLACK PLASTIC
R.W. GOODS :

HUNTINGDONSHIRE DISTRICT C
Town & Country Planning Act 1990

APPROVED PLAN REFERRED TO IN APPLICATION NO. 0100293

DATED 23/5/02

SIGNED

Head of Planning Service

31 JAN 2002

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD

PROPOSED
LODGE
TYPE E

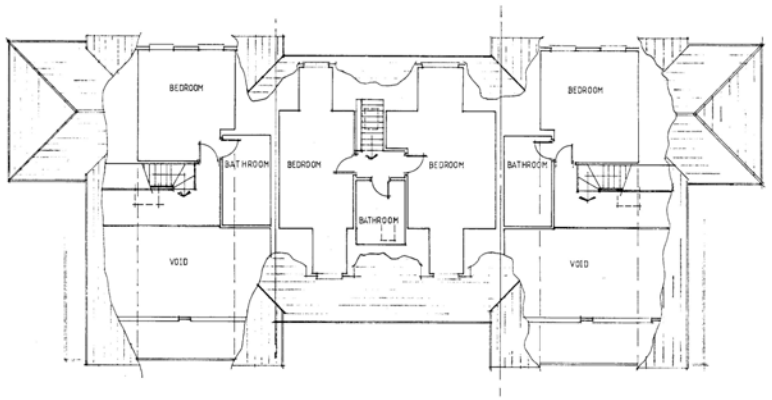
ROBERT WEIGHTON
MA(Cantab) Dip Arch RIBA Grad Dip Conservation (AA)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770
e-mail: architects@robertweighton.co.uk

SCALE 1:100 DATE DEC '01

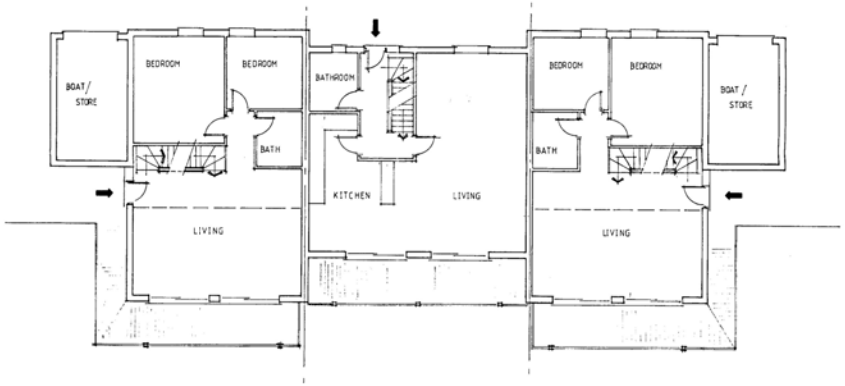
DRAWING No. 973~34 REVISION

H00293/02

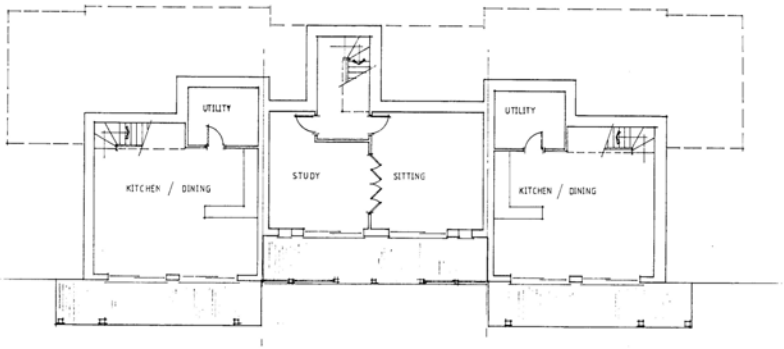
ATTIC PLAN

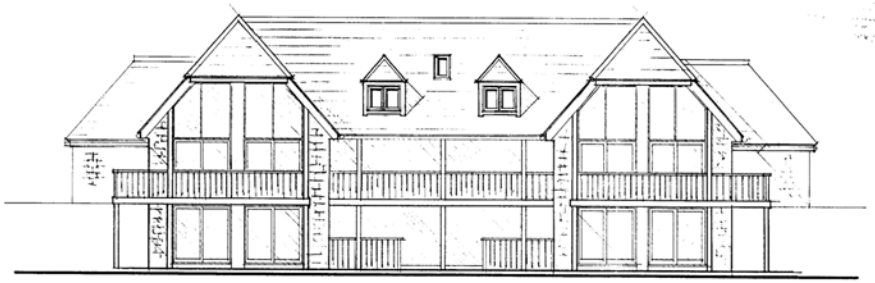


GROUND FLOOR PLAN

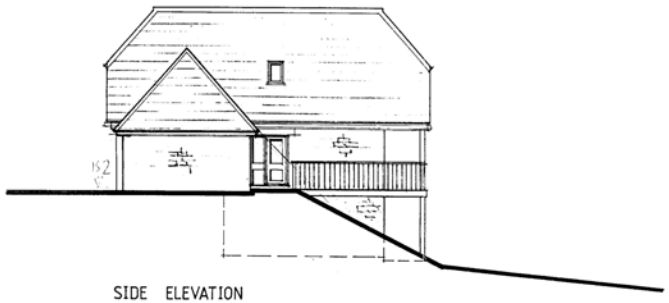


LOWER GROUND FLOOR PLAN





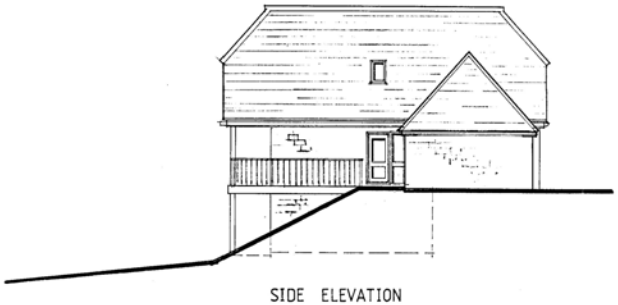
WATERFRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Scale Reference

1:1	10mm
1:100	1m
1:200	1000mm
1:20	10m
1:500	250mm
1:5	2.5m
1:50	500m
1:1250	125m
1:2500	

NOTES

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A1

NOTES

LODGE TYPE : D, 9, 10 (ILLUSTRATED)
PLOTS : THE CHANDLERY (ILLUSTRATED)
17, 18, 19

MATERIALS : FACINGS / CILLS TO BE AGREED
ROOFS : SLATE, TIMBER BARGEBOARD
FACINGS : PAINTED / STAINED TIMBER
JOINERY : PAINTED / STAINED TIMBER
R.W. GOODS : BLACK U.P.V.C.

HUNTINGDONSHIRE DISTRICT COUNCIL
Town & Country Planning Act 1990
APPROVED PLAN REFERRED TO IN APPLICATION NO. 0201293
DATED 23/5/02
SIGNED
Head of Planning Services
31 JAN 2002

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD

PROPOSED
TYPE D

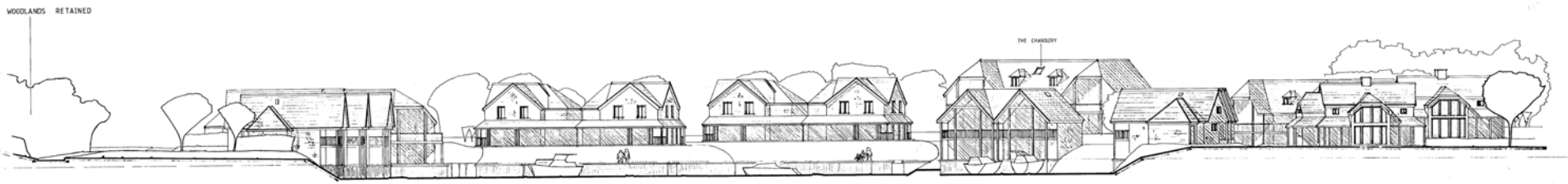
ROBERT WEIGHTON
MA(Cantab) Dip Arch RIBA Grad Dip Conservation (AA)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770
e-mail: architects@robertweighton.co.uk

