

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H01/0164/94

Received:14-FEB-94 Type:OUTLINE

Name: Mr & Mrs S W Sewell
84 Barrier Bank
Cowbit
Spalding
Lincs, PE12 6AQ

Agent: R N Cowling MBIAT
22 Oakley Drive
Spalding
Lincs
PE11 2BN

Description: Erection of dwelling and garage

Location : Barrier Bank Cowbit
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
 - (1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) The siting and design of any vehicular access to a road;
 - (3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

- 3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

approved scheme is implemented satisfactorily.

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

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

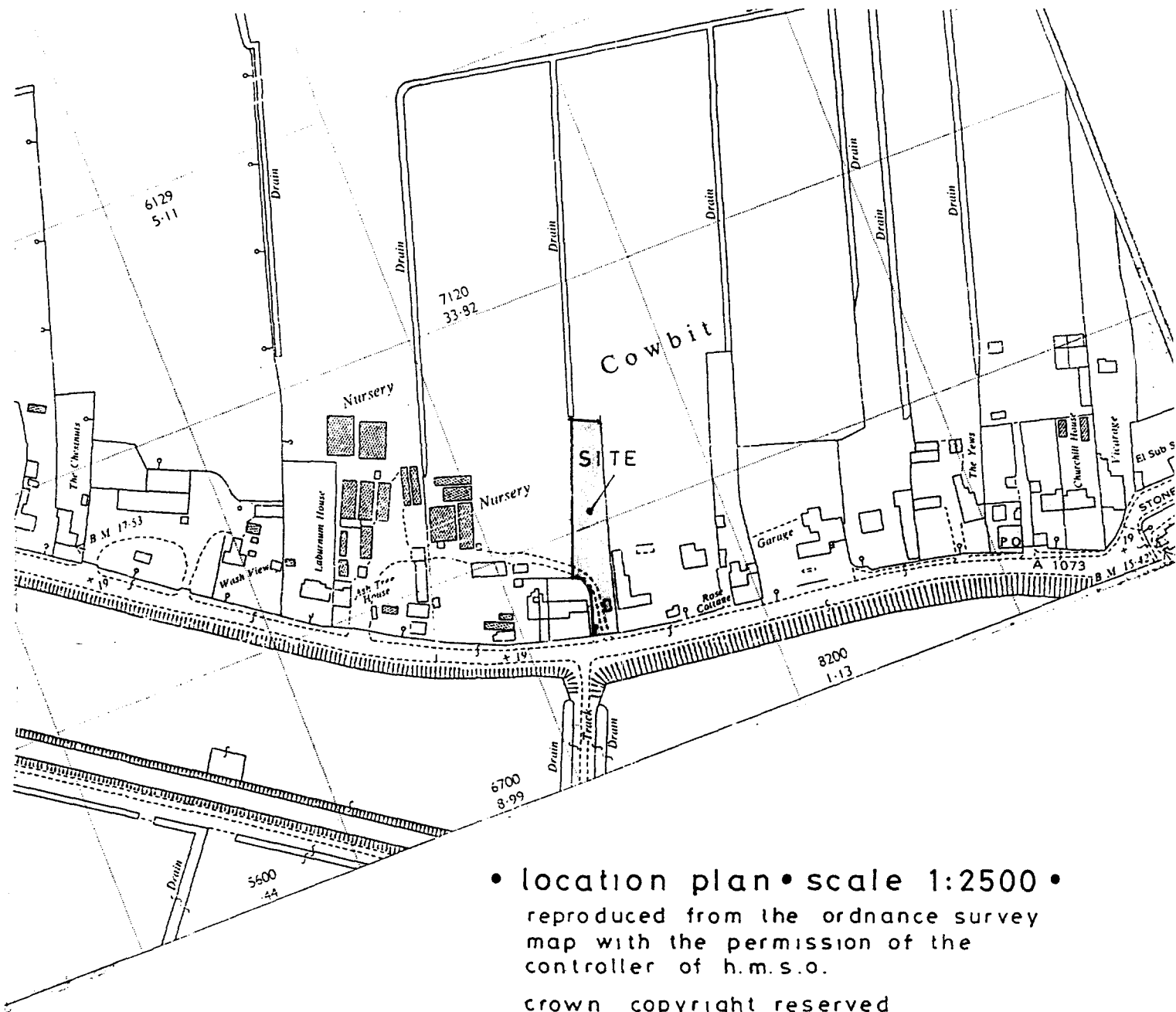
- 5 The gradient of the vehicular access shall not be steeper than 1:20 for a distance of 6 metres from the nearside edge of the carriageway of the road to which access is to be achieved; and thereafter not steeper than 1:10.

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

The applicants are advised that the design and appearance of the dwelling should be such as to ensure that its character and appearance are appropriate for this edge of village location and 'fits' satisfactorily in visual terms with the adjoining properties.

Director of Planning and Building Control Services
19-JUL-94 H01/0164/94

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



• location plan • scale 1:2500 •
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 map with the permission of the
 controller of h.m.s.o.
 crown copyright reserved

R.N. Cowling

REVISED

- OUTLINE PLANNING APPLICATION •
- PROPOSED DWELLINGHOUSE AND GARAGE •
- BARRIER BANK • COWBIT • SPALDING • Lincs •
- MR AND MRS S W SEWELL •

• drawing no. 9337/1^{B.} • date - sept. 1993 • Revisions ^{B.} _{to} ^{A.} _{Drawn} _{by} _{RE}
 • r n cowling mbat • architectural consultant • 22 oakley drive . spalading . l

PLANNING APPLICATION

For office use only

Application No. **HO1 | 0164 | 94**
 Date Registered **14 FEB 1994**

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS. S.W. SEWELL
84. BARRIER BANK
COMBIT.
SPALDING. UNCS.. PE 12.6A8
 Tel. No. **(0406) 380527**

NAME AND ADDRESS OF AGENT

(if form completed by agent)
R.N. CONUNG M.A.I.A.T.
22. OAKLEY DRIVE
SPALDING. UNCS.. PE 11.2BN
 Tel. No. **(0775) 723836**
 (Personal contact name) **AS ABOVE.**

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BARRIER BANK. COMBIT. SPALDING.

