SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H01/0277/93 Received:31-MAR-93 Type:FULL

Name: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding, Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of two pairs of two-bedroomed houses

Location : Stonegate Cowbit
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 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.

9-6-93
-95

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

3 The drive area between the road up to a point 9 metres back from the boundary of the site of Plots 3 and 4 shall be available at all times for the manoeuvring of vehicles from both properties.

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

4 The access drive and turning area to serve Plots 1 and 2 shall be surfaced in accordance with details to be approved by the Local Planning Authority. The agreed surfacing shall be completed before either of these two dwellings are occupied and shall thereafter be retained for use by the occupants of the dwellings.

Reason: In the interests of the amenities of the locality and the occupants of the dwellings on Plots 1 and 2.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

5 Before the dwellings hereby approved are occupied, amended ground cover planting details shall be submitted to and approved by the Local Planning Authority showing the plants grouped in single species swathes and planted at 600mm centres. Such details as may be approved shall thereafter be implemented during the first available planting season and thereafter maintained to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory scheme in terms of appearance.

6 The hedge to be planted on the front boundary between Plot 1 and Plot 2 and on the highway boundary of the right of way shall be Crataegus Monogyna which shall be allowed to grow to and be maintained at a height of 0.9 metres thereafter.

Reason: To ensure a satisfactory appearance.

7 Details showing the appearance and construction of the frontage wall to Plots 1 to 4 which shall extend along the whole frontage of these dwellings, except the vehicular and pedestrian access points as shown on the submitted plan, shall be submitted to and approved by the Local Planning Authority and implemented before the dwellings are occupied.

Reason: To ensure a satisfactory appearance.

This permission is granted in accordance with the application submitted as revised by the amended details received by the Local Planning Authority on 13 April, 1993 and 11 June, 1993.

Director of Planning and Building Control Services
18-JUN-93 H01/0277/93

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H01 | 0277 | 93

Date Registered 23 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

PATTERSON PROPERTIES.
THE COACH HOUSE
COSBERTON BANK.
COSBERTON
SPALDING
LINCS

Tel. No. 440490

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

COOPER ARCHITECTURAL DESIGN
HACKLESGATE
FLEET
SPALDING LINCS

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

STONE GATE COWBIT SPALDING LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION of 2. PAIRS of 2 BEDROOMED HOUSES

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £240:00 If you consider no fee is payable include a written explanation instead.

Signed. . . . . Date 22/3/93 . . . . . Previous application No.

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

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) ✓ ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application ⬇

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in *this application.*
Now complete Part 4 only

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

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

A. *Please state Reference Number of pervious permission*
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many: Four.
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

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

B. Please state size of any new structure:-

(a) max. height:	7·2.	8.05.	metres
(b) max. length:	9·0	8.1	metres
(c) max. width:	5·765.	8.9	metres

C. Please state type and colour of materials for facing external walls: NOTTINGHAM, GEORGIAN MULTI RUSTIC.

D. Please state type and colour of roofing materials. SANDTOFT CALDERDALE SLATE. GREY.

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

5. GENERAL INFORMATION Please complete each section

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

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: STONE GATE. Will there be— Individual access(es): ✓ New estate road: ☐

C. What provision will be made for garages or parking within the site? PROPOSED DRIVES | GARAGES

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees: ✓

B. The proposal does involve the felling of one or more trees: ☐ ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of: SOAKAWAYS

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

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

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

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

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

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

Proposed total gross floorspace ☐ sq. m. Previous total gross floor space ☐ sq. m.

This new total includes the following net floorspace:

Retail ☐ sq. m. Office ☐ sq. m. Indistrial ☐ sq. m. Warehousing ☐ sq. m.

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

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)

(Please remember to indicate on the location plan any other land under your control).

OWNER.

2. OWNERSHIP OF THE SITE

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

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

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

Signed ..... (~~Applicant~~ / Agent) Date 22/3/93.....

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 22/3/93....

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

Tenant's Name:

Address of tenant at which notice was served: State Date notice served:

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

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* STONEGATE, COWBIT SPALDING, LINCS

I give notice that *(b)* PATTERSON PROPERTIES

is applying to the *(c)* SOUTH HOLLAND DISTRICT Council

for planning permission to *(d)* ERECT TWO PAIRS of SEMI-DETATCHED TWO BEDROOMED HOUSES

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* PRIORY ROAD, SPALDING, LINCS

by *(f)* 10TH MAY 1993.

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed J Hulbert

†On behalf of PATTERSON PROPERTIES

Date 20.4.93

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.

† delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

APPLICATION ASSESSMENT

Notes for Case Officer

Previous objection
N.H. Shallice, 8 Stonegate,

Site Inspection | Accuracy | Neighbours | Boundaries Cowbits

Site features | Other

Why so much land in Blue?

Inspected by PSG
Date 6-4

Spoke to agent - owns land to rear, future access
doubt land incorporated for many years yet.

Notice posted by PSG.
Date 6-4

Resident Notices required

books / mendips / coldendales Sent | Delivered

Case Officer Conclusions

Empty cottage on site between two bungalows, hedges on the boundaries with bungalows mixed 1.2 to left. overgrown to right rear boundary wire fence & trees, paddock beyond wire fence & wooden picket fence to front & hedge around access will tie in with neighbouring bungalow. Walls in front of plots would tie in with church opposite.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required DC 2/4

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area – Local	.....	.....
– Local & National	.....	.....
– English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer PH

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £240

Receipt Issued P2497

Date first Rec'd 23 MAR 1993

Registration

Reference H01/0277/93

Cross-Ref R

Date 24/3~~/93~~

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app
Type

Correct fee 480

Additional ~~120~~ 240

Refund

Receipt Issued P2901

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 277

OS No's

Grid ref 5~~3~~360 3~~4~~5090

Ward X

Parish COWBIT

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 1241

Linked to property

Ref

Planning Records:
Earlier apps 0909/90

B Reg Records:
Already submitted – Ref
Request
Requested

Found on file 30-Sept 94
Drafted for NRM

Mr D J J Lunn
Clerk to Cowbit Parish Council
7 West Parade
Spalding
Lincs
PE11 1HD

Mr P J Udy

PJU/LAC/H01/
0277&0479/93

16 December 1993

Dear Sir

Patterson Properties, Stonegate, Cowbit.

I write further to your query relating to the two applications in Stonegate by Patterson Properties Ltd.

The proposal which was referenced H01/0277/93 was commenced on site on the 9 June 1993. The decision was issued on the 18 June 1993. The Enforcement Officer wrote to the builders on the 11 June 1993 advising them that they had commenced work prior to planning permission being granted which was unsatisfactory and unacceptable and any further works carried out prior to the receipt of planning permission would be entirely at their own risk.

The development referenced H01/0479/93 was commenced on site on the 20 July 1993 and the decision notice was issued on the 22 July 1993.

The commencing of development prior to the receipt of planning permission is not a criminal offence and the applicant company were written to in relation to the application H01/0277/93 over their indiscretion and it is therefore considered that no further action is required and it is not intended to have this matter considered by the Planning Committee.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Brian.

(1) This company's errors I- slightly "jumping the gun" are minor compared with some and, despite the Court's request, I don't think they merit Committee publicity.

(2) In the light of the date of Control letter, a Committee Report would only help criticism of the Department, at least for one source.

(3) I think we should reply briefly in letter.

(4) If you still think we must report to Committee then I think it should be a much briefer report.

(5) 2-0 is a conclusion not a recommendation.

15/10

AGENDA ITEM NO.

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 26TH OCTOBER 1993

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: DEVELOPMENT OF 2 SITES AT STONEGATE, COWBIT BY PATTERSON PROPERTIES.

PURPOSE: **To respond to a letter from Cowbit Parish Council.**

1.1 A letter has been received from Cowbit Parish Council stating "Planning applications 0277/93 and 0479/93 - The developers, Patterson Properties have abused planning regulations by laying the foundations prior to the granting of planning permission. It is recommended that this abuse is considered by the Planning Committee."

1.2 The application reference H01/0277/93 was considered by the Planning Committee on the 12th May 1993. It was then considered by the Sub-Committee on the 24th May 1993 when it was resolved to grant permission subject to negotiations. A letter was sent to the Agent for Patterson Properties on the 3rd June 1993 advising on what amendments were required. According to the Principal Building Control Officer work commenced on this site on the 9th June 1993. On the 11th June 1993 a letter was sent to the Builders by the Enforcement Officer saying that whilst planning permission has been authorised to be granted, negotiations regarding the relocation of the proposed access were still unresolved. Until the negotiations had been concluded it was not possible to issue a decision notice. He went on to inform the Company that it was unsatisfactory and unacceptable to commence work before full planning permission had been obtained and advised them to cease work forthwith since "as any further works on this development prior to the receipt of the required planning permission will be entirely at your own risk." The Company were also advised of the legal powers the Council has to take legal proceedings against any breach of planning control. A letter was received from the applicants' agent on the 11th June 1993 and the decision was issued on the 18th June 1993.

1.3 The application reference H01/0479/93 was considered by the Planning Committee on the 13th July 1993. According to the Principal Building Control Officer work commenced on site on the 20th July 1993 and the Decision Notice was issued on the 22nd July 1993.

1.4 The applicant Company were advised over their indiscretion with respect to application H01/0277/93 by the Enforcement Officer in his letter dated the 11th June 1993. The Company commenced work on the other site reference H01/0479/93 two days before the official Decision Notice was issued but 7 days after the Planning Committee had granted ~~consent~~ permission

2.0 RECOMMENDATION

In the circumstances it is considered that the Company have been advised that commencing work prior to the receipt of planning permission is unacceptable but, as Members are aware, it is not a criminal offence. It is not considered that any further action is required over these two sites.

Background papers: H01/0277/93
H01/0479/93

Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

NRM 13/

277/93 Ltr 12-5-93

Sub Ltr 24-5-93

- grant subject to negotiation

Letter sent 3-6-93

9-6-93

Marked

KW Letter to Patterson 11-6-93

Copy of to Cllr Baker

Letter from Coopers 11-6-93

Rec'd varied 18-6-93

Ce79/93 Ltr 13-7-93

Marked 20-7-93

Issued 22-7-93

"Goodison",
Peak Hill,
Cowbit.