SCALE 1:100 DATE DECEMBER '01

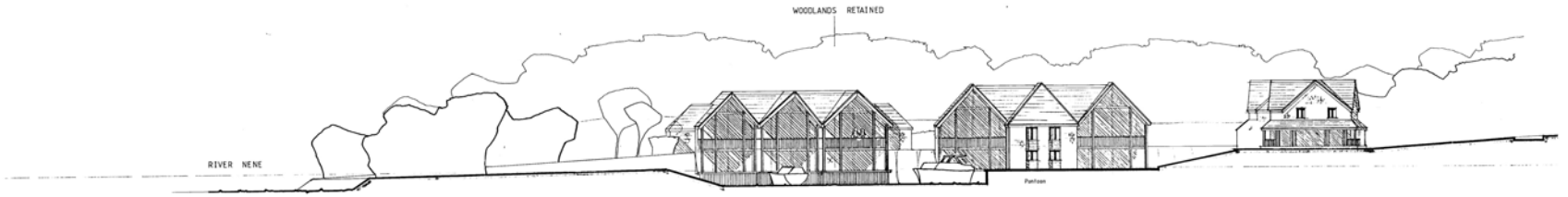
DRAWING No 973 - 33 REVISION

AMENDED

SHIP END QUARRY ~ WANSFORD



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

Scale Reference

11.85 DATUM

HUNTINGDONSHIRE DISTRICT COUNCIL
Town & Country Planning Act 1990
APPROVED PLAN REFERRED TO IN APPLICATION NO. 0100293
DATED 23/5/02
SIGNED
Head of Planning Services

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A-D

A 30m ASD To ecology revised 6th June 2002

REVISIONS

SHIP END QUARRY
ELTON ROADS
WANSFORD

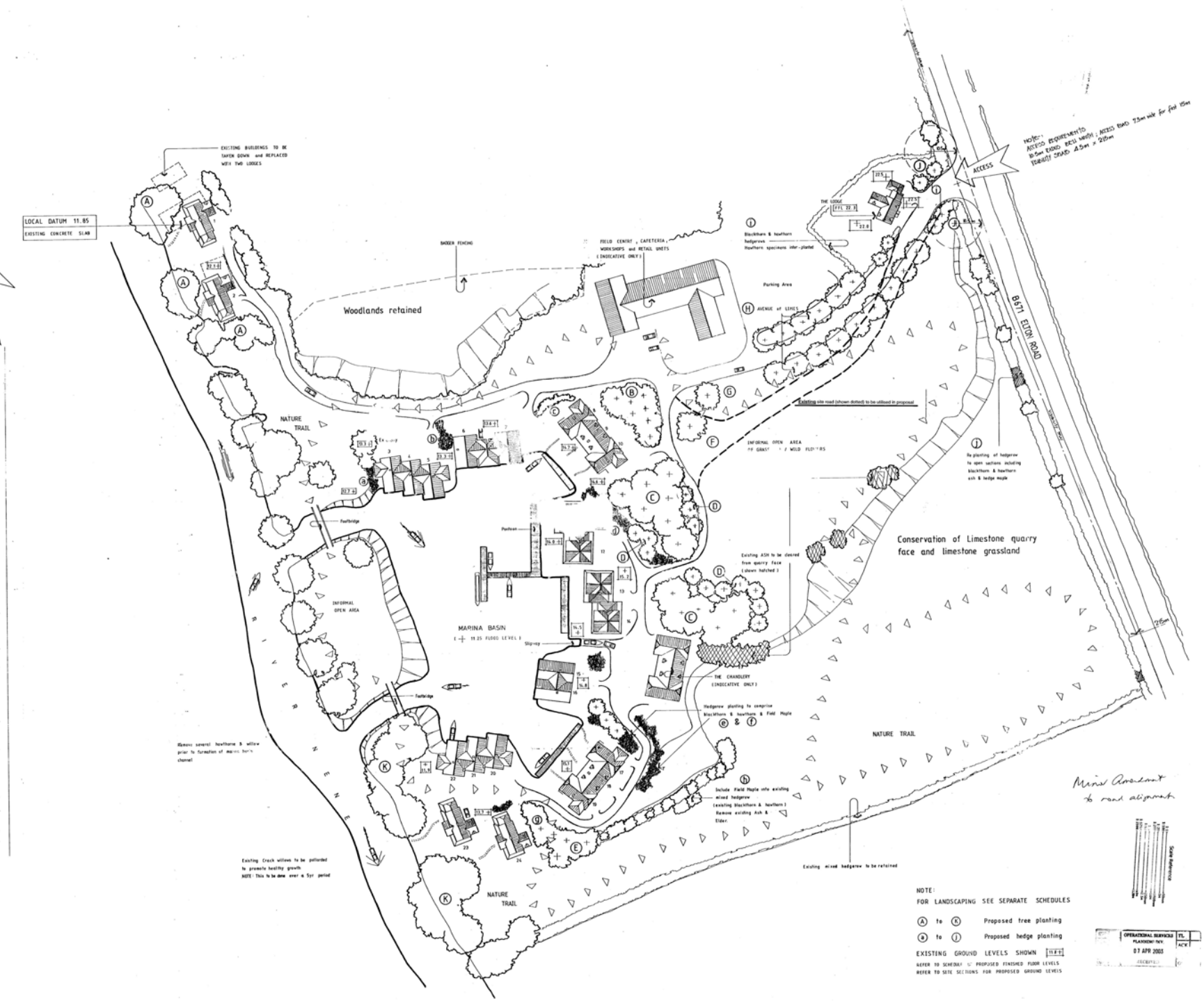
PROPOSED
MARINA BASIN
ELEVATIONS / SECTIONS

ROBERT WEIGHTON
Mcinarch Dip Arch RIBA Grad Dip Conservation (Arch)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770

SCALE 1:50 DATE JAN 2002

DRAWING No. 973 ~ 22 REVISION A

SHIP END QUARRY ~ WANSFORD



NOTES

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2. THE CONTRACTOR SHOULD TAKE & VERIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK.
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D	Amended "access" Entrance — to 2nd 07/04/03 — Access Width Note
C	n/c invisibles agreed ; Access Kerbing amended
B	Area Amended to Landscape Scheme
A	Landscaping notes etc added. Site Plan 'Ship End Quarry' Map Dr; Chantry - info added.

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD

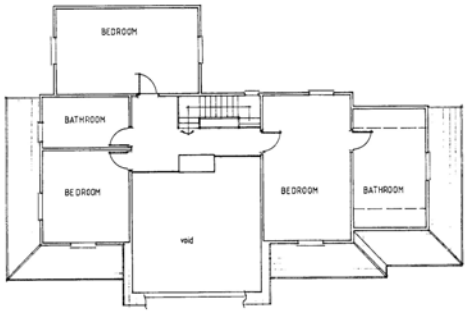
PROPOSED
SITE PLAN

ROBERT WEIGHTON
10 BROAD STREET
STAMFORD
Tel: 01780-481816
Fax: 01780-481778

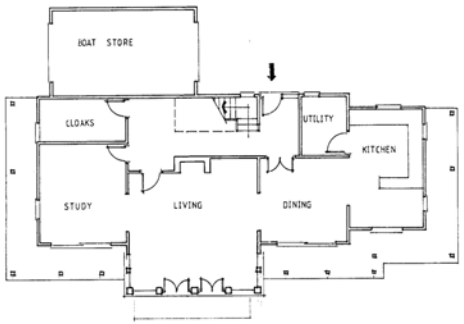
SCALE 1:1250
DATE 14th Jan 03

DRAWING No. 973-20
REVISION D

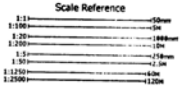
FIRST FLOOR PLAN

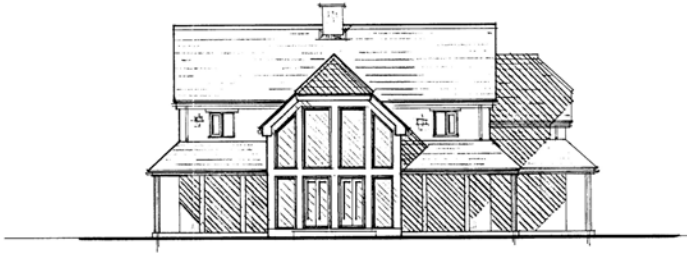


GROUND FLOOR PLAN

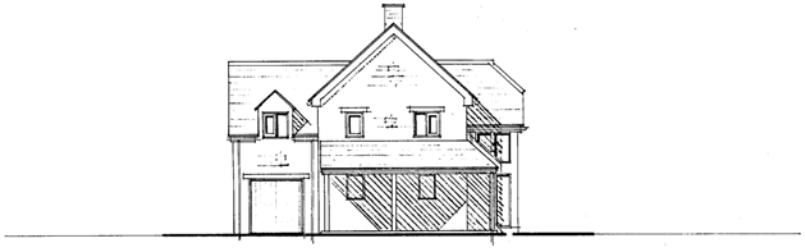


Scale Reference





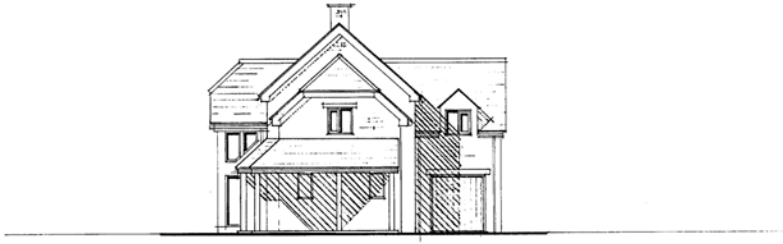
RIVERSIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