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTOR OF SINGLE DWELLINGHOUSE + GARAGE

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of **SEE LETTER.**

If you consider no fee is payable include a written explanation instead.
 Previous application No.

Signed

[Signature]

Date **14/2/94**

Please tick **one** box and answer the extra questions under that section.

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building works

or This is an **outline** application (**REVISED.**)

(✓)

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

Please state Site Area **0.131 (Hectares)**

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☒ **EXG** Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New Dwellings
 (ii) Other new building(s)
 (iii) Alterations or extension
 (iv) Change of use

☒
☐
☐
☒
If so, how many: *one.*

4. A. If building works are proposed, please state extra floor space to be created:

- B. Please state size of any new structure:- (a) max. height:
 (b) max. length:
 (c) max. width:

sq. metres
 metres
 metres
 metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

YES *outline survey***5. GENERAL INFORMATION** Please complete each section**EXISTING USES**

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

*APPLICANT'S PRIVATE GARDEN***ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)**

Please tick one box

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

☒

or

B. There will be a new or altered access to a public road

☐

If so, name of road:

Will there be—

Individual access(es)

New estate road

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

*NEW GARAGE.***TREES** Please tick one boxA. The proposal does **not** involve the felling of any trees☒

B. The proposal does involve the felling of one or more trees

☐

If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☒

Cesspool

☐

Septic tank

☐

to SINKHOLE
N.A.
NO.

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

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

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

Is this application related to a previous submission?

State Yes or No

☒
☒
☒
☒
☒

If so, please give details in Part 6

If so, please complete Part 7

N.A.

If so, please give details in Part 6

Date:

Consultee(s)

YES.

If so, please complete Part 7

Application No. *401/0910/93***6. ANY OTHER INFORMATION** Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREECTIONS.

1. APPLICANT'S INTEREST

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

OWNER.

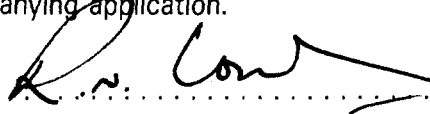
2. OWNERSHIP OF THE SITE

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

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

Signed  (Applicant / Agent) Date 14/2/94

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

Owner's Name:

Address of owner at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

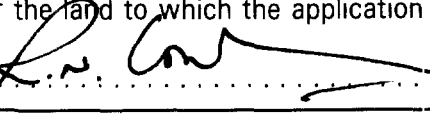
3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.

If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed  (Applicant / Agent) Date 14/2/94

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

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

DC INSTRUCTION SHEET

APPLICATION REF: H01 / 0164 / 94

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

EA Reg4 -

☐
☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐
☐

Details
needed:
(Non-std only)

Other.....

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Superseded plans
indicated

☐

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

Precise details:

Extra Consultations/Publicity Required

☐

None
identified
initially

PM 16-2 RECONSULTS
(revalidated)

Publicity: >>

Consultations:

All

Departure
Setting of LB
Public Right of Way
Discretionary

County
E Heritage
Societies G ROW

Extra Consultations:

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

Environment/ Env Services
Drainage NRA
WAT IDB
Env Assess

☐ G ENV (See separate sheet)

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

Order No:
Specify:

Hazards HSC Group G* HAZ
Specific

Other PLA

Specify:
Specify:

Press
PC
WM
Residents

Case Officer : *JD*
Senior Officer Confirmed *JD*

Date.....17/1

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

no change since last visit
may be caught - generally
on design
Standard satellite type dwellings
may not be suitable

Inspected by *DL*
Date *1/12*

Site Notice posted by *DL*
Date
Expiry *2/2*

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Telephone/Visitor Record

Date	Conversation with	Conclusion
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Case Officer Conclusions

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H01/0164/94

Received:14-FEB-94 Type:OUTLINE

Name: Mr & Mrs S W Sewell
84 Barrier Bank
Cowbit
Spalding
Lincs, PE12 6AQ

Agent: R N Cowling MBIAT
22 Oakley Drive
Spalding
Lincs
PE11 2BN

Description: Erection of dwelling and garage

Location : Barrier Bank Cowbit
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
 - (1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) The siting and design of any vehicular access to a road;
 - (3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

- 3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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

approved scheme is implemented satisfactorily.

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

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

- 5 The gradient of the vehicular access shall not be steeper than 1:20 for a distance of 6 metres from the nearside edge of the carriageway of the road to which access is to be achieved; and thereafter not steeper than 1:10.

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

~~The applicant is advised that the design and appearance of the dwelling should be such as to mitigate against it appearing cramped on the site and to ensure that its character is appropriate for this edge of village location.~~

14-JUL-94

AD check.....*AF* 19/7

Authorised to issue (inc Delegation).....*AF*.....

Note from committee report (July 12)

TYPE: Outline

DESCRIPTION: Erection of dwelling and garage

LOCATION: Barrier Bank, Cowbit

APPLICANT: Mr & Mrs S W Sewell AGENT: R N Cowling

REASON FOR COMMITTEE CONSIDERATION

Site has restricted frontage, need to ensure development in character with existing.

RECOMMENDATION

Grant permission.