22-9-93

COWBIT PARISH COUNCIL

Clerk to the Council
D. J. J. LUNN

Tel. Spalding 724536

7 WEST PARADE
SPALDING
LINCS PE11 1HD

12th June 1993

Mr B.Smith,
Director of Planning,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

Dear Mr Smith,

My Chairman, Cllr T.Barker has requested that I draw your attention to the following.

Planning Applications 0277/93 and 0479/93 - The developers, Patterson Properties, has abused planning regulations by laying the foundations prior to the granting of planning permission. It is recommended that this abuse is considered by the Planning Committee.

Erection of Wall, Peakhill (Johnsons) - Despite repeated requests by Cllr Barker that this wall has been built close to the highway, there appears to be no positive response to Cllr Barkers complaint. This wall is a safety hazard adjacent to a very busy road. Prompt confirmation that action has been taken would be appreciated.

Yours sincerely,

D J J Lunn.

13/7 meeting adopted

277/93 B Reg Start 9-6-93

479/93 B Reg Start 20-7-93

Min No.	
538	
539	
540	
541	

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H01/0277/93

Applicant: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding, Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of two pairs of two-bedroomed houses

Location: Stonegate
Cowbit
Spalding
Lincs

Amendment: Erect 750 high timber picket fence & privet hedge in lieu of brick wall to front boundary

10-FEB-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

NOTE

The acceptance of this amendment to the boundary treatment shown on the approved plan overrides the requirements of Condition 7 on the decision notice.

COOPER
ARCHITECTURAL
DESIGN

BRONAVON HOCKLESGATE FLEET SPALDING LINCOLNSHIRE PE12 8LF TEL: 0406 23762

South Holland District Council.
Planning Dept.,
Council Offices,
Priory Road
Spalding,
Linc's.

SOUTH HOLLAND D.C.
PLAN DEPT
09 FEB 1994
REF 0277/93

8th February 1994..

A/1

F.A.O. Mr P. Udy.

Dear Sirs,

Re: App. No. H01/0277/93 & H01/0479/93 Patterson Properties.

Please find enclosed planning amendments relating to the boundary treatment on the above properties.

We have two reasons for applying for this ammendment, firstly the bricks which we proposed for the walling, from the old cottage were in our opinion in poor condition and therefore not suitable. Secondly, due to the construction of the existing footpath,it is felt that to undermine this to construct a foundation for the wall would make the path very unstable.

We trust this meets with your approval and remain.

Yours Faithfully.

John Cooper.

PLANNING AMENDMENT

For office use only
Application No. H01/0277/93/A1
Date Registered 09 FEB 1994
Case Officer PSJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT
PATTERSON PROPERTIES
ST PETERS LODGE
PRIORY RD
SPALDING
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)
COOPER ARCHITECTURAL DESIGN
HECKLESGATE
FLEET
SPALDING, LINCS.
Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

STONEGATE COLSBIT

Please complete

EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated

H01/0277/93 / H01/0473/93

Building Regulation reference relating to same development

B01/0311/93 / B01/0427/93

2. Please tick **one** box only

Amendment is proposed where permission already granted
If yes, submit two forms and two plans.
A ✓

or

Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
B

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment.
I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ... J Cooper ... Date ... 8/2/94 ...

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ERECTION of PAIR SEMI DETATCHED HOUSES + 3 BED HOUSE & CARAGE

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

ERECTION of 750 HIGH TIMBER PICKET FENCE + PRIVET HEDGE IN LIEU of BRICK WALL TO FRONT BOUNDARY

State drawing no's of the current submission

—

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

—

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓KL

Registered .....

DC Procedural Assessment

Is the information given correct? Yes/~~No (If No, state above what details are needed)~~

Is it an amendment in principle? ~~Immaterial/Needs new app~~ Immaterial.

Confirmed: 9-2

Give a revised description if the details accepted are different to the submission:

Note: The acceptance of this amendment to the boundary treatment from a tree approved plan overrides the requirements of condition 7 on the decision notice

Acceptance issued:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
C[illegible]il Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H01/0277/93

Applicant: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding, Lincs

Agent: Cooper Architectural Desi
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of two pairs of two-bedroomed houses

Location: Stonegate Cowbit
Spalding Lincs

Type: FULL

24-JUN-93

Dear Sir/Madam,

PLANNING APPLICATION

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

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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Copy Sent to:-

Hix & Son - agents
Ref CS/6169/SEC
28 Church Street
Holbeach
Spalding, Lincs. PE12 7LL

Your Client:- Mrs N H Shallice

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

Richard H. Frisby, F.R.I.C.S., F.A.A.V.
Christopher Shallice, F.R.I.C.S., F.A.A.V.
Gordon A. Mills, A.R.I.C.S., I.R.R.V., F.A.A.V.
CONSULTANT
V.S. Mills, F.R.I.C.S., F.A.A.V.

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

Established 1897
TEL. HOLBEACH (0406) 22777
FAX. HOLBEACH (0406) 26142

Our Ref: CS/6169/SEC Date 15th April 1993 Your Ref:

Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire

OBJECTION

For the Attention of Mr. P.J. Udy

Dear Sir

Application Number H01/0277/93
Erection of two (2) Pairs of Semi Detached Houses
at Stonegate, COWBIT

We act on behalf of Mrs. N.H. Shallice the owner of No. 8 Stonegate, COWBIT. Our Client has asked us to bring to your attention the following matters relating to the above Application :-

(A) The boundary hedge between the site and our client's property has always been maintained by our Client and as far as is known is at least half owned by our Client. We would therefore not expect the style of the hedge to change in respect of the proposed development.

(B) Our Client is concerned that the area edged blue on Application Plan LS9239/4 remains amenity area as shown on the Plan (Presumably grass and trees) and does not become a Parking, Dumping or generally unsightly area ancillary to the proposed dwellings to the detriment of the surroundings and the locality.

We look forward to receiving your confirmation on these matters raised.

Yours faithfully

S.H.D.C. PLANNING DEPT.
RECEIVED
19 APR 1993 PU

SF 19/4

29.11.93.

2 Bedroom Houses
Stonegate
Caudwell
Spalding
Patterson Properties
Bol/311/93.
Plot No. 1 & 2.
Following a Building Regs. completion inspection it was found that the brick solider courses above the first floor windows on the rear & front elevations had been omitted.
Garage to plot 2 omitted.

W.T. Shipp.

De Minimis. NFA.

CAMBRIDGE

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

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

Com

SOUTH HOLLAND DISTRICT COUNCIL

H01/0277/93

FULL

Applicant: Patterson Properties
Tel:

Agent: Cooper Architectural Desig
0406 23762

Description: Erection of two pairs of two-bedroomed houses

Location: Stonegate
Cowbit
Spalding
Lincs

Valid date: 31-MAR-93
Target dates:
To case officer 07-APR-93
Inspected by 14-APR-93
Extra contacts 21-APR-93
Report if not clear by 05-MAY-93

Terminal date: 26-MAY-93
Target Committee: 12-MAY-93
Report deadline: 28-APR-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 4 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Cowbit PC	0775 724536	05-APR-93	19-APR-93	comments
Cllr T Barker	0406 380787	05-APR-93	19-APR-93	Restricted sites, access to backland, not good access
N H Shallice, 8 Stonegate, Cowbit		07-APR-93	21-APR-93	prefer original O/A on
Site/Press Advert MIN		08-APR-93	29-APR-93	Corner, heavy traffic

L.C.C Obs Attached JF CS 26/4/93
~~see H/0813 dated 3/4/93~~

WSL Straight, no room to extend
Soft titles = keeping Nbanca

SITE DETAILS

Grid ref: 526050 318050
OS Sheets: 277 Parcel:

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

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

H01/0277/93

FULL

Applicant: Patterson Properties
Tel:

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Description: Erection of two pairs of two-bedroomed houses

Location: Stonegate
Cowbit
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Target dates:		Target Committee:	12-MAY-93
To case officer	07-APR-93	Report deadline:	28-APR-93
Inspected by	14-APR-93		
Extra contacts	21-APR-93	Case Officer:	
Report if not clear by	05-MAY-93		P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 4 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Cowbit PC	0775 724536	05-APR-93	19-APR-93
Cllr T Barker	0406 380787	05-APR-93	19-APR-93
Site/Press Advert MIN		06-APR-93	20-APR-93
		6	21

SITE DETAILS

Grid ref: 526050 318050
OS Sheets: 277 Parcel:

COOPER
ARCHITECTURAL
DESIGN
BRONAVON HOCKLESGATE FLEET SPALDING LINCOLNSHIRE PE12 8LF TEL: 0406 23762

South Holland District Council.
Planning Dept.,
Council Offices,
Priory Road
Spalding,
Linc's.

SOUTH HOLLAND D.C.
PLAN DEPT
11 JUN 1993
REF ..... Arch. Ltr

7th June 1993.

F.A.O. Mr P. Udy.

Dear Sir,

Re:Two Pairs of Two Bedroomed Houses. Stonegate, Cowbit.
H01/0277/93.

Further to your letter of the 3rd June. Please find enclosed 4 No. copies of Dwg. No. LS 9239:4A. Showing the Right of Way moved over and the revised Landscaping scheme. The revised landscaping is of low growing dense planting, this will, when established give rise to very low maitainance However our client Patterson Properties have agreed with the owners that they will afford such maintainance as required.

With regard to the access to plots 1 & 2. this will be a right of way and such deeds will be conveyed with the property.

We trust that this meets with your approval and remain.

Yours Faithfully.

Patterson Properties,
The Coach House,
Gosberton Bank,
Gosberton,
Spalding,
Lincs.

Mr K Woods

KW/JJ H1/277/93

11 Jun 1993

Dear Sir,

PLANNING APPLICATION H1/277/93 - ERECTION OF DWELLINGS AT STONEGATE, COWBIT BY PATTERSON PROPERTIES.