NOTES H/0023/02

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2. THE CONTRACTOR SHOULD TAKE & VERIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK
3. THIS DRAWING IS THE COPYRIGHT OF ROBERT WEIGHTON ARCHITECTS

A1

NOTES

LODGE TYPE : A (ILLUSTRATED)
PLOTS : 1, 2 (REVERSED)
23, 24

MATERIALS : SLATE
ROOFS : STONE
FACINGS : PAINTED / STAINED TIMBER
JOINERY : BLACK BASIC
R.W. GOODS :

APPROVED PLAN REFERRED TO IN APPLICATION NO. H/00293

DATED 23/5/02

SIGNED

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD 31 JAN 2002

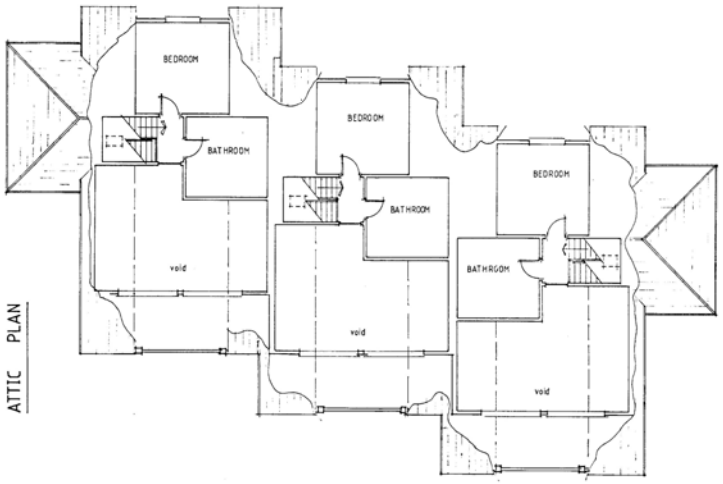
PROPOSED
LODGE
TYPE A

ROBERT WEIGHTON
MA(Cantab) Dip Arch RIBA Grad Dip Conservation (AA)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770
e-mail: architects@robertweighton.co.uk

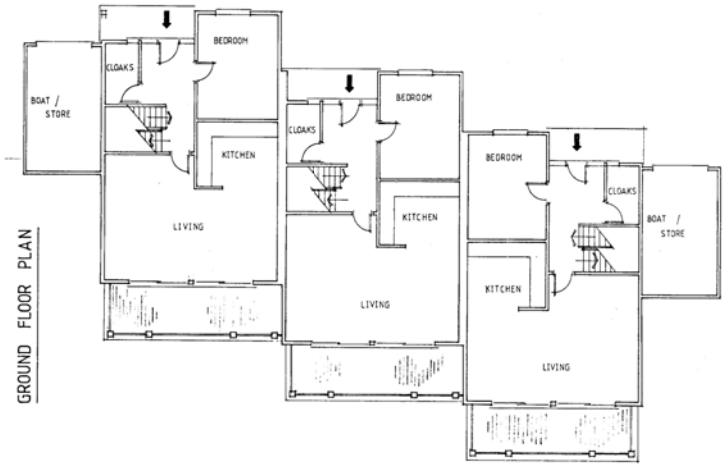
SCALE 1:100 DATE 24/C '01

DRAWING No 973-30 REVISION

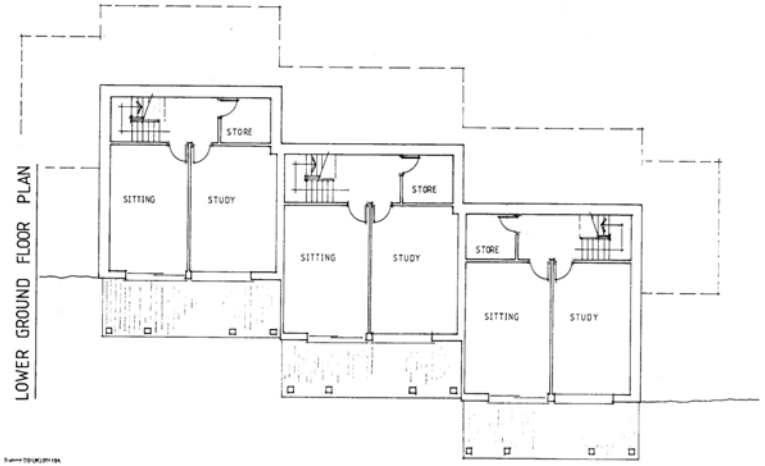
H00293/02



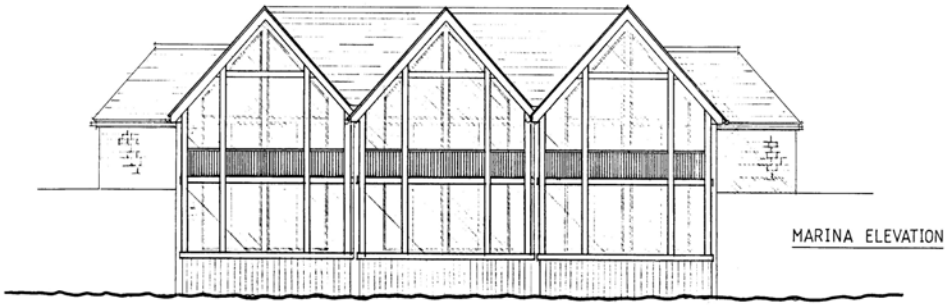
ATTIC PLAN



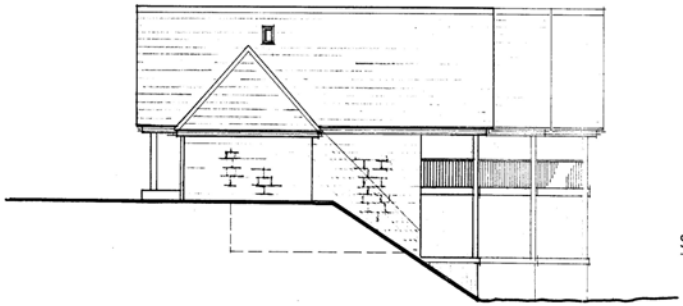
GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



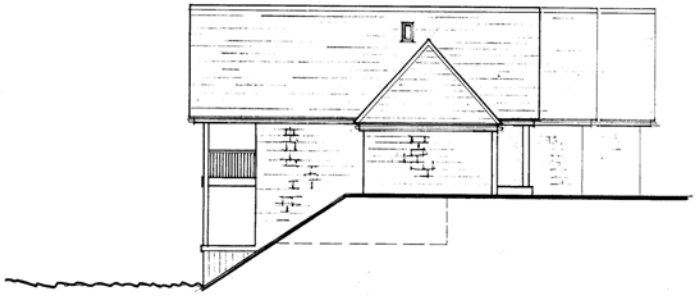
MARINA ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

NOTES

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3. THIS DRAWING IS THE COPYRIGHT OF ROBERT WEIGHTON ARCHITECTS

Pr1

Scale Reference

1:1 — 50mm
1:100 — 1m
1:20 — 500mm
1:200 — 10m
1:5 — 250mm
1:50 — 2.5m
1:1250 — 12.5m
1:2500 — 25m

NOTES

LODGE TYPE : B
PLOTS : 3, 4, 5
15, 16
20, 21, 22

MATERIALS : (ILLUSTRATED)
ROOFS : (PAIR)
FACINGS : (MIXED-D)
JOINERY : STONE: TIMBER PAINTED / STAINED TIMBER
R.W. GOODS : CAST IRON

APPROVED PLAN REFERRED TO IN APPLICATION NO. 02/00293
28/5/02
Planning Service

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD
31 JAN 2002

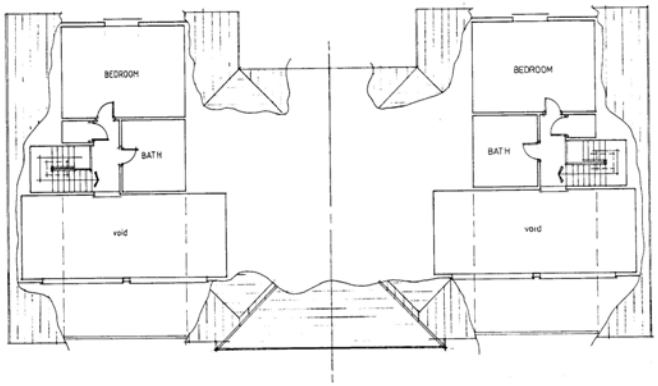
PROPOSED
LODGE
TYPE B

ROBERT WEIGHTON
MA(Cantab) Dip Arch RIBA Grad Dip Conservation (AA)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770
e-mail: architects@robertweighton.co.uk