<p>SOUTH HOLLAND DISTRICT COUNCIL REPORT TO PLANNING COMMITTEE Date 12 JUL 1994</p>
--

COMMENTS

- 1 Permission recently refused under reference H01/0910/93 (following a site visit) for a dwelling set behind the existing building line and to rear of I. B. D.
- 2 Present proposal seeks permission in outline but indicates how a dwelling could be located on frontage of site between existing buildings.
- 3 Site width restricted to approximately 10.3 metres in this location, which was at the time of previous refusal considered too restricted to satisfactorily accommodate a dwelling.
- 4 This has since been discussed with the applicants and their agents, and although plans have not been submitted to satisfactorily demonstrate the point, I am reasonably satisfied that an appropriately designed 'cottage' with low roof or bungalow could be accommodated. The design and layout would need considerable care to ensure a satisfactory development however.

REPRESENTATIONS

Parish Council: Support.

Ward Member: Support.

Agent: Applicant is presently recovering from a serious operation. Cannot continue to cultivate this panel of land. Uncertainty of application is causing some distress,

not least from the fact that the earlier application was refused.

SCHEDULE OF CONDITIONS

- 1 SC8 (Details)
- 2 SC27 (Implementation of planting)
- 3 B22 (Access and turning space to accord with application)
- 4 B14 (Gradient of Access)

Note

The applicants are advised that the design and appearance of the dwelling should be such as to ensure that its character and appearance are appropriate for this edge of village location and 'fits' satisfactorily in visual terms with the adjoining properties.

Draft for 30/3. Picked up By NRM: Not Copying
APPLICATION REFERENCE: H01/0164/94

DATE RECEIVED: 14-FEB-94 *Not Rec.*

TYPE: Outline

Retain info

DESCRIPTION: Erection of dwelling and garage

LOCATION: Barrier Bank, Cowbit.

APPLICANT: Mr & Mrs S W Sewell

AGENT: R N Cowling MBIAT

REASON FOR COMMITTEE CONSIDERATION

Site has restricted frontage. Need to ensure development "in character."

RECOMMENDATION

Grant Permission.

COMMENTS

- 1 Permission was recently refused under reference H01/0910/93 following a site visit for a dwelling set behind existing dwellings and to rear of Interim Boundary of Development.
- 2 Present proposal seeks permission in outline, but indicates how a dwelling could be located on frontage of site between existing buildings with garage to rear.
- 3 Site width restricted to approximately 10.3 metres in this location. Design of proposed dwelling would need considerable care, to ensure satisfactory development and mitigate against "cramped" appearance. ~~Considered however that a satisfactory dwelling could be designed.~~

REPRESENTATIONS

Parish Council: Support.

Ward Member: Support.

County Highways: Request conditions.

SCHEDULE OF CONDITIONS

- 1 SC8 - (Details).
- 2 SC27 - (Implementation of Planting).
- 3 B22 - (Access and Turning Space To Accord With Application).
Reason: To enable vehicles to enter and leave the highway

- 4 in forward gear in the interests of road safety.
B14 - (Gradient of Access)...1/20...6 metres...1/10.
Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

Note

- 1 The applicant is advised that the design and appearance of the dwelling should be such as to mitigate against it appearing cramped on the site and to ensure that its character is appropriate for this edge of village location.
-

DR
6/3

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



H01/0164/94

OUTLINE

Applicant: Mr & Mrs S W Sewell
Tel: 0406 380527

Agent: R N Cowling MBIAT
0775 723836

Description: Erection of dwelling and garage

Location: Barrier Bank
Cowbit
Spalding
Lincs

Valid date: 14-FEB-94
Target dates:
To case officer 21-FEB-94
Inspected by 28-FEB-94
Extra contacts 07-MAR-94
Report if not clear by 21-MAR-94

Terminal date: 11-APR-94
Target Committee: 30-MAR-94
Report deadline: 16-MAR-94
Agreed TD Ext:
Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: .13 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	¹⁵ 21-FEB-94	¹⁹ 14-MAR-94
Clerk to Cowbit PC 0775 724536	18-FEB-94	04-MAR-94
Cllr T Barker 0406 380787	18-FEB-94	25-FEB-94

L.C.C. - Mrs Attached JCS 21/2/94

R N Cowling,
22 Oakley Drive,
Spalding,
Lincs.
PE11 2BN.

Mr D Roberts

DJR/JJ H01/164/94

22 Jun 1994

Dear Sir,

ERECTION OF DWELLING AND GARAGE, BARRIER BANK, COWBIT FOR MR AND MRS SEWELL.

Further to our previous discussions over the above application. I am sorry to advise that due to the unexpected absence because of illness by the Case Officer, it was not possible to prepare a report for including on the Planning Committee agenda for the meeting on 22nd June.

I shall endeavour to ensure that a report is prepared for the next Planning Committee meeting on 12th July. At this stage however I am still doubtful as to the final recommendation on the application.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

R N Cowling
22 Oakley Drive
Spalding
Lincs PE11 2BN

Mr D J Roberts
DJR/JK/H01/0164/94

30 March, 1994

Dear Sir

Erection of Dwelling & Garage
Barrier Bank, Cowbit for Mr & Mrs Sewell

In view of the precise wording of the reason for refusal of the previous application, it will be necessary for the applicants to demonstrate that any dwelling will not appear cramped in comparison with other dwellings.

The submitted block plan indicates how a relatively small dwelling could be sited, but gives no indication of its appearance. Before I report the application to a Planning Committee Meeting, I would suggest that it might be useful if we could meet to discuss this aspect of the development.

I would request therefore that you contact Mr Roberts shortly after the Easter break in order to make arrangements for a meeting.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

*Met Agent + Apps on 13/4
Suggested may be possible to design
low 'dome' 'cottage' to blend in with
older properties : left this may be acceptable
but agent would submit sketch plans*

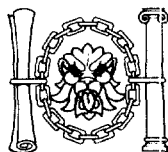
R.N. COWLING M.B.I.A.T.