I refer to the Enforcement Officer's visit to the above site on the 9th June 1993 and his subsequent conversation with you in relation to the digging of footings on the site before full planning permission has been received for the development.

Whilst the Director of Planning and Building Control Services has been authorised to grant planning permission for this development subject to satisfactory negotiations regarding the relocation of the proposed access to the site, we still await your comments on this matter as set out in a letter to your Agents dated the 3rd June 1993. Until your observations are received it will not be possible to issue a decision notice on this application.

To start work on the site before full planning permission has been obtained is most unsatisfactory and unacceptable to this Council and you are advised to cease work forthwith as any further works on this development prior to the receipt of the required planning permission will be entirely at your own risk.

I must advise you that Section 172 of the Town and Country Planning Act 1990 empowers the Council to commence legal proceedings against any breach of planning control.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

cc Cooper Architectural Design,
Hocklesgate,
Fleet,
Spalding,
Lincs.

Cllr. T. Barker,
48 Backgate,
Cowbit,
Spalding,
Lincs.
PE12 6AP.

Mr R Woods

KW/JJ H1/277/93

11 Jun 1993

Dear Councillor Barker,

PLANNING APPLICATION H01/277/93 - PATTERSON PROPERTIES LTD, STONEGATE, COWBIT.

I refer to your complaint in respect of the above development and forward herewith a copy of a letter sent to the Developer which is self-explanatory.

Yours sincerely

N Midlen
Principal Planning Officer
Development Control

Enc.

P J Udy

PJU/SAH H01/0277/93

Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

3 June 1993

Dear Sir

Erection of Two Pairs of Two-Bedroomed Houses, Stonegate, Cowbit for Patterson Properties

I refer to the above planning application which was considered by the Plans Sub-Committee on the 24 May 1993. The Director of Planning and Building Control Services has been authorised to grant planning permission for this development subject to satisfactory negotiations regarding the relocation of the proposed access to the site on land lying between the proposed access and the western boundary of the residential curtilage. Clarification is also required regarding the proposed future use and maintenance of the area of land.

It seems to me that what is required is the access drive to be moved onto the area of land on which you propose to plant three betula pendula and two sorbus aucuparia and one robina pseudoacacia. This will therefore allow a greater distance between the drive way and the bungalow to the west which can be landscaped.

Since the access drive is not within the ownership of the applicants company it is also necessary to advise me on who, or how the land beside this proposed access way will be maintained in the future, because it is clearly not part of the four plots applied for. Would you also give an undertaking that the proposed access will remain in perpetuity because if it was removed, plots 1 and 2 would loose their means of access and would have to have fresh accesses from Stonegate.

I look forward to your comments and amended plans within the next 14 days.

Yours faithfully

[illegible]

Principal Planning Officer (Development Control)

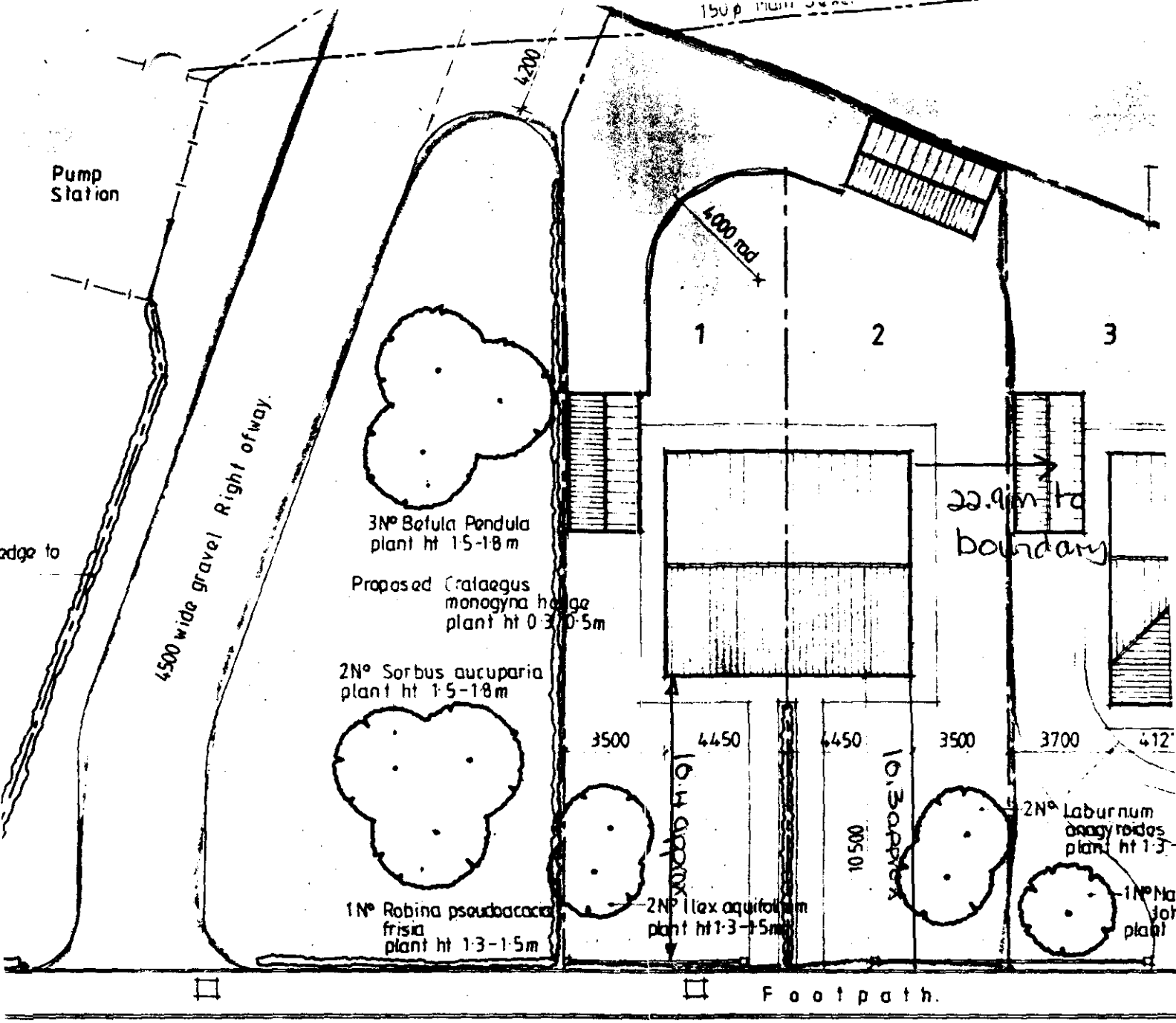
To D. Gredney

Stonegate ~~Gredney~~ Cubit
D. Patterson · Properties
Your ref 479/93
Our ref 311/93

Setting out as per sheet attached.

MR Davis

CAMBRIDGE



900 high brickwall o
reclaimed brick fro
demolished cottage.

S T O N E G A T E.

Block Plan 1: 200

NORTH

P J Udy

PJU/SAH H01/0277/93

Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

3 June 1993

Dear Sir

Erection of Two Pairs of Two-Bedroomed Houses, Stonegate, Cowbit for Patterson Properties

I refer to the above planning application which was considered by the Plans Sub-Committee on the 24 May 1993. The Director of Planning and Building Control Services has been authorised to grant planning permission for this development subject to satisfactory negotiations regarding the relocation of the proposed access to the site on land lying between the proposed access and the western boundary of the residential curtilage. Clarification is also required regarding the proposed future use and maintenance of the area of land.

It seems to me that what is required is the access drive to be moved onto the area of land on which you propose to plant three betula pendula and two sorbus aucuparia and one robina pseudoacacia. This will therefore allow a greater distance between the drive way and the bungalow to the west which can be landscaped.

Since the access drive is not within the ownership of the applicants company it is also necessary to advise me on who, or how the land beside this proposed access way will be maintained in the future, because it is clearly not part of the four plots applied for. Would you also give an undertaking that the proposed access will remain in perpetuity because if it was removed, plots 1 and 2 would loose their means of access and would have to have fresh accesses from Stonegate.

I look forward to your comments and amended plans within the next 14 days.

Yours faithfully

Peter Udy

pp N R Midlen
Principal Planning Officer (Development Control)

PLANS SUB-COMMITTEE - 24th May, 1993

391. PLANNING APPLICATIONS (continued)

(a) Determinations following Site Inspections (Continued)

Plan No and Applicant	Proposal
H01/0277/93 PJ Patterson Properties	Two pairs of 2 bedroomed houses at Stonegate, Cowbit.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development subject to satisfactory negotiations with the applicant regarding the relocation of the proposed access to the site on the land lying between the proposed access and the western boundary of the residential curtilage to the site, and clarification regarding the proposed future use and maintenance of the area of land.

(Councillor A E Naylor entered the meeting during consideration of the above application.)

H16/0632/92 First National Commercial Bank	25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces at 6, 7 and 8 High Street, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised (a) to grant planning permission for the above development in accordance with his recommendation; and (b) to investigate the possibility of a further access being provided through land to the rear of the site, the applicants to be advised of any such possibility.

H16/0655/92 First National Commercial Bank	Conservation Area Consent for clearance of site/demolition of warehouses, showroom and offices at 6, 7 and 8 High Street, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised (a) to grant planning permission for the above development in accordance with his recommendation; and (b) to investigate the possibility of a further access being provided through land to the rear of the site, the applicants to be advised of any such possibility.

(b) Planning Applications Awaiting Site Inspections

As there was insufficient time to visit the sites prior to the meeting, consideration of the undermentioned applications be deferred pending a site inspection for the reasons indicated:-

Plan No and Applicant	Proposal
H16/0091/93 Mr and Mrs D Ball	Bungalow at Horseshoe Road, Spalding.

(To assess whether the proposal would be acceptable subject to an appropriate planning obligation.)

H13/0205/93 Dr and Mrs S Rayner	Condition compliance with landscaping scheme (condition 6 of H13/0680/92) at 11 East Cobgate, Moulton.