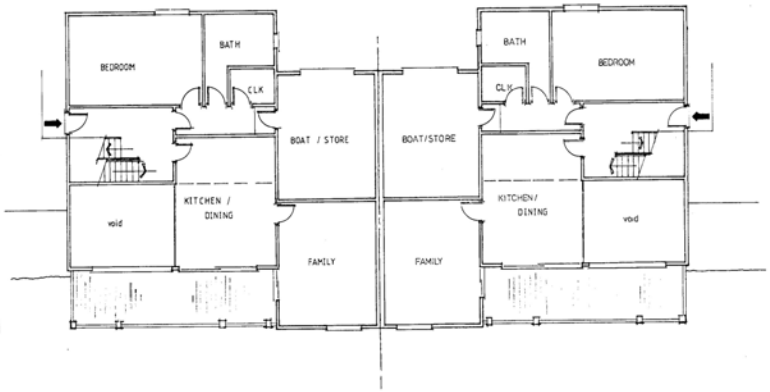
SCALE 1:100 DATE DEC '01

DRAWING No 973 ~ 31

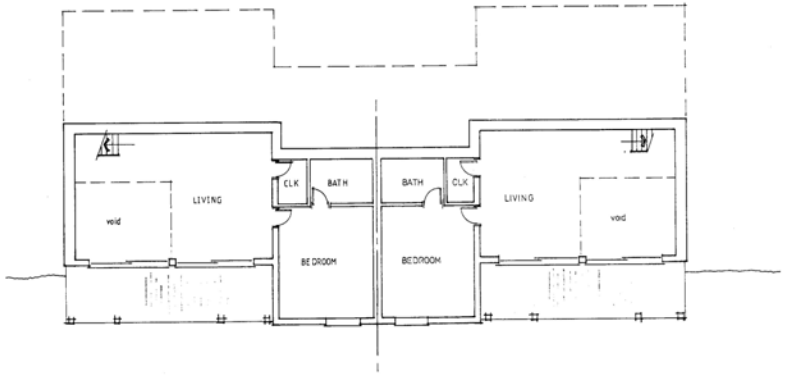
REVISION



ATTIC PLAN



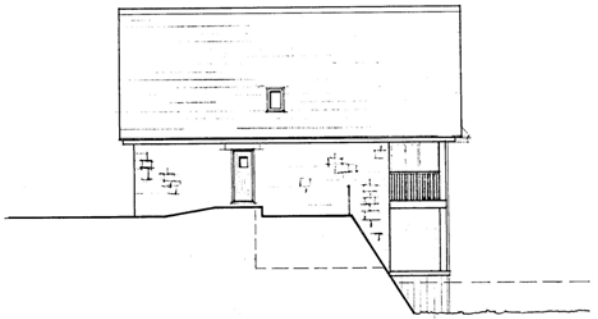
GROUND FLOOR PLAN



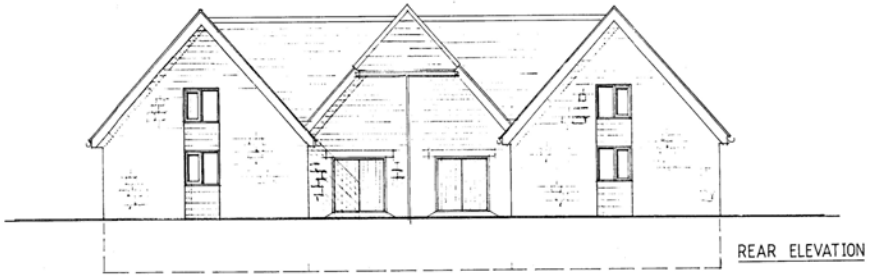
LOWER GROUND FLOOR PLAN



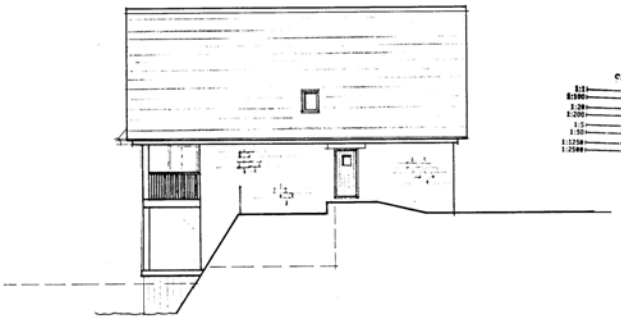
MARINA ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Scale Reference

1:1 — 50mm
1:100 — 1m
1:20 — 1000mm
1:200 — 10m
1:5 — 250mm
1:50 — 2.5m
1:1250 — 60m
1:2500 — 120m

NOTES

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H00293/02

N1

LODGE TYPE : C
Plots : 6, 7

MATERIALS : SLATE
DOORS : PAINTED / STAINED TIMBER
FACINGS : STONE, TIMBER BOARDING
JOINERY : PAINTED / STAINED TIMBER
R.W. GOODS : BLACK PLASTIC

HUNTINGDONSHIRE DISTRICT COUNCIL
Town & Country Planning Act 1990

APPROVED PLAN REFERRED TO IN APPLICATION NO. 02/00293

DATED 28/5/02

SIGNED Head of Planning Service

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD
31 JAN 2002

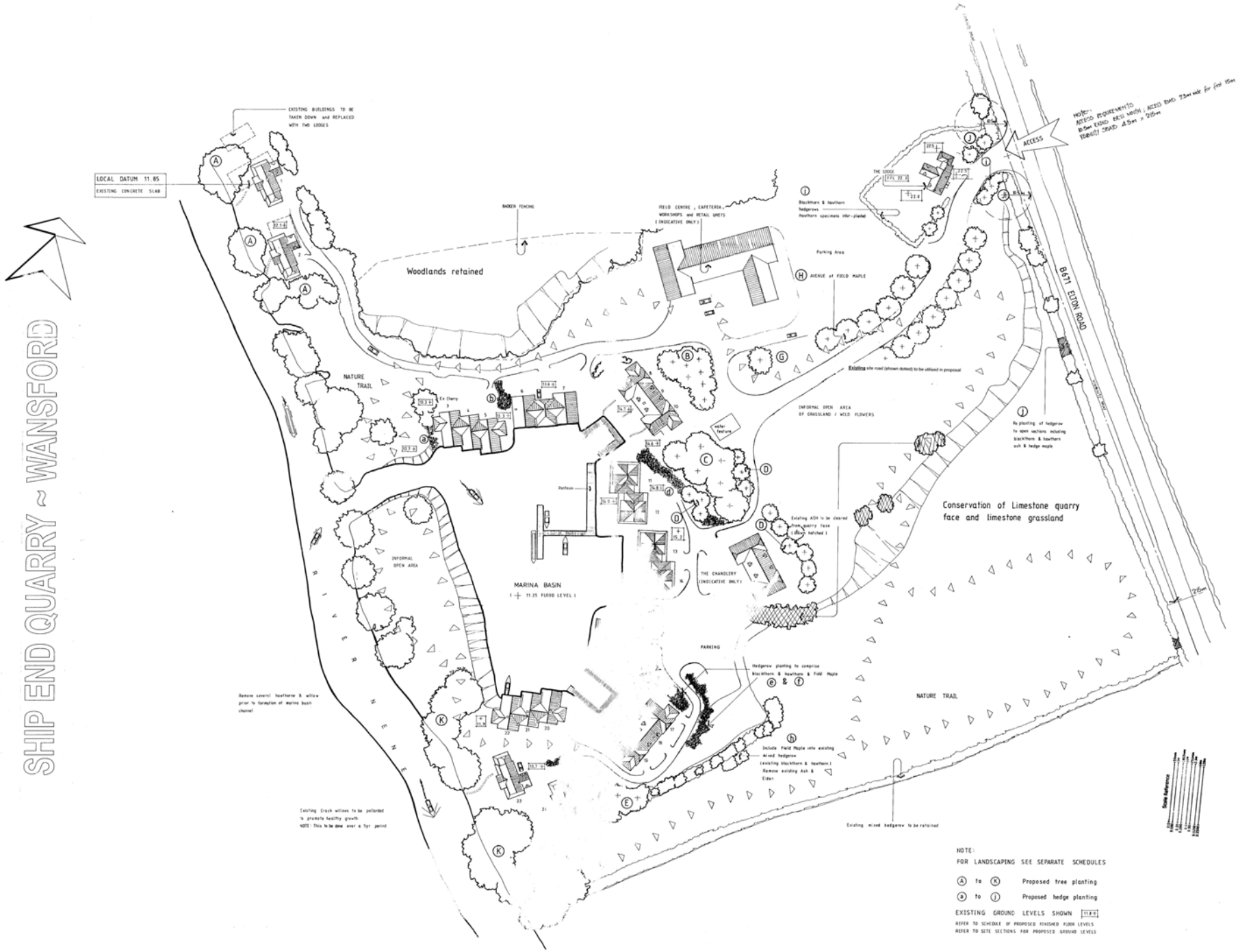
PROPOSED
LODGE
TYPE C

ROBERT WEIGHTON
MA(Cantab) Dip Arch RIBA Grad Dip Conservation (AA)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780 481814 Fax: 01780 481770
e-mail: architects@robertweighton.co.uk