Member of the British Institute of Architectural Technicians

Architectural Design and Building Consultant

22 OAKLEY DRIVE, SPALDING, LINCOLNSHIRE. PE11 2BN.

TELEPHONE: SPALDING (0775) 723836



Ref 9337

12th May 1994

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

S.H.D.C. PLANNING DEPT.	
RECEIVED	
12 MAY 1994	
✓	DR

For the attention of Mr D J Roberts.

Dear Sir.

Proposed Dwelling and Garage.
Barrier Bank, Cowbit, Spalding, Lincs.
Mr and Mrs S W Sewell.
Your Ref. DJR/JK/H01/0164/94.

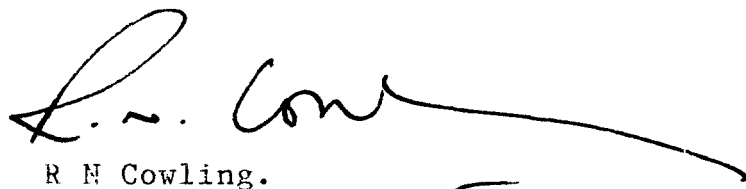
Further to your letter dated 30th March, 1994 and my subsequent meeting on Site with your Mr Roberts, I enclose herewith the following documents in support of the above Outline Planning Application, :-

- (a) 4 copies my drawing no. 9337/2 showing a suggested front elevation.
- (b) 4 copies revised Site Plan drawing no. 9337/1B indicating the proposed chalet style dwellinghouse.
- (c) 3 no. photographs showing the existing properties to either side of the Application Site.

As Mr Roberts is aware, Mr Sewell is at present recovering from a very serious operation. Because his present and indeed future physical condition will prevent him from continuing the cultivation of this parcel of land, the uncertainty of the outcome of this application is causing him some distress, not least from the fact that the earlier application was refused.

To this end your assistance in recommending that Permission be granted for this current application would be appreciated.

Your faithfully,


R N Cowling.

Cur Ref:
Contact:

94/1/SH/0062
Gill Thornalley

Date:

8 March 1994



*National Rivers Authority
Anglian Region*

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Dear Sir,

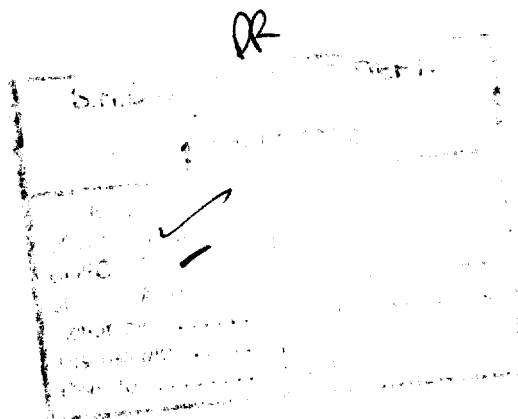
Planning Application No. H01/0164/94

PROPOSAL: ERECTION OF SINGLE DWELLING AND GARAGE
LOCATION: BARRIER BANK, COWBIT
APPLICANT: MR MRS S W SEWELL

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

Yours faithfully

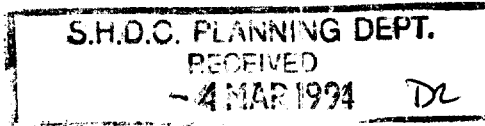
R. Morgan
Planning Manager



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

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

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



Application no: H01/0164/94

Applicant: Mr & Mrs S W Sewell
84 Barrier Bank
Cowbit
Spalding
Lincs, PE12 6AQ

Agent: R N Cowling MBIAT
22 Oakley Drive
Spalding
Lincs
PE11 2BN

Description: Erection of dwelling and garage

Location: Barrier Bank Cowbit
Spalding Lincs

Type: OUTLINE

Date received: 14-FEB-94

18-FEB-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 04-MAR-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D J ROBERTS

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Cowbit PC
7 West Parade
Spalding
Lincs
PE11 1HD

FOR PARISH COUNCIL USE ONLY

Comments: My members support the application.

Signed:

28/2/94

LINCOLN SHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Hereford District Council

Application
Reference

H01/0764/94

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

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

1. National Grid Reference of a
central point on site

horizontal

vertical

--	--	--	--	--	--	--

2. Address or location

BRACKER BANK, LOWBIT

3. Name, classification and number of road

I

4. Date application referred

17-2-94

5. State whether outline, detailed application etc.

OL

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

SINGLE DWELLING

- 7.

Delete as
appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

b. ☒ Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application (reason overleaf).~~

d. ~~Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.~~

Date:

17-2-94

Signed:

[Signature]
Director of Highways and Planning

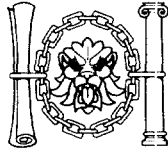
R.N. COWLING M.B.I.A.T.

Member of the British Institute of Architectural Technicians

Architectural Design and Building Consultant

22 OAKLEY DRIVE, SPALDING, LINCOLNSHIRE. PE11 2BN.

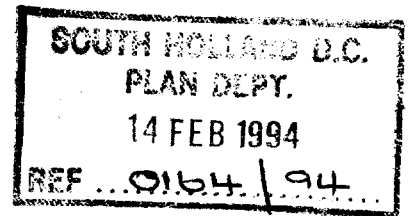
TELEPHONE: SPALDING (0775) 723836



Ref 9337

14th February 1994

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



Dear Sir,

Proposed Dwellinghouse with Garage.
Barrier Bank, Cowbit, Spalding, Lincs.
Mr and Mrs S W Sewell.