(In view of representations now received from the Parish Council.)

H08/0161/93 Mr T Sharpe	Semi detached dwelling to replace existing delapidated dwelling at 41 High Street, Gosberton.

(To assess the suitability of the site for the proposed development.)

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 24th May, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr T. Bray - Vice-Chairman

Mr. J.R. Pearl	Mr. E.N. Davies	Mr. M.S.L. Rollinson
Mrs. P.J. Buffham	Mr. J.T. Davis	Mr. T.G.M. Tyler
Mr. N.I. Capes	Mrs. E.O. Hall-Patch	Mr. R.C. West
Mr. J. Clark	Mr. A.E. Naylor	Mr. M.C. White

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors C.J.T.H. Brewis, J.A. Dobney, N.P. Judge, M.B.E. and W.D. Skells.

390. MINUTES

The Minutes of the meeting held on 4th May, 1993 were signed by the Chairman as a correct record.

391. PLANNING APPLICATIONS

(a) Determinations following Site Inspections

The following applications were determined as indicated following an inspection of each site:-

Plan No and Applicant	Proposal
H18/0064/93 J W Trayford	Residential development - 3 detached houses including 3 detached garages at Wharf Street, Sutton Bridge.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H20/0127/93 F S Campling	O.A.	Indoor bowling building with car parking from existing access at Fishergate, Sutton St James.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, subject to conditions including a) the restriction of the hours of use to 11 p.m. at the latest; b) the restriction of the use to that of a bowling rink only; c) the provision of enhanced landscaping; d) the surfacing of the yard and access road; and e) the relocation of the parking area so that the proposed building acts as a noise barrier.

H09/0794/92 Mr and Mrs L Britton	Agricultural dwellinghouse and garage at New River Gate, Holbeach Drove.

RESOLVED: Planning permission be refused for the above development in accordance with recommendation A of the Director of Planning and Building Control Services.

H23/0237/93 P and S W Hoyes	Sculpture (oak and steel) off Churchgate, Whaplode.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

391. PLANNING APPLICATIONS (continued)

(a) Determinations following Site Inspections (Continued)

Plan No and Applicant	Proposal
H01/0277/93 Patterson Properties	Two pairs of 2 bedroomed houses at Stonegate, Cowbit.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development subject to satisfactory negotiations with the applicant regarding the relocation of the proposed access to the site on the land lying between the proposed access and the western boundary of the residential curtilage to the site, and clarification regarding the proposed future use and maintenance of the area of land.

(Councillor A E Naylor entered the meeting during consideration of the above application.)

H16/0632/92 First National Commercial Bank	25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces at 6, 7 and 8 High Street, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised (a) to grant planning permission for the above development in accordance with his recommendation; and (b) to investigate the possibility of a further access being provided through land to the rear of the site, the applicants to be advised of any such possibility.

H16/0655/92 First National Commercial Bank	Conservation Area Consent for clearance of site/demolition of warehouses, showroom and offices at 6, 7 and 8 High Street, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised (a) to grant planning permission for the above development in accordance with his recommendation; and (b) to investigate the possibility of a further access being provided through land to the rear of the site, the applicants to be advised of any such possibility.

(b) Planning Applications Awaiting Site Inspections

As there was insufficient time to visit the sites prior to the meeting, consideration of the undermentioned applications be deferred pending a site inspection for the reasons indicated:-

Plan No and Applicant	Proposal
H16/0091/93 Mr and Mrs D Ball	Bungalow at Horseshoe Road, Spalding.

(To assess whether the proposal would be acceptable subject to an appropriate planning obligation.)

H13/0205/93 Dr and Mrs S Rayner	Condition compliance with landscaping scheme (condition 6 of H13/0680/92) at 11 East Cobgate, Moulton.

(In view of representations now received from the Parish Council.)

H08/0161/93 Mr T Sharpe	Semi detached dwelling to replace existing delapidated dwelling at 41 High Street, Gosberton.

(To assess the suitability of the site for the proposed development.)

PLANS SUB-COMMITTEE - 24th May, 1993

391. PLANNING APPLICATIONS (continued)

(b) Planning Applications Awaiting Site Inspections (continued)

Plan No and Applicant		Proposal
H14/0222/93 Patterson Properties		6 terrace cottages at Flaxmill Lane, Pinchbeck.

(To assess possible noise implications for the development from the adjoining commercial garage.)

H03/0295/93 Mrs J Earth	O.A.	3 bungalows (renewal of outline application H03/0774/90) at "Tara" Main Road, Hop Hole, Spalding.

(To assess the suitability of the site for the proposal in the light of the Council's policy relating to the character and design of development which has been adopted since the original planning permission.)

H02/0306/93 L Brisley	O.A.	Bungalow at 10 Plank Drove, Crowland.

(To establish whether or not the proposal is an appropriate form of infill development to permit in the open countryside.)

H16/0289/93 Mr and Mrs French	First floor extension at 26 Cleyhall Drive, Spalding.

(To assess the suitability of the site for the proposal.)

(c) Other Planning Applications Referred to the Sub-Committee for Determination

The following applications, which had previously been referred to the Sub-Committee for consideration, were determined as indicated:-

Plan No and Applicant	Proposal
H12/0006/93 Mr and Mrs I Knight	Access to existing house at The Laurels, Marriots Gate, Lutton.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H05/1316/92 Ashwood Homes	18 dwellings, plots 38 - 55, to be known as Phase III in the development of land off Foxes Low Road, Holbeach.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H16/0284/93 Swallow Homes Ltd	Residential development (105 houses and 25 bungalows) at Phase III, Wygate Park, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development, in accordance with his recommendation.

H16/0301/93 Stamford Construction	63 dwellings complete with roads and footpaths on land west of Woolram Wygate, Spalding.

RESOLVED: Consideration of the above application be deferred pending receipt of further information.

392. RESIDENTIAL DEVELOPMENT AT KINGSGATE, GEDNEY (KINGS QUALITY HOMES) (355/93)

Further to the above minute, and following an inspection of the site, the Sub-Committee gave further consideration to the report of the Director of Planning and Building Control Services detailing various discrepancies in the layout and construction of plots 7 and 8 of the approved development at Kingsgate, Gedney, the subject of planning permission H06/0442/92, following complaints from the occupiers of two properties abutting the application site that the dwellings had been incorrectly positioned, resulting in overlooking. A further application had been received in order to regularise the situation.

During the ensuing discussion it was suggested that further appropriate landscaping along the north-western boundary of the development site involving plots 8, 10, 11 and 12 would reduce the impact of the development on the complainants' properties.

RESOLVED:

a) That the application for amendments to planning permission H06/00442/92 in respect of plots 7 and 8 be approved subject to the provision of additional landscaping on the north- western boundaries of plots 8, 10, 11 and 12; and

b) That the objectors be advised of the decision.

393. MANOR HOUSE GARDENS, ABBEY WALK, CROWLAND (358/93)

As there was insufficient time to visit the above site prior to the meeting it was

RESOLVED: That consideration of the matter be deferred pending a site inspection.

(End of Minutes)

24th MAY 1993 PLANNING SUB-COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H18/0064/93 J W Trayford	JB	Grant as recommended.
H20/0127/93 F S Campling	JB	DPBCS Authorised. Conditions to include: Enhanced planting between proposed building and residential dwellings. Restriction on hours of use, 2300hrs to be latest time allowed. Parking to be on other side so as to allow building to act as a noise buffer. Use to be restricted to bowling alley only.
H16/0091/93 Mr & Mrs Ball	PJU	Deferred for site visit. Insufficient time to visit site.
H13/0205/93 Dr & Mrs Rayner	DMG	Deferred for site visit. Insufficient time to visit site.
H09/0794/92 Mr & Mrs Britton	JB	Refused.
H08/0161/93 Mr T Sharpe	DJR	Deferred for site visit. Insufficient time to visit site.
H14/0222/93 Patterson Properties	DJR	Deferred for site visit. Insufficient time to visit site.
H23/0237/93 P & S W Hoyes	DMG	Grant as recommended.
H01/0277/93 Patterson Properties	PJU	DPBCS Authorised subject to re-alignment of access. Members not happy with access strip being excluded - agreement over maintenance needed.
H03/0295/93 Mrs J Earth	DJR	Deferred for site visit. Insufficient time to visit site.
H02/0306/93 L Brisley	PJU	Deferred for site visit. Insufficient time to visit site.
H16/0289/93 Mr & Mrs French	PJU	Deferred for site visit. Insufficient time to visit site.
H16/0632/92 H16/0655/92 1st National Bank	NRM	DBPCS Authorised as recommended. Look at access possibilities and advise applicant accordingly. WAIT FOR MINUTE
H12/0006/93 Mr & Mrs Knight	DMG	Grant as recommended. WAIT FOR MINUTES to check if any access requirements.

12th MAY 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H09/0794/92 Mr & Mrs Britton	JB	Deferred for Site Visit. Clarify vagaries of situation if possible and identify if other land is available.
4	H16/0069/93 Parigo Horticultural Co	DJR	Revised 106 agreement as recommended.
6	H23/0124/93 Mrs Bolton	DMG	Grant as recommended.
8	H09/0145/93 Mr Lloyd	JB	Refuse as recommended.
12	H10/0151/93 Lindsey Walton	DMG	Refuse and legal action if necessary as recommended. DPBCS Authorised to refuse any further application for this sign, and to take legal action.
13	H08/0161/93 Mr Sharpe	DJR	Deferred for Site Visit.
14	H08/0207/93 Mr Houldershaw	DJR	Grant as recommended.
15	H14/0222/93 Patterson Properties	DJR	Deferred for Site Visit.
18	H18/0226/93 M Stanojevic	DMG	Grant as recommended.
19	H14/0231/93 Mr Hammond	PJU	Grant as recommended.
21	H23/0237/93 P & S W Hoyes	DMG	Deferred for Site Visit.
23	H05/0247/93 Mr Jordan	JB	Refuse as recommended.
25	H08/0254/93 Mr & Mrs Nikoloff	DJR	Grant as recommended.
26	H11/0255/93 Longhurst Housing	JB	Grant as recommended.
28	H22/0256/93 Lingarden Ltd	DJR	DPBCS Authorised subject to further discussions with highways and applicant re 278 Agreement and negotiate development further back from bypass turn.
29	H23/0259/93 Mr Drury	DMG	Refuse as recommended.
31	H23/0269/93 G R Merchant	DMG	Grant as recommended.
32	H01/0277/93 Patterson Properties	PJU	Deferred for Site Visit. Confirm ownership and extent of application site.