SCALE 1:100 DATE Dec '01

DRAWING No 973 ~ 32

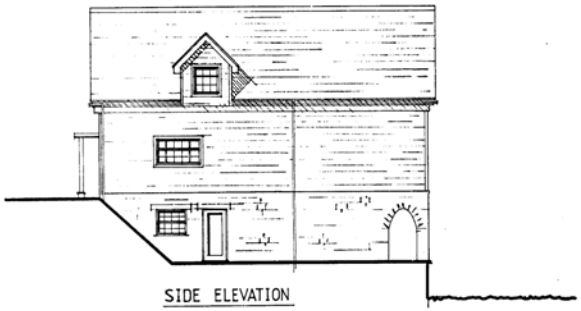
REVISION


SHIP END QUARRY ~ WANSFORD
LOCAL DATUM 11.85
EXISTING CONCRETE SLAB
EXISTING BUILDINGS TO BE TAKEN DOWN and REPLACED WITH TWO LODGES
BARKER FENCING
FIELD CENTRE , CAFETERIA, WORKSHOPS and RETAIL UNITS (INDICATIVE ONLY)
Woodlands retained
Parking Area
AVENUE of FIELD MAPLE
Blackthorn & hawthorn hedgerows
Hawthorn specimens inter-planted
THE LODGE
ACCESS
Note:
ACCESS REQUIREMENTS
ACCESS ROAD 6.5m WIDTH ; ACCESS ROAD 7.3m wide for first 15m
VISIBILITY SPLAYS 4.5m x 215m
B671 ELTON ROAD
NATURE TRAIL
Existing site road (shown dotted) to be utilised in proposal
INFORMAL OPEN AREA OF GRASSLAND / WILD FLOWERS
Re planting of hedgerow to open sections including blackthorn & hawthorn ash & hedge maple
water feature
Pontoon
Existing ASH to be cleared from quarry face (dots hatched)
Conservation of Limestone quarry face and limestone grassland
THE CHANDLERY (INDICATIVE ONLY)
INFORMAL OPEN AREA
MARINA BASIN
(+ 11.25 FLOOD LEVEL)
PARKING
Hedgerow planting to comprise Blackthorn & hawthorn & Field Maple
NATURE TRAIL
RIVER NENE
Remove several hawthorne & willow prior to formation of marina basin channel
Include Field Maple into existing mixed hedgerow (existing blackthorn & hawthorn) Remove existing Ash & Elder.
Existing Crack willows to be pollarded to promote healthy growth
NOTE: This to be done over a 5yr period
Existing mixed hedgerow to be retained
Scale Reference
NOTE:
FOR LANDSCAPING SEE SEPARATE SCHEDULES
(A) to (K) Proposed tree planting
(a) to (j) Proposed hedge planting
EXISTING GROUND LEVELS SHOWN 11.8-0
REFER TO SCHEDULE OF PROPOSED FINISHED FLOOR LEVELS
REFER TO SITE SECTIONS FOR PROPOSED GROUND LEVELS
NOTES
1 WORKING TO FIGURED DIMENSIONS ONLY
2 THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK
3 THIS DRAWING IS THE COPYRIGHT OF ROBERT WEIGHTON ARCHITECTS
A0
C) HOUSE MOVED 3m NORTH & ROAD 7.3m WIDE FOR 15m FROM B671 ; PARKING AT REAR REMOVED ; HEDGEROW ADDED ; ACCESS ROAD REALIGNED ; ROAD SURFACING NOTED
D) ACCESS "ACCESS" STATEMENT — 3m WIDE ; VISIBILITY SPLAYS — ADDED WITH DIMS
C) SITE LEVELS/CONTOURS ADDED ; ACCESS (CROSSOVER/DROP) INFORMATION
B) MESS MARKERS RE: LANDSCAPING SCHEME
A) Landscaping notes etc added ; Site Boundary line of Field Off Chantry - notes added.
REVISIONS
SHIP END QUARRY
ELTON ROAD
WANSFORD
PROPOSED
SITE PLAN
ROBERT WEIGHTON
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770
SCALE 1:500 DATE Jan 03
DRAWING No. 973-20
REVISION C

PROPOSED AMENDMENTS



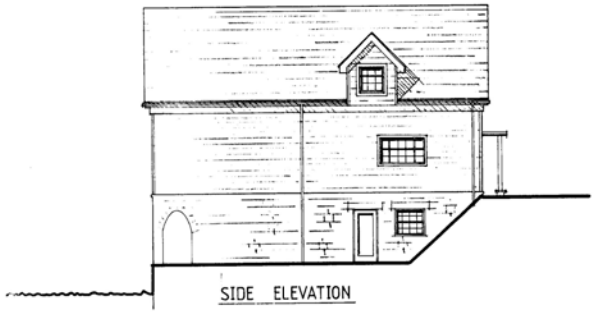
MARINA ELEVATION



SIDE ELEVATION

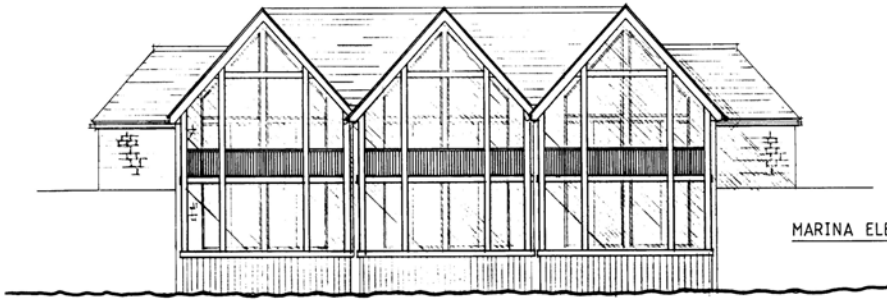


REAR ELEVATION

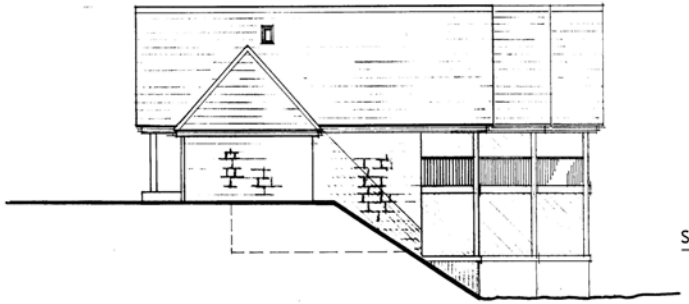


SIDE ELEVATION

APPROVED ELEVATIONS



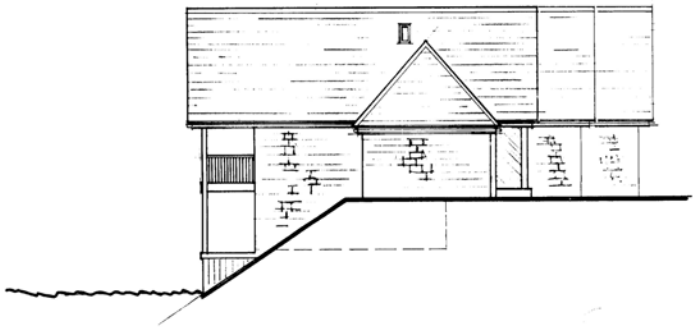
MARINA ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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N O T E S

LODGE-TYPE : B
PLOTS : 3, 4, 5 (ILLUSTRATED)
15, 16 (PAIR)
20, 21, 22 (MIRRORED)

MATERIALS : SLATE
ROOFS : STONE & TERRAIN CLADDING (colour tbc)
FACINGS : ARTSTONE WINDOWS, SILL BOARDS, FASCIAS, BARGEBOARDS etc.
JOINERY : BLACK PLASTIC
R.W. GOODS :

Scale Reference

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD

PROPOSED
LODGE
TYPE B

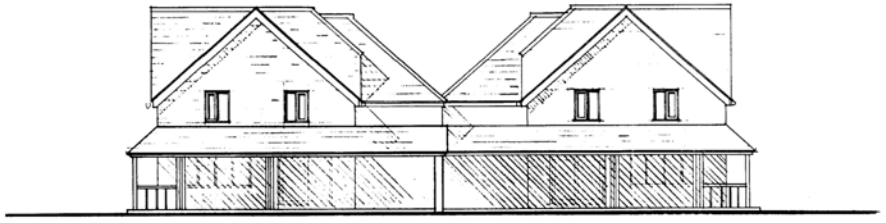
ROBERT WEIGHTON
MA(Cantab) Dip Arch RIBA Grad Dip Conservation (AA)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770
e-mail: architects@robertweighton.co.uk