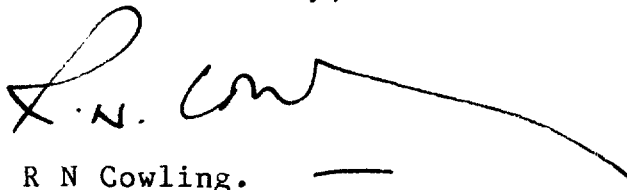
Further to your Refusal of Planning Permission (Outline),
Ref: H01/0910/93 and dated 2nd December 1993, I enclose
herewith the following documents in submission of a revised
application, :-

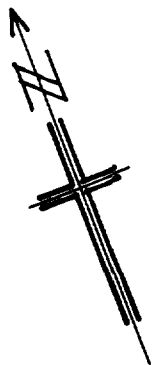
- (a) 4 copies duly completed application form / certificates.
- (b) 4 copies revised drawing no 9337/1A, incorporating
Location Plan.

Because this revision to the original layout involves only the
re-siting of the proposed dwellinghouse, (your reason for
refusing the original application,) I shall be grateful if you
will deal with this new application under the 'Free Go' rule.

With many thanks,

Yours faithfully,


R N Cowling.



**DETERMINED
PLAN**

approximate line of
existing foul sewer

proposed
garage

turning
area

drive

proposed dwellinghouse

existing 3 metre
vehicular access

landscaping

to crowland



barrier (A1073) bank

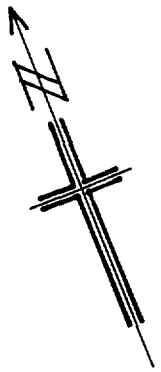
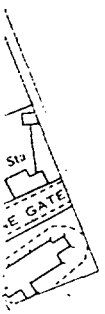
• block plan • scale 1:500 •

WITH CHANGED
CARPET STYLE.
INTER HOUSE
SITING 14/2/94

cs. PE11 2BN • tel: (0775) 723836 •

S.H.D.C. PLANNING DEPT. RECEIVED 12 MAY 1994	
Attention of DEC. NEM COPD. PS TO ASP	File Nos.
Authorised by	acknowledge YES/NO
checked by	by
date	date

SOUTH HOLLAND D.C.
PLAN DEPT.
14 FEB 1994
REF ...0164/94



approximate line of
existing foul sewer

proposed
garage

turning
area

drive

proposed dwellinghouse

existing 3 metre
vehicular access

landscaping

to crowland

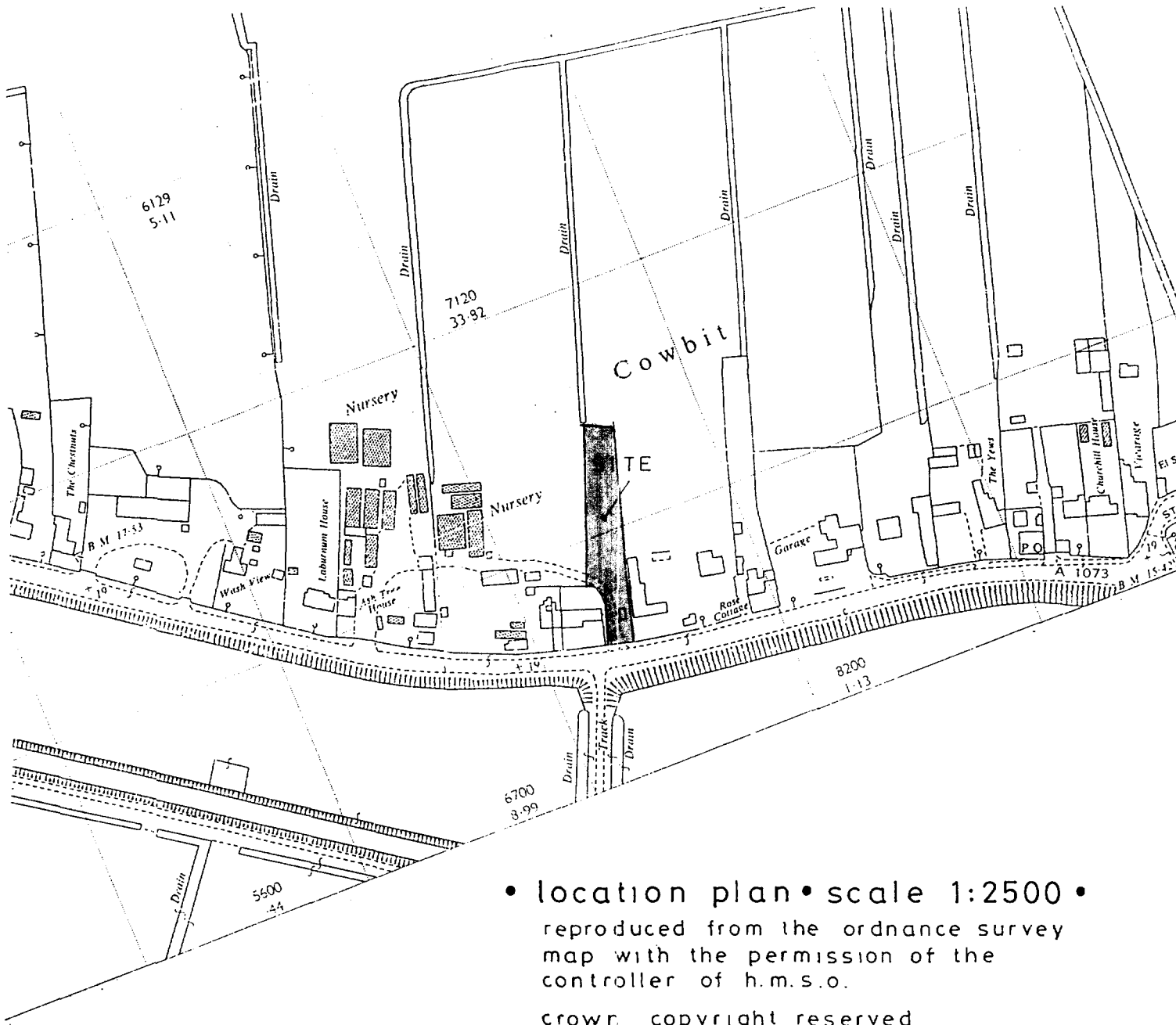
barrier (A1073) bank

ELLINGHOUSE
E-STATES 14/2/94

• block plan • scale 1:500

incs. PE11 2 BN • tel: (0775) 723836 •

SUPERSEDED



R.N. Cowling

REVISED

• OUTLINE PLANNING APPLICATION •

- PROPOSED DWELLINGHOUSE AND GARAGE •
- BARRIER BANK • COWBIT • SPALDING • Lincs •
- MR AND MRS S W SEWELL •

• drawing no. 9337/1A • date - sept. 1993 • *Revisions A. D.*
• r n cowling mbat • architectural consultant • 22 oakley drive . spaldis