DJR has spoken to Applicant + requested a plan showing access - applicant to

34	H1 0279/93 Eastman Securities	DJR	Grant as recommended.
36	H22/0282//93 Nestwood Homes	DJR	Grant as recommended. Delete condition 7. Expand wording of landscaping condition to ensure substantial screening to rear gardens.
38	H08/0292/93 M Watson	PJU	Refuse as recommended.
40	H23/0293/93 Mr Usher	DMG	Refuse as recommended.
42	H03/0295/93 Mrs Earth	DJR	Deferred for Site Visit.
45	H02/0306/93 L Brisley	PJU	Deferred for Site Visit.
46	H16/0308/93 Environmental Engineering	DJR	Grant as recommended.
48	H16/0309/93 Broadgate Homes	DJR	Grant as recommended. Permission to be in accordance with amended plans received 12 May 93.
49	H16/0322/93 Broadgate Builders	DJR	Grant as recommended.
50	H16/0327/93 Mr & Mrs Landman-Drage-Weston	PJU	Refuse as recommended.
51	H05/1316/92 Ashwood Homes	JB	Deferred for Sub-Committee as recommended.
53	H14/0187/93 H14/0188/93 John Allen Transport	PJU	Refuse as recommended. Refuse as recommended.
56	H14/0262/93 Cecil Francis Ltd	PJU	Grant as recommended.
57	H14/0263/93 Mr Bowser	PJU	Refuse as recommended.
59	H22/0270/93 Mr Whittaker	PJU	Refuse as recommended.
60	H16/0289/93 Mr & Mrs French	PJU	Deferred for Site Visit.
61	H16/0284/93 Swallow Homes	DJR	Deferred for Sub-Cttee as recommended.
63	H16/0301/93 Stamford Construction	DJR	Deferred for Sub-Cttee as recommended.

14th May 1993

Signed _____
Principal Planning Officer

Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding
Lincs

Mr P J Udy

PJU/LAB
H01/0277/93

20 May 1993

Dear Sir

Erection of Two Pairs of Two-Bedroomed Houses, Stonegate, Cowbit.

I refer to your letter and plans which were received on the 14 May 1993.

The Parish Council are answerable only to themselves for the comments that they make on planning applications. The Parish Councils are consulted by ourselves for their comments and they are not advised of discussions which have taken place between this Department and applicants.

It is not the Council's policy to ensure that building plots are of an adequate size to ensure that extensions could be built. Applications are dealt with on their own merit but the Council have on previous occasions, when proposals are particularly dense removed the permitted development rights for extensions, so that further intensification of building on plots is prevented without the consideration of a planning application.

Section 215 of the Town and Country Planning Act 1990 empowers the Council to take action to require the proper maintenance of land.

Lincolnshire County Council Highway Department have requested a condition in relation to your planning application and the proposed access to the backland is very similar to that shown on the outline approved referenced H01/0909/90.

Yours faithfully

pp N R Midlen
Principal Planning Officer
Development Control

APPLICATION REFERENCE: H01/0277/93 DATE RECEIVED: 31-MAR-93

TYPE: Full

DESCRIPTION: Erection of two pairs of two-bedroomed houses

LOCATION: Stonegate, Cowbit

APPLICANT: Patterson Properties AGENT: Cooper Architectural

REASON FOR COMMITTEE CONSIDERATION

Objections received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 12 MAY 1993

RECOMMENDATION

Grant permission.

COMMENTS

1 Layout similar to that approved under reference H01/0909/90, but with site reduced so access drive to plots 1 and 2 outside site.

3 The distance between side boundaries of each plot and dwelling is over 3.5m and spacing of dwellings is considered aceptable.

4 The boundaries will be delineated by walls and hedges to reflect existing character of locality.

REPRESENTATIONS

Parish Council: The dwelling should be re-sited to infill whole of area. Shrub area could become overgrown and neglected. Larger plot space per dwelling would allow future extensions. Also recommend drive access should be changed owing to right of way being close to a hedge restricting vision and close to a dangerous corner.

Ward Member: Restricted sites, no room to extend, heavy traffic use Stonegate, roof tiles should be inkeeping, not good access to backland, prefer original outline application.

Public: One letter received on behalf of 8 Stonegate - summarised:
Boundary hedge between site and clients property maintained by our client and as far as known, half owned by client. Would not expect style of hedge to change in respect of proposed development.

Client concerned area edged blue remains amenity area and does not become parking, dumping, or generally.unsightly area ancillary to the proposed dwellings.

Applicant: Access provision as shown on plans submitted for outline planning and also configuration complies with your request for shared access at Backgate.

SCHEDULE OF CONDITIONS

1 SC27 - (implementation of planting).

2 The drive area between the road up to a point 9 metres back from the boundary of the site of Plots 3 and 4 shall be available at all times for the manoeuvring of vehicles from both properties.
Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

3 The access drive and turning area to serve plots 1 and 2 shall be surfaced in accordance with details to be approved by the Local Planning Authority. The agreed surfacing shall be completed before either of these two dwellings are occupied and shall thereafter be retained for use by the occupants of the dwellings.
Reason: In the interests of the amenities of the locality and the occupants of the dwellings on plots 1 and 2.

NOTE

1 SN1 - (amended plans) ... received by the Local Planning Authority on the 13 April 1993.

H05/1316/92 Ashwood Homes	DJR	Grant as recommended
H16/0284/93 Swallow Homes	DJR	DPBCS Authorised as recommended. Suggest meeting NRM/DJR/JC to provide overview of proposed development and a prediction of future development strategy.
H16/0301/93 Stamford Construction	DJR	Deferred. Outstanding matters to be resolved. Concern over space between dwellings
PO Report 12 Kingsgate, Gedney	JB	Approved as recommended subject to an enhanced planting scheme on the Western Boundary to minimise potential overlooking. **Mr Breese:** Check answer to letter of complaint. Mr Breese has stated that emphasis seems to have been placed on right of light instead of the main issue of overlooking. advise him of committee decision.
PO Report 15 Manor House Gardens, Abbey Walk, Crowland	NRM	Deferred for site visit. Insufficient time to visit site.

26th May 93

Signed _____
Principal Planning Officer

* *
* PATTERSON PROPERTIES *
* *

THE COACH HOUSE,
GOSBERTON BANK,
GOSBERTON,
SPALDING,
LINC'S.

Letter drafted 19-5.

pan 19-5

24hr Site Visit

S.H.D.C. PLANNING DEPT.
RECEIVED
14 MAY 1993
PJ

Attention of
DPO NPM
DCPO ES
JC ACP
Action by .....
Discuss with .....
Copy to .....

South Holland District Council.
Planning Dept.,
Council Offices,
Priory Road
Spalding,
Linc's.

14th May 1993.

F.A.O. Mr R. Smith.

Dear Sir,

Re: Erection of two pairs of two-bedroomed houses
Stonegate, Cowbit. Ref: H01/0277/93.

Further to our telephone conversation of the 13th May. 1993. We would be gratefull if you could respond to the following as soon as possible so that we can get a clearer idea of why this application was deffered.

Pc are answerable only to Councillors.

1) Why are the parish council requesting that the dwellings be resited when it has been made clear to the Planning officer that Patterson Properties have asked the owner of the land to the East if it would be possible to aquire some or all of it. But have been unsuccessful.

2) Is it now, or in the future the Council's policy to ensure that all applications for residential developments, i.e. Building plots, shall be of adequate size to ensure that extensions could be built on all elevations.

3) The Parish Council have raised the point that the shrub area to the East of the sites could become overgrown and neglected. We have consulted with the owner who has assured us that this will not be the case. Could you also confirm that the Council have the authority to ensure that such areas do not become neglected.

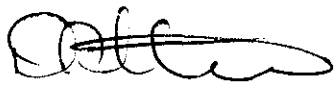
YES.

4) A Ward member has stated that heavy traffic use Stonegate. can you confirm if the Licolnshire County Council Highways Dept. have expressed any resevations regarding acess to and from the sites.

5) Please confirm whether or not the access to the Backland shown on our plan is the same as that shown on the Outline Approval. H01/0909/90.

Tanking you in anticipation of your early response we remain.

Yours Faithfully.



D. Patterson.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H01/0277/93

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	6	0	1	8	0

2. Address or location

STONEGATE COWBIT

3. Name, classification and number of road

II

4. Date application referred 8-4-93

5. State whether outline, detailed application etc.

FULL

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

TWO PAIRS OF 2 BED HOUSES.

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: 26-4-93. Signed: P Emmerson
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) The drive area between the road and the ~~kerb elevation of the~~ up to a point 9m back from the front boundary of the site of Plots 3 and 4, shall be available at all times for the manoeuvring of vehicles from both properties

Delete as appropriate

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

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

(1) B21

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

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

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

S.H.D.C. PLANNING DEPT.
RECEIVED
19 APR 1993
Attention of
DPO NRM
DDPO DS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H01/0277/93

Applicant: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding, Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of two pairs of two-bedroomed houses

Location: Stonegate Cowbit
Spalding Lincs

Type: FULL

Date received: 31-MAR-93

05-APR-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 20-APR-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

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:

It is recommended that the dwellings should be re-sited to infill the whole of the disignated area from the edge of the right of way westwards.

Reasons:-

Signed:

① The green shrub area could become overgrown and neglected.

② larger plot space per dwelling would allow future extensions to be added.

Also recommended the ~~the~~ drive accesses on drawing No. LS 9239/2 should be similar to the other site.