SCALE 1:100 DATE Oct '05

DRAWING No. 973 ~ 51 REVISION



MARINA ELEVATION



MARINA ELEVATION



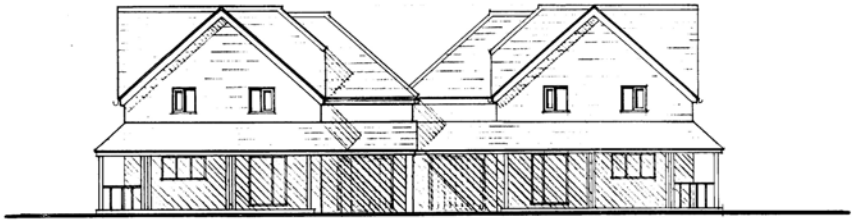
SIDE ELEVATION



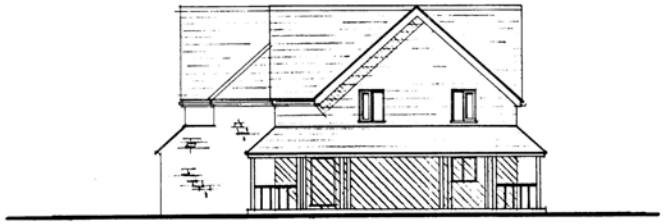
SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION

PROPOSED AMENDMENTS

APPROVED ELEVATIONS

NOTES

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A1

NOTES

LODGE TYPE : E.
PLOTS : 11, 12, 13, 14

MATERIALS : SUITE
ROOFS : STONE & CEMENT CLADDING (colour tbc)
FACINGS : ANDERSEN WINDOWS, DOORS/FRAMES/BRICKS etc
JOINERY : BLACK UPVC
R.W. GOODS : BLACK PLASTIC

Scale Reference

1:100 — 1m
1:200 — 2m
1:250 — 2.5m
1:500 — 5m
1:1250 — 12.5m
1:2500 — 25m

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD

PROPOSED
LODGE
TYPE E

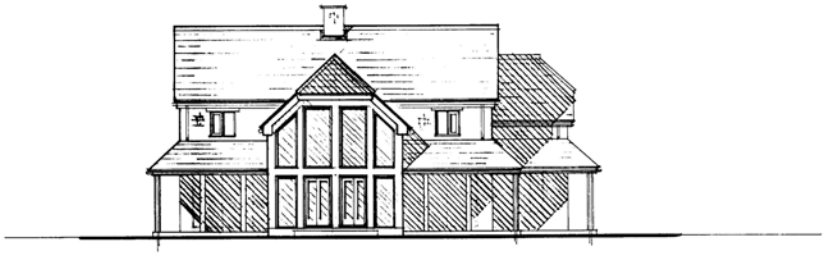
ROBERT WEIGHTON
MA(Cantab) Dip Arch RIBA Grad Dip Conservation (AA)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770
e-mail: architects@robertweighton.co.uk

SCALE 1:100 DATE OCT '03

DRAWING No. 973~52 REVISION



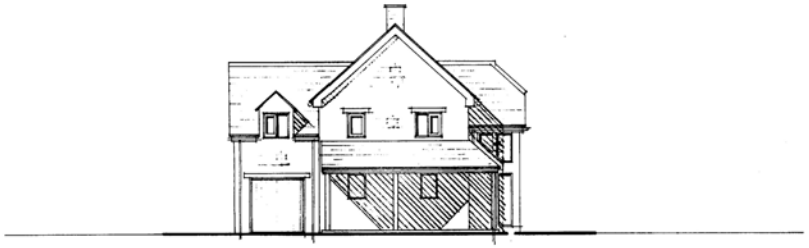
RIVERSIDE ELEVATION



RIVERSIDE ELEVATION



SIDE ELEVATION



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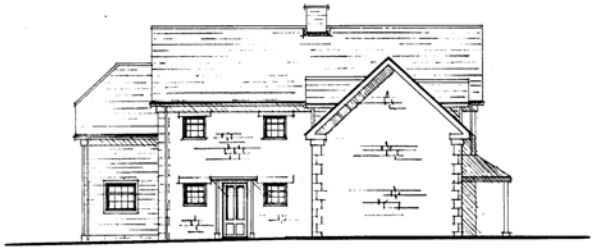

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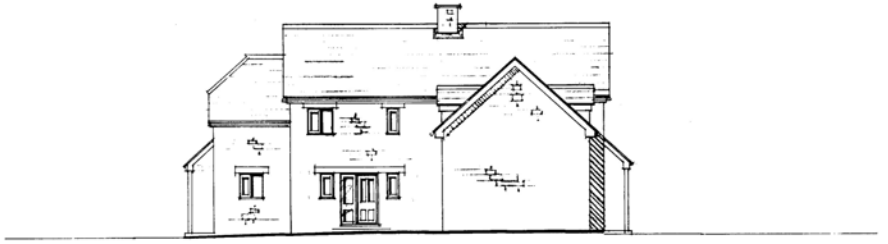

FRONT ELEVATION



SIDE ELEVATION

PROPOSED AMENDMENTS



SIDE ELEVATION

APPROVED ELEVATIONS

NOTES

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N O T E S

LODGE TYPE : A (ILLUSTRATED)
PLOTS : 1, 2 (MIRRORED)
23, 24

MATERIALS : SLATE
EAVES : STAINED & TREATED TIMBERWORK (colour tbc)
GLAZING : ANDERSEN WINDOWS, SW 20/20 SASHES/CASEMENTS etc.
JOINERY : BLACK BASIC
E.W. GOODS :

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD

PROPOSED AMENDMENTS
LODGE
TYPE A

ROBERT WEIGHTON
MA(Cantab) Dip Arch RIBA Grad Dip Conservation (AA)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770
e-mail: architects@robertweighton.co.uk

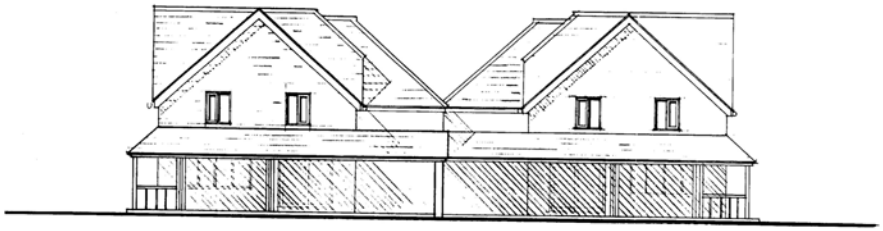
SCALE 1:100 DATE SEPT '05

DRAWING No. 973 ~ 50

REVISION



MARINA ELEVATION



MARINA ELEVATION



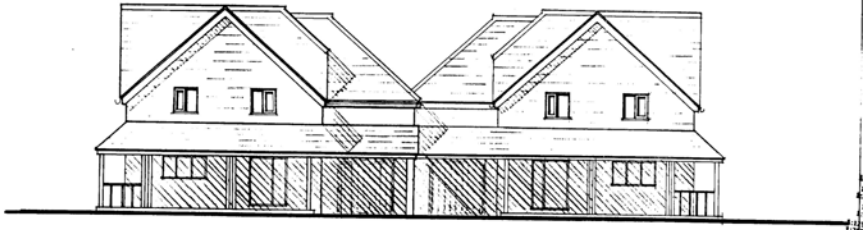
SIDE ELEVATION



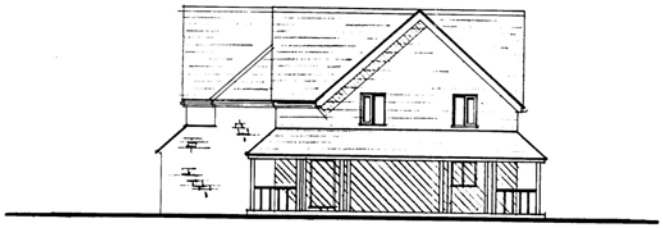
SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION



SIDE ELEVATION

PROPOSED AMENDMENTS

APPROVED ELEVATIONS

NOTES

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3. THIS DRAWING IS THE COPYRIGHT OF ROBERT WEIGHTON ARCHITECTS.