DC INSTRUCTION SHEET

APPLICATION REF: H01 / 0164 / 94

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

EA Reg4 -

☐ ☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐ ☐

Details
needed:
(Non-std only)

Other.....

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Superseded plans
indicated

☐

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

Precise details:

Extra Consultations/Publicity Required

☐

None
identified
initially

PM 16-2

RECONSULTS
(revalidated)

All

☐

Publicity: >>

Departure
Setting of LB
Public Right of Way
Discretionary

.....
.....
.....
.....

Consultations:

County
E Heritage
Societies G ROW

Extra Consultations:

Transport D/Transp A15
TRA D/Transp A18
B Rail

..... G* T15
.....
.....

Environment/
Drainage
WAT

Env Services
NRA
IDB
Env Assess

.....
.....
.....

☐ G ENV (See separate sheet)

Conservation
LB

LB Demolish
Archaeology
Eng Heritage
Consultant
Other

..... G* DEM
..... G ARC Specify:
.....
.....
.....

Order No:
Specify:

Hazards

HSC Group
Specific

..... G* HAZ
.....
.....

Specify:
Specify:

Other PLA

Press
PC
WM
Residents

Case Officer:

Senior Officer Confirmed

Date.....17/1

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No —

Date first Rec'd 14 FEB 1994

Registration

Reference H01/0164/94

Cross-Ref —

Date 15/2/94

Validation

Site area
No of dwellings
Floorspace

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

TYPE OUTLINE

Description
to be recorded

Erection of Dwelling
+ Garage

Invalid

Site plans
Certificate

☐

Fee
Fee (not free)

☐

Inaccurate
Incomplete
Unclear

☐

Fees

Correct fee £ NIL

Nil fee

☐

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 376 OS Plots
Grid ref 525740 318060

Ward X Parish COWBIT

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area

LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards -

Dist Bound

Other:

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

Linked to site

Ref 1681

Linked to property

Ref

Planning Records:
Earlier apps

910/93

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

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed

Withdrawn

COMMITTEE

Confirmed as agenda

✓ 14/7

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

DELEGATED DECISION

Case Officer

Approve
(or equiv)

Refuse
(or adverse)

Signed Date.....

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry
prior submission
prior siteworks

Determined plans indicated

Departure approval confirmed

Flag for on-site review

PLANNING COMMITTEE - 12th July, 1994

443. PLANNING APPLICATIONS (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H01/0164/94 Mr & Mrs S W Sewell	O.A. Dwelling and garage at Barrier Bank, Cowbit.
H16/0405/94 South Holland District Council	Demolition of offices/stores to create extra car parking at Short Street Depot, Short Street, Spalding.
(Councillor B. Fines left the meeting during consideration of the above application.)	
H16/0465/94 Mr & Mrs C.R. Sharp	Change of use to therapy centre at 11 Osier Road, Spalding.
(Councillor N.P. Judge, M.B.E requested that his abstention from voting and the discussion relating to the above application be recorded.)	
(Councillors N.I. Capes and C.F. Fisher left the meeting during consideration of the above application.)	
H08/0473/94 Stephen Silver	Residential development comprising ten apartments (renewal of H08/0198/91) at The Factory, Salem Street, Gosberton.
H16/0479/94 Paragon Petcare UK Ltd	Stainless steel ducting on outside of building at Woolram Wygate, Spalding.
(Councillor B.J. Davies left the meeting during consideration of the above application.)	
H14/0492/94 Mr J E N & Mrs J Bridgeman	Change of use to workshop for car repairs and maintenance at White Cross Lane, Surfleet.
H16/0495/94 Mr M Hastings	Conversion of terraced house to two flat units at 7 Victoria Street, Spalding.
(The Director of Planning and Building Control Services was authorised to report on the issue of dwelling units and car parking in town and village centres as part of the District Plan exercise so that, if necessary, a policy can be formulated for use as supplementary planning guidance.)	
H04/0510/94 Longhurst Housing Association	Demolition of existing barn/garage and rebuilding to form two one-bedroomed dwellings at barn adjacent to Cowley House, Donington.
H16/0524/94 Mr P Criessen	Amateur radio aerial mast and aerials at 143 Hawthorn Bank, Spalding.

(Councillor Mrs P J Buffham declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

CONDITIONS:—

Delete as
appropriate

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

(1) B22

(2) B14 - - - - 1/20 - - 6m - - 1/10

Delete as
appropriate

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

(1) B21

(2) B6

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

no change since last visit
may be caught - depends
on design
Standard Estate type dwelling
may not be suitable