Reason:- The right of way is close to a hedge (restricting vision) and the exit is close to a dangerous corner.

D F Shand 14/4/93

JDPC

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
14 APR 1993
PJ

Please contact: Mr. Staines

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

Our Ref. RS/PA-B/277/93/JAM **Your Ref.**

Date 7 April 1993

Dear Sir,

FULL PLANNING APPLICATION - PATTERSON PROPERTIES
RESIDENTIAL DEVELOPMENT - STONEGATE, COWBIT

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

No Board's watercourse adjoins the site that inspection reveals to be lower than the fronting kerbed highway. Any watercourses adjoining the site are privately owned and maintained.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

A copy of this letter is being forwarded to the Director of Planning.

Yours faithfully,

ENGINEER TO THE BOARD

Cooper Architectural Design,
Hocklesgate,
Fleet,
Spalding,
Lincs.
PE12 8LF

PLANNING AMENDMENT

For office use only
Application No. H0/0277/93
Date registered 13 APR 1993
Case Officer PJ

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT** Tel. No.	**NAME AND ADDRESS OF AGENT** (if form completed by agent) Tel. No. (Contact)
Please complete in block letters **FULL POSTAL ADDRESS OF THE APPLICATION SITE**	
Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	
Building Regulation reference relating to same development.	

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date .....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	
As **NOW PROPOSED**, if different	
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	
State drawing no's of the current submission	
State Officer dealing with the application, if known.	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	

OFFICE USE ONLY

To D.C. .....

Validation	Adequate detail Acknowledged	☐	Confirmed .....
		.....	

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes: 1 copy to reception

Signed: ..... Date: .....

COOPER
ARCHITECTURAL
DESIGN
BRONAVON HOCKLESGATE FLEET SPALDING LINCOLNSHIRE PE12 8LF TEL: 0406 23762

South Holland District Council.
Planning Department,
Priory Road,
Spalding,
Linc's.

SOUTH HOLLAND D.C.
PLAN DEPT
13 APR 1993
REF Ack'd

8th April 1992.

F.A.O. Mr P. Udy.

Dear Sir,

Re: Erection of two pairs two bedroomed houses. H01/0277/93.

Further to your recent telephone conversation with our client regarding the above. Please find enclosed revised plans as requested.

We would like to take this opportunity to point out to you that, in support of our access layout, the joint drive was shown on the plans submitted for outline planning and also the configuration of this complies with your request for a shared access on a previous application, H01/0891/92, in Backgate, Cowbit.

Trusting that the above will meet with a favorable decission we remain

Yours Faithfully.

John Cooper.

AMENDED PLAN
Ref.

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To P. Udy S.H.O.C.

Planning Reference 1101/0277/93

The following are my observations upon the enquiry under the reference quoted above: —

Stonegate Cowbit

I am concerned at the turning arrangement for these plots, as discussed, and I shall be pleased if you will request the applicant to amend the layout to provide seperate turning facilities

Date 8/4/93

Signed ..... Director of Highways and Planning

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2457
Date received : 23-MAR-93

Received from

Patterson Properties

Address

The Coach House
Gosberton Bank
Gosberton
Spalding

Fee paid	£	240.00
VAT	£	0.00
Total received	£	240.00

Cash/Cheque : Cheque

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2501
Date received : 31-MAR-93

Received from

Patterson Properties

Address

The Coach House
Gosberton Bank
Gosberton
Spalding

Fee paid	£	240.00
VAT	£	0.00
Total received	£	240.00

Cash/Cheque : Cheque

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H01/0277/93

Applicant: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding, Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of two pairs of two-bedroomed houses

SOUTH HOLLAND D.C.
PLAN DEPT
31 MAR 1993
REF ....Valid.....

Location: Stonegate
Cowbit
Spalding
Lincs

Type: FULL

Date received: 23-MAR-93

24-MAR-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

✓Additional fee of £240.

Please return the additional copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

PLANNING AMENDMENT

For office use only
Application No. 1401/27/93
Date registered 11 JUN 1993
Case Officer IV

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT**	**NAME AND ADDRESS OF AGENT** (if form completed by agent)
Tel. No.	Tel. No. (Contact)
Please complete in block letters **FULL POSTAL ADDRESS OF THE APPLICATION SITE**	
Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	
Building Regulation reference relating to same development.	

2. Please tick **one** box only

Amendment is proposed where permission already granted — **A.** ☐
If yes, submit two forms and two plans

or

Amendment is to a proposal currently being considered — **B.** ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date .....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	
As **NOW PROPOSED**, if different	
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	
State drawing no's of the current submission	
State Officer dealing with the application, if known.	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	

OFFICE USE ONLY

To D.C. .....

Validation	Adequate detail Acknowledged	☐ HL HL	Confirmed .....

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

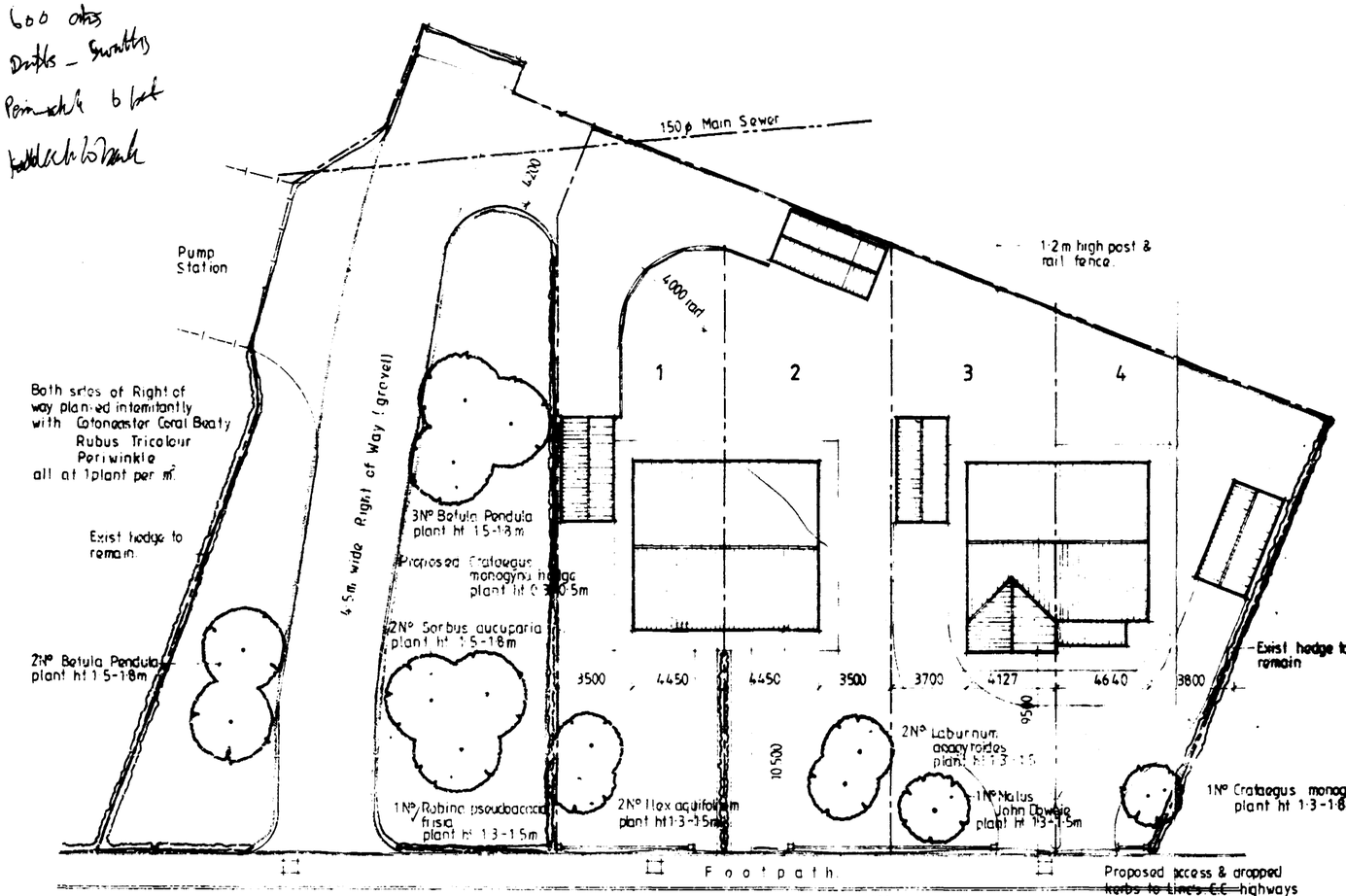
Details of fee required

Details accepted, if different:

Notes: 1 copy to reception

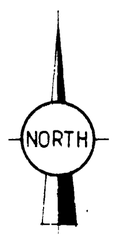
Signed: ..... Date: .....

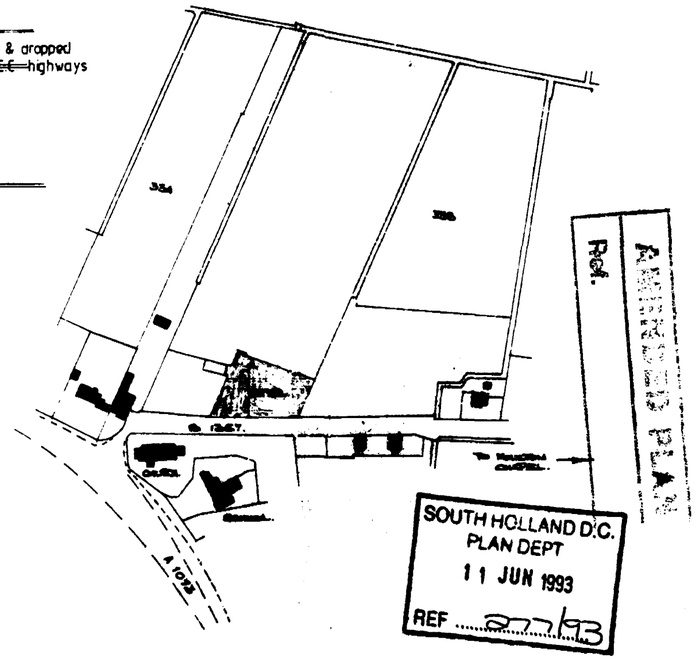
600 ctns
Dahlia - Swantty
Pen-ach'k b bat
Paddock to Bank



S T O N E G A T E.