A-1

NOTES

LODGE TYPE : E
PLOTS : 11, 12, 13, 14

MATERIALS : SLATE
WALLS : STONE & TIMBER CLADDING (colour TBC)
FASCIAS : ANDERSEN WINDOWS, OAK PAINTED / BLACK / SMOOTH etc
JOINERY : BLACK PLASTIC
R.W. GOODS : BLACK PLASTIC

Scale Reference

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD

PROPOSED
LODGE
TYPE E

ROBERT WEIGHTON
MA(Cantab) Dip Arch RIBA Grad Dip Conservation (AA)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770
e-mail: architects@robertweighton.co.uk

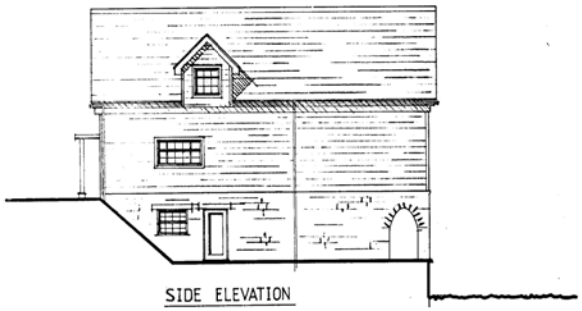
SCALE 1:100 DATE OCT '03

DRAWING No. 973~52 REVISION

PROPOSED AMENDMENTS



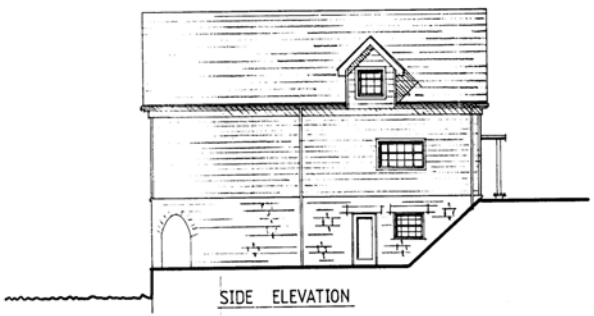
MARINA ELEVATION



SIDE ELEVATION

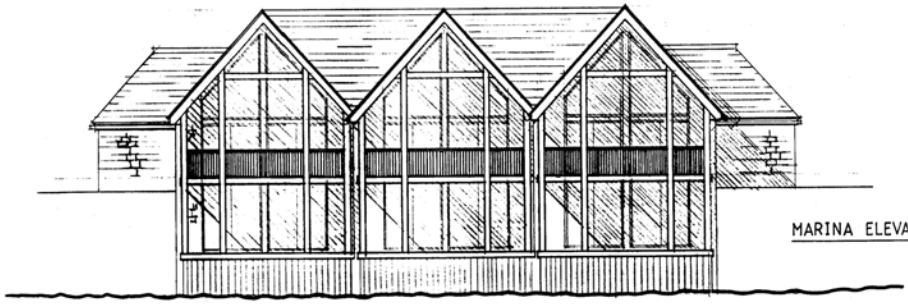


REAR ELEVATION

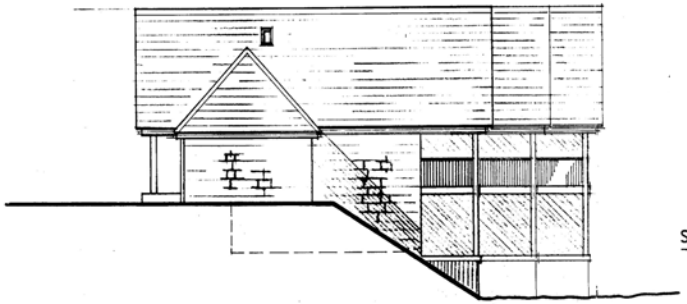


SIDE ELEVATION

APPROVED ELEVATIONS



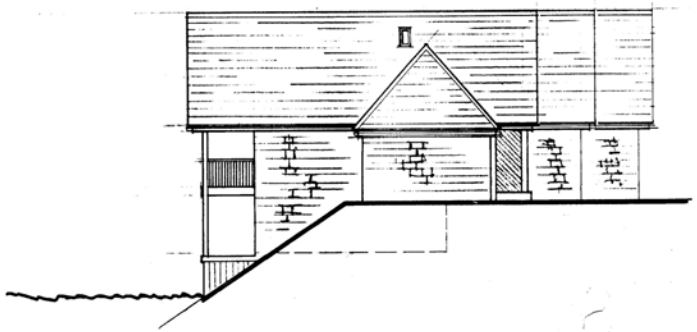
MARINA ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

NOTES

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2. THE CONTRACTOR SHOULD TAKE & VERIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK.
3. THIS DRAWING IS THE COPYRIGHT OF ROBERT WEIGHTON ARCHITECTS

N O T E S

LODGE TYPE : B (ILLUMINATED)
PLOTS : 3, 4, 5 (PAIR)
: 15, 16 (MIRRORED)
: 20, 21, 22

MATERIALS : SIMILAR
ROOFS : SLATE & TERRAV CAMBRIAN (colour tbc)
FACINGS : ANDERSEN WINDOWS; SW DOORS/FASCIAS/BARGEBOARDS etc
JOINERY : BLACK PLASTIC
R.W. GOODS :

REVISIONS

SHIP END QUARRY
ELTON ROAD
WANSFORD

PROPOSED
LODGE
TYPE B

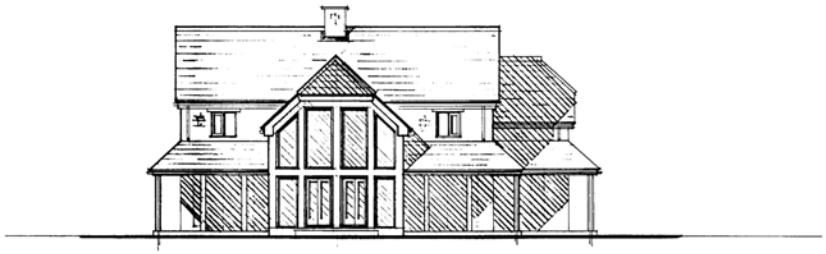
ROBERT WEIGHTON
MA(Cantab) Dip Arch RIBA Grad Dip Conservation (AA)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481854 Fax: 01780-481770
e-mail: architects@robertweighton.co.uk

SCALE 1:100 DATE Oct '05

DRAWING No. 973 ~ 51 REVISION



RIVERSIDE ELEVATION



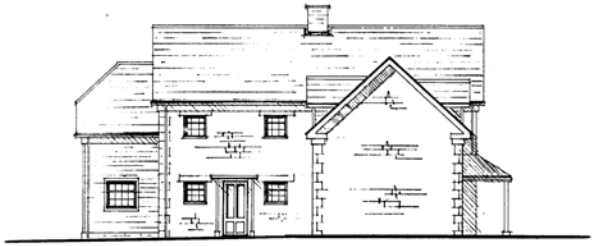
RIVERSIDE ELEVATION



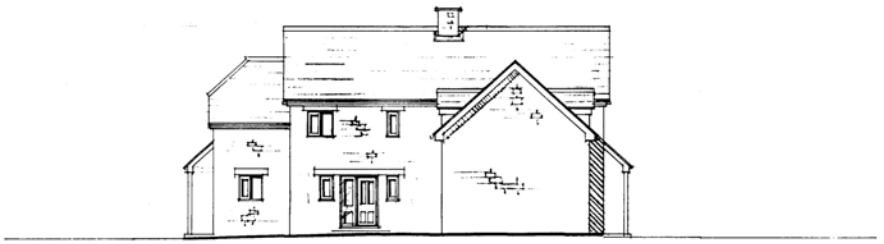
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

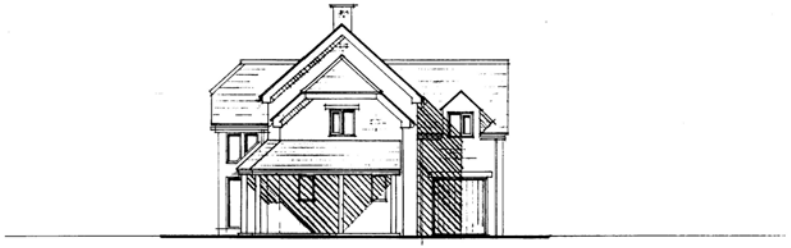


FRONT ELEVATION



SIDE ELEVATION

PROPOSED AMENDMENTS



SIDE ELEVATION

APPROVED ELEVATIONS

NOTES

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NOTES

LODGE TYPE : A
PLOTS : 1, 2 (illustrated)
29, 24 (mirrored)

MATERIALS : SLATE
EAVES :
BARGES : STONE & effected cladding (colour tbc)
RAINEY : ANDERSEN WINDOWS; PVC DOORS/PORCHES/BARGEBOARDS etc.
EXT. DOORS : BLACK PLASTIC