Inspected by *DL*
Date *2/2*

Site Notice posted by *DL*
Date
Expiry *2/2*

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

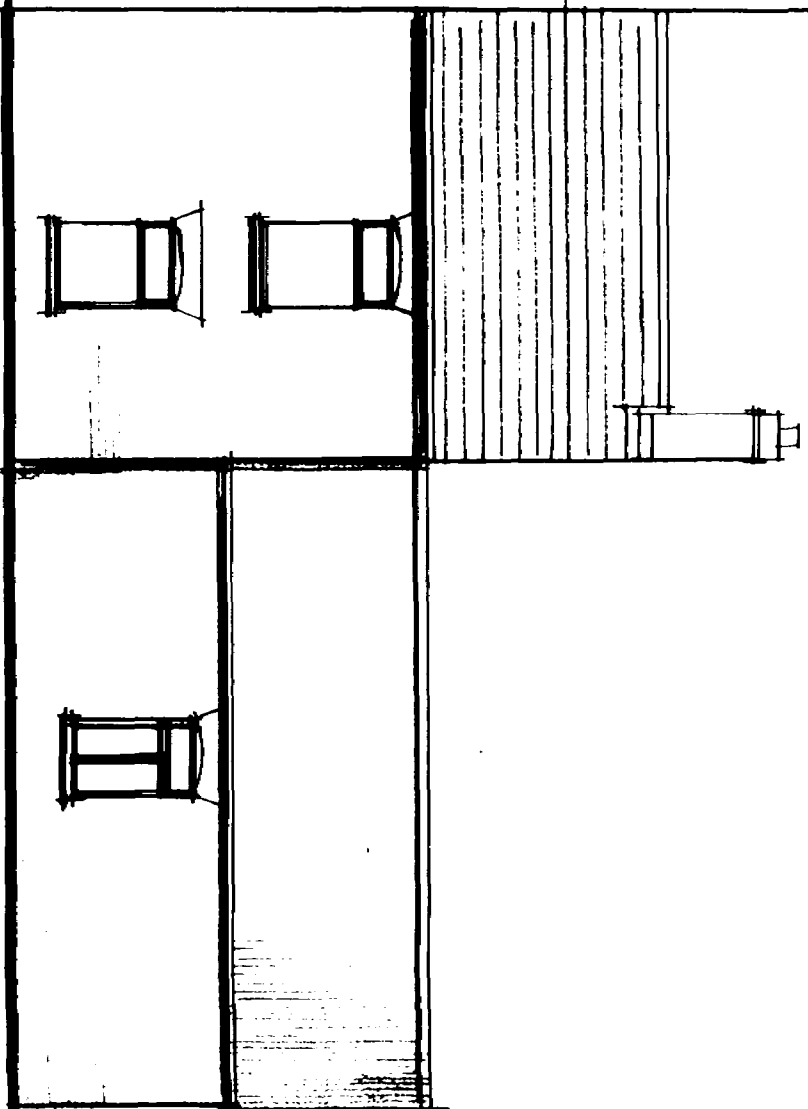
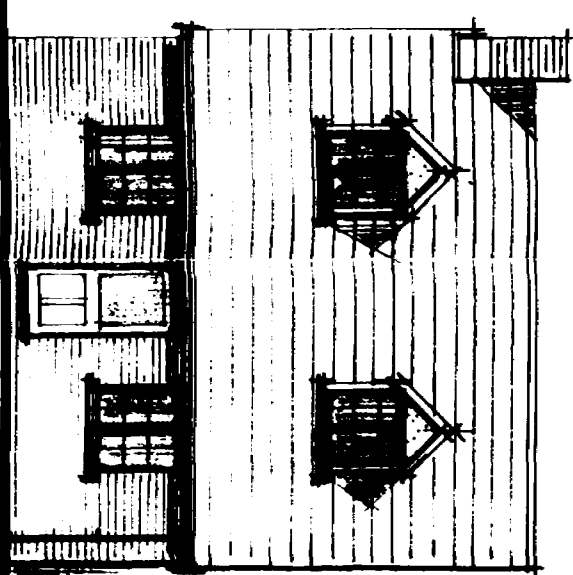
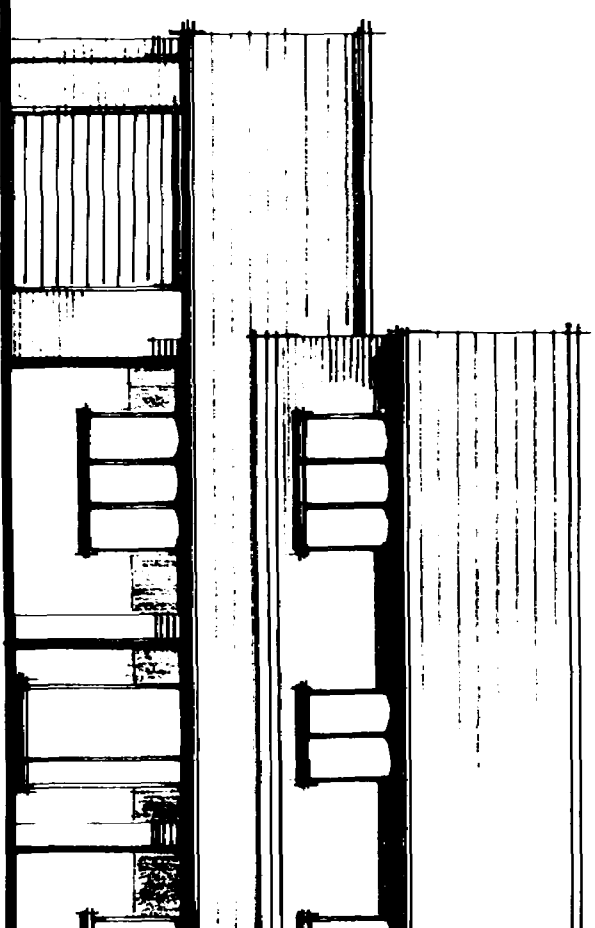
Telephone/Visitor Record