Block Plan 1:200





Location Plan 1:2500

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init.	revision details
A	APR 93	JC	Access & Gates Amended

COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE
FLEET SPALDING LINCS PE12 8LF
Tel: 0406 23762

client
PATTERSON PROPERTIES

project
TWO PAIRS OF TWO BEDROOMED SEMI DETATCHED HOUSES.
STONE GATE
COWBIT.
SPALDING,
LINC'S.

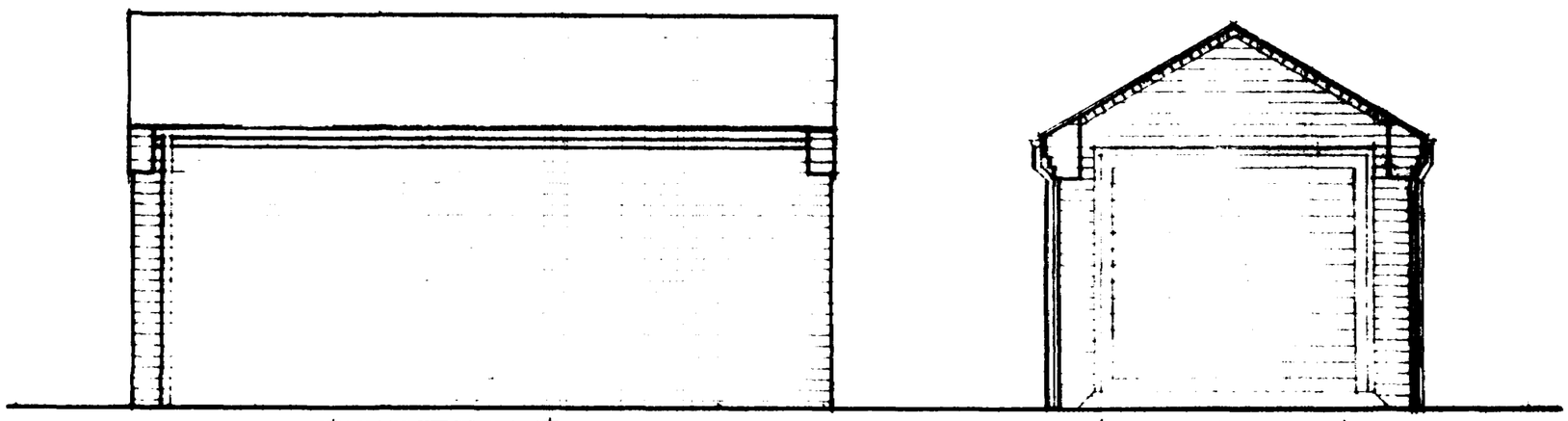
drawing
BLOCK & LOCATION PLANS

scale	drawing no
1:200 1:2500	LS 9239 1 A
date	drawn
MARCH '93	

3838-7927

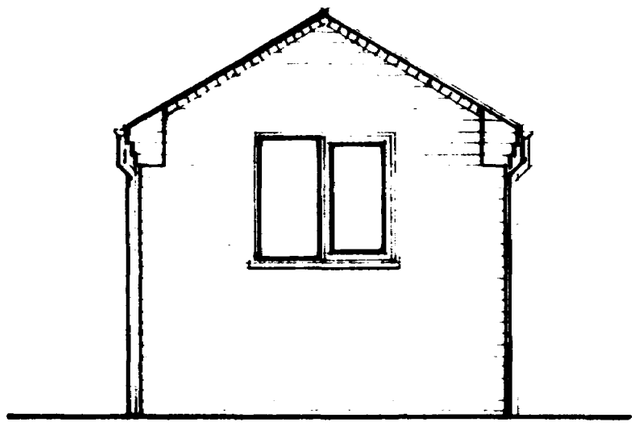
CONTRACTOR TO CHECK
ALL DIMENSIONS ON SITE
BEFORE WORK COMMENCES

Notes & Schedules



SIDE ELEVATION

FRONT ELEVATION



REAR ELEVATION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S.473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally: tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinsplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985:trusses to be King post type at 600 c/c to a pitch of 30deg: 38 x 100 ridge node binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 2.0m c/c Note provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade:

WALLING.
Side walling 100mm thick with 215mm x 215mm piers at max 3.0m centres: Gable walling to be min 215mm thick: All to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks:

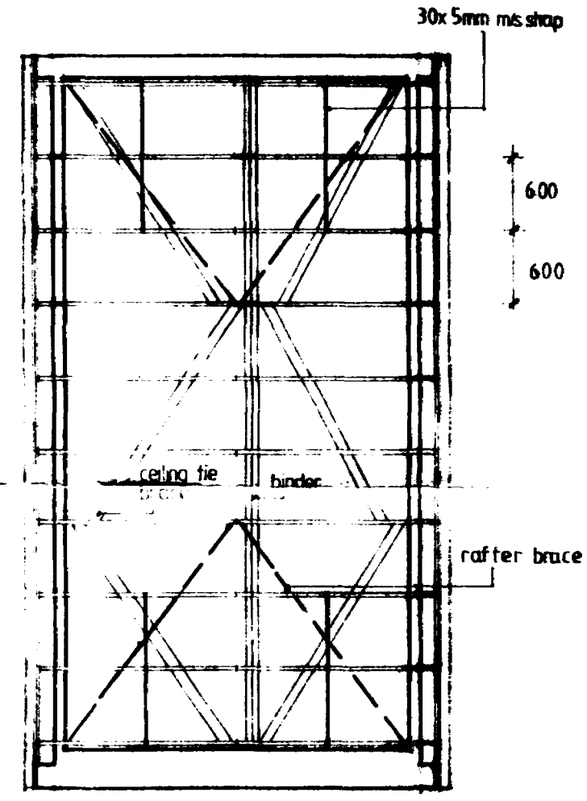
SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level:

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100 concrete overbite: Concrete mix C15P min. 1000g polythene membrane to be lapped continuous with DPC by 100mm: 150 blinded and consolidated hardcore:

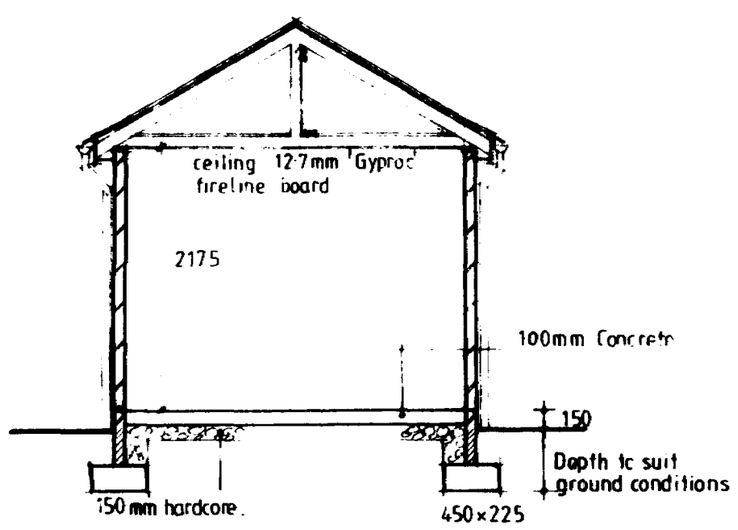
FOUNDATIONS.
Under walls as shown provide 450 x 225 strip footing Conc. ST4 mix

LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm Lintels to be underlined with 12.7 fireline board or receive 12mm render + skim

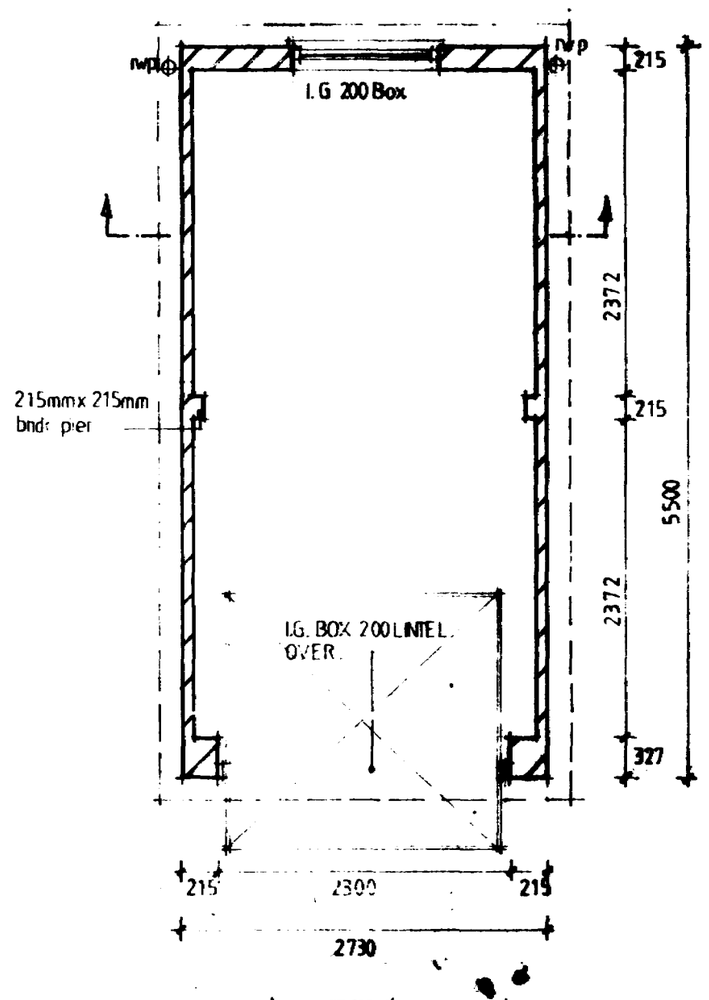
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 68 dia. rainwater pipes 68.4 dia. underground pipes flexibly jointed to a fall of 1:75 pipes bedded and surrounded in 100 pea gravel and discharge to



ROOF PLAN



SECTION THRO'



PLAN

SOUTH HOLLAND D.C.
PLAN DEPT
13 APR 1993
REF S/1193

AMENDED PLANS
D.C.

revision	date	init.	revision details

[redacted]

SINGLE GARAGE

PLAN SECTION AND ELEVATIONS

1:50

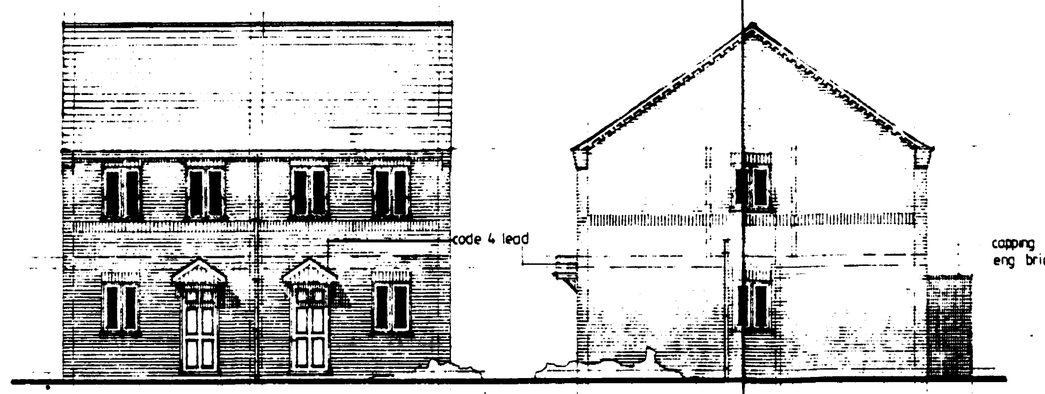
L5

SANDTOFT DOUBLE PANTILE (BROWN)



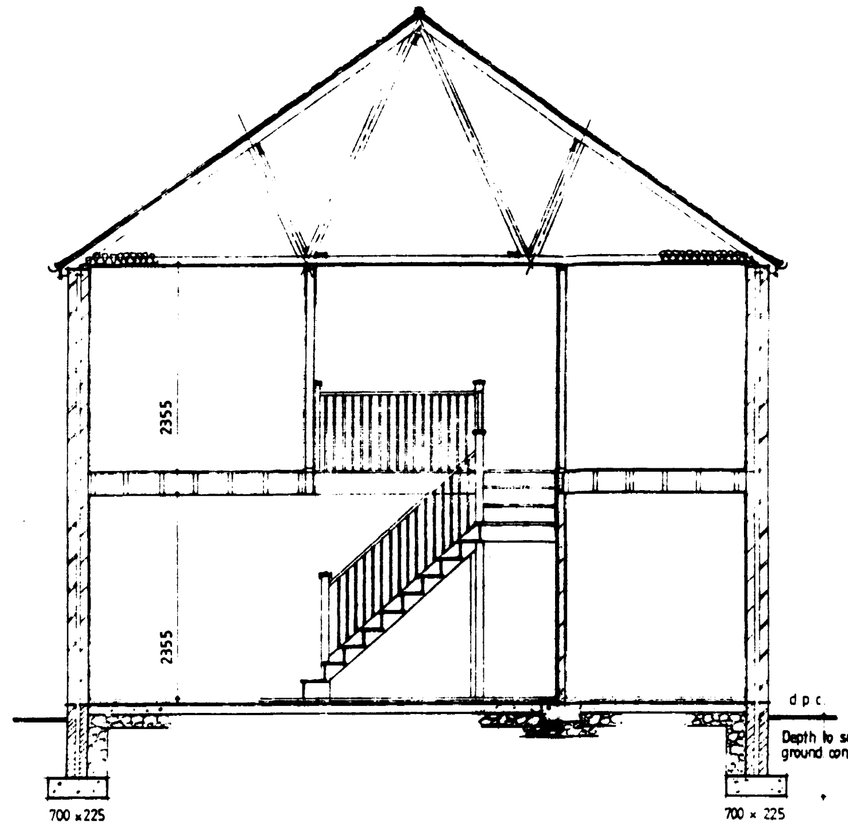
South East

North East

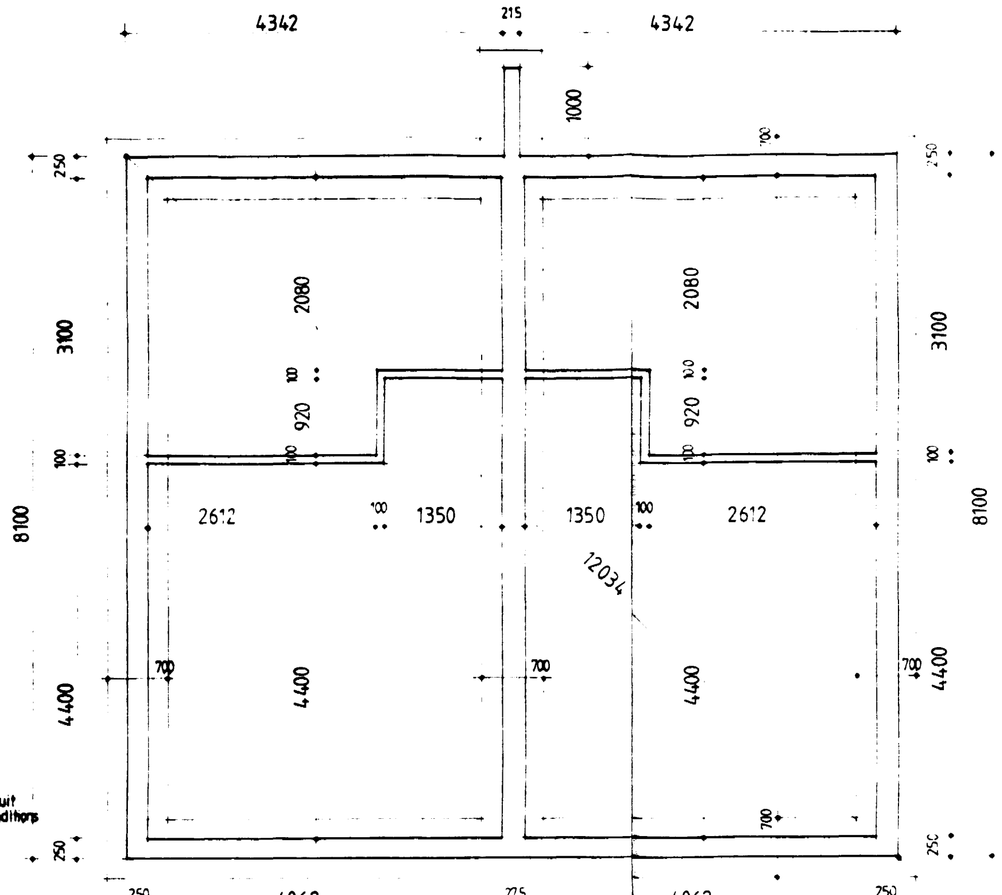


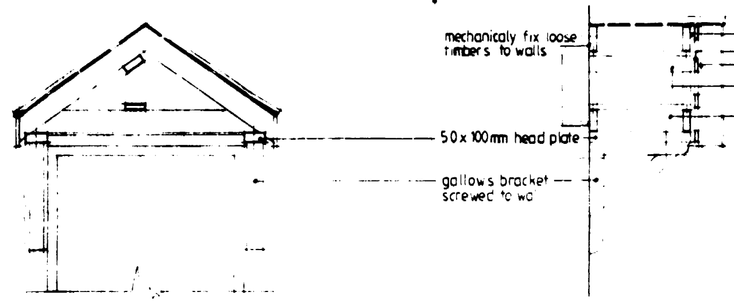
North West

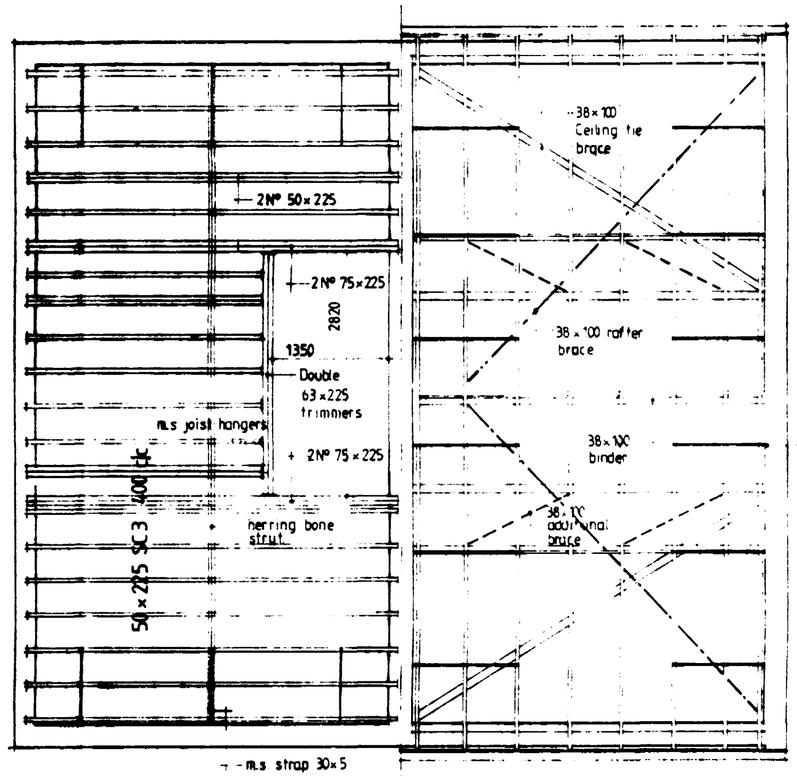
South West



Section