SCALE REFERENCE

1:2500
1:1250
1:500
1:200
1:100
1:50
1:20
1:10
1:5
1:1

REVISIONS

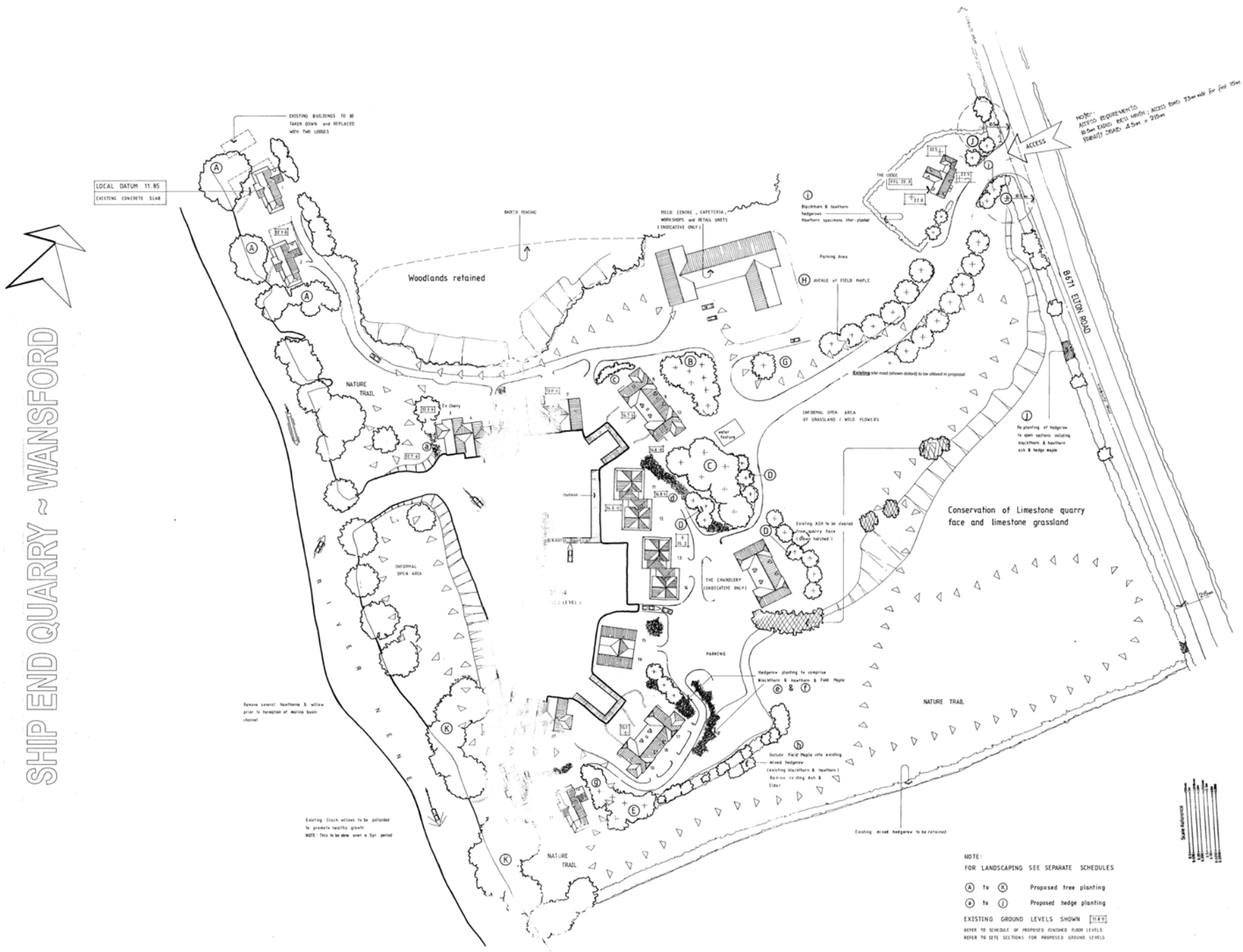
SHIP END QUARRY
ELTON ROAD
WANSFORD

PROPOSED AMENDMENTS
LODGE
TYPE A

ROBERT WEIGHTON
MA(Cantab) Dip Arch RIBA Grad Dip Conservation (AA)
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481770
e-mail: architects@robertweighton.co.uk

SCALE 1:100 DATE SEPT '03

DRAWING No. 973 ~ 50 REVISION



REVISIONS

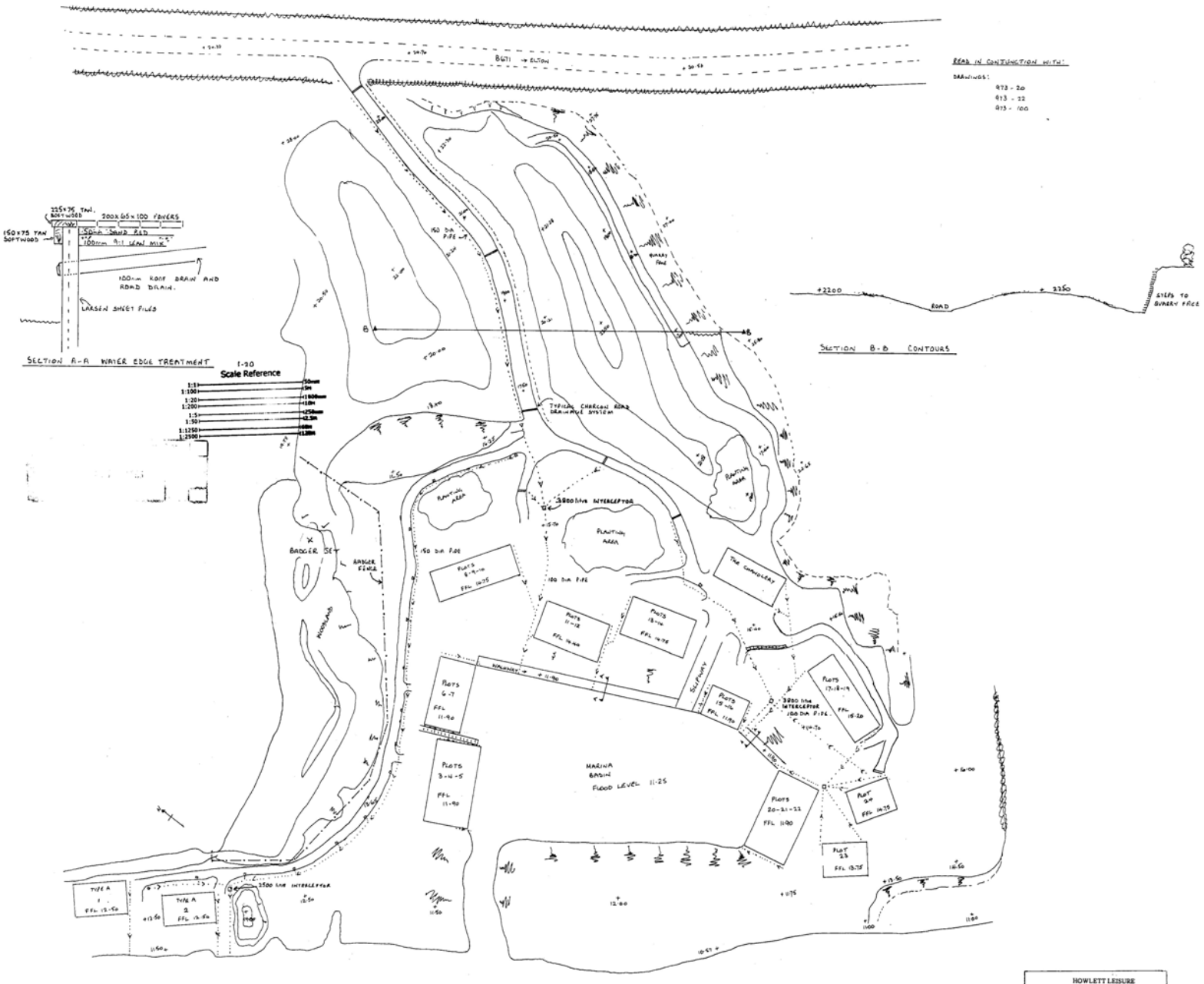
SHIP END QUARRY
ELTON ROAD
WANSFORD

PROPOSED
SITE PLAN

ROBERT WEIGHTON
10 BROAD STREET STAMFORD
Lincolnshire PE9 1PG
Tel: 01780-481814 Fax: 01780-481778

SCALE 1:500 DATE

DRAWING No. 973-20 REVISION



HOWLETT LEISURE DEVELOPMENT LTD
25a BURLEY ROAD
OAKHAM
RUTLAND
LE15 6DH
01572 757837

project
SHIP END QUARRY
ELTON ROAD
WANSFORD

drawing BADGER FENCE
LANDSCAPING LEVELS
WATER EDGE TREATMENT
SURFACE WATER DRAINS

date	number
MAR. 2003	973 - 100

scale