Date

Conversation with

Conclusion

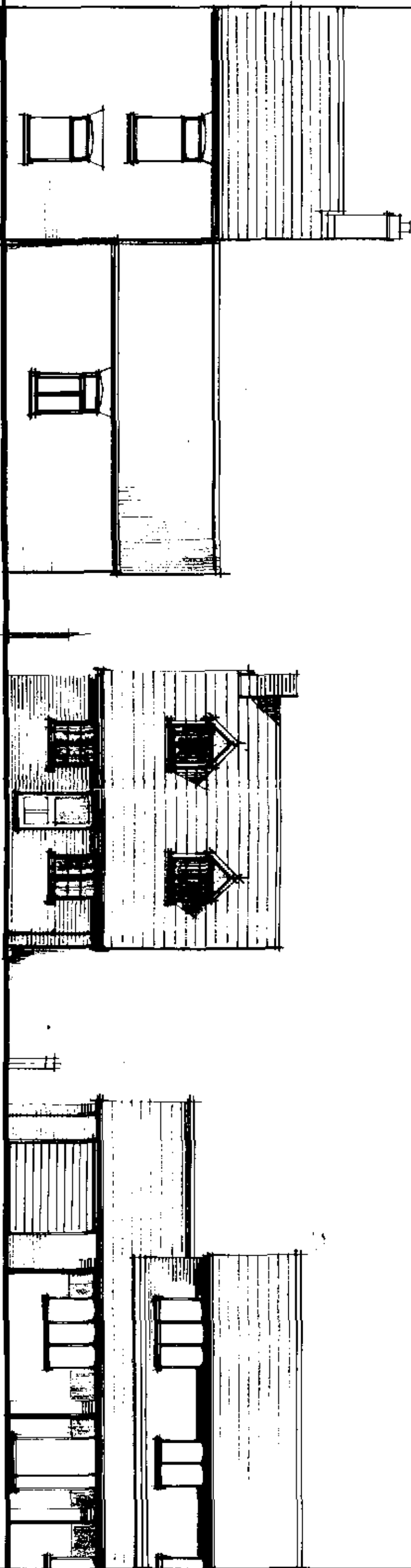
Case Officer Conclusions



X Proposed Business Plot. X

SHOO PLANNING DEPT.
2000 W. 10th Ave.
10000

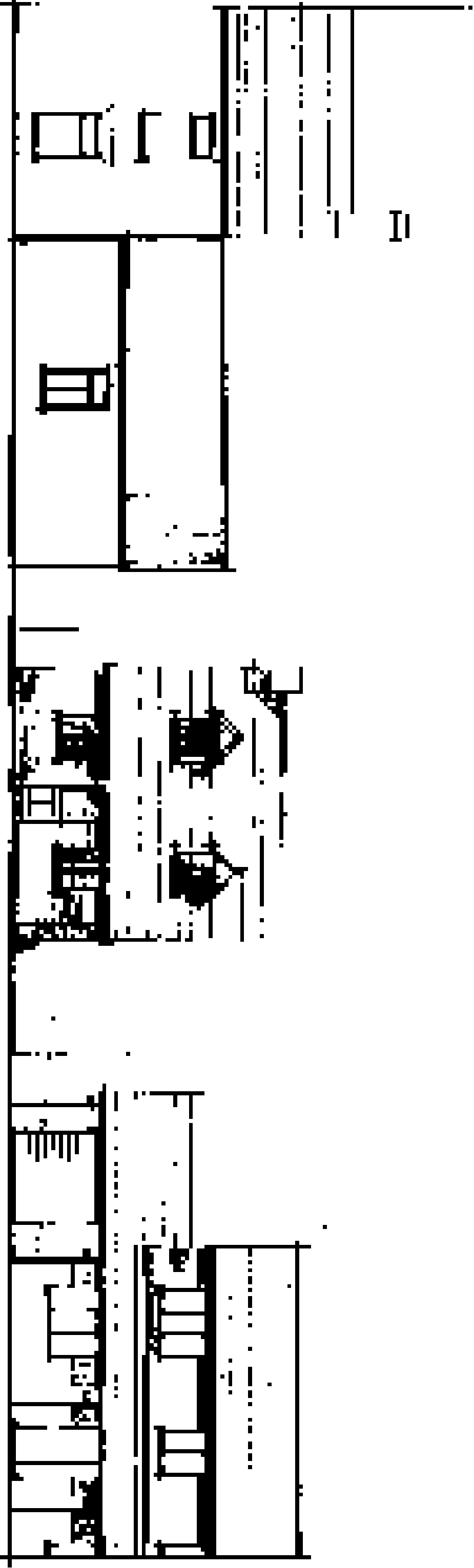
- SUGGESTED FRONT ELEVATION FOR PROPOSED CHARTER STYLE BUSKINGHOUSE.
- BAKER BANK. COUBIT. SPACING. LINCOLNSHIRE. DR. ME + MRS. S.W. SEWELL.
- PLANNING APPLICATION REF. - HO1/0164/94 • SCALE 1/100 • DEDICATED NO. 9337/12.
- R.N. CONVINCE M.B.A.T. 22 OAKLEY DRIVE. SPACING LINE. FEB 28.



X Proposed Business Lot. X

SHOULDER DEPTH
2' 0" 0" 0"
1' 0" 0" 0"

- SUGGESTED FRONT ELEVATION FOR PROPOSED CHARTER STYLE BUCKLINGHOUSE.
- BACKSIDE ELEVATION. CONSIDER SPACING LINCOLN STREET. DO NOT HAVE S.W. SEWELL.
- PLANNING APPLICATION REF: - HO1016494 • SCALE 1/100 • ADDRESS NO. 933712.
- R.N. COUNCIL MEETING. 22 OCTOBER 2014. SPACING LINE. 12/28/14.



Architectural Drawing

Architectural Drawing

The architectural drawing is a floor plan of a building. It shows a large central hall with a staircase. To the left of the hall are several smaller rooms, including a kitchen and a bathroom. To the right of the hall are more rooms, including a bedroom and a living area. The plan is oriented with a north arrow pointing towards the top right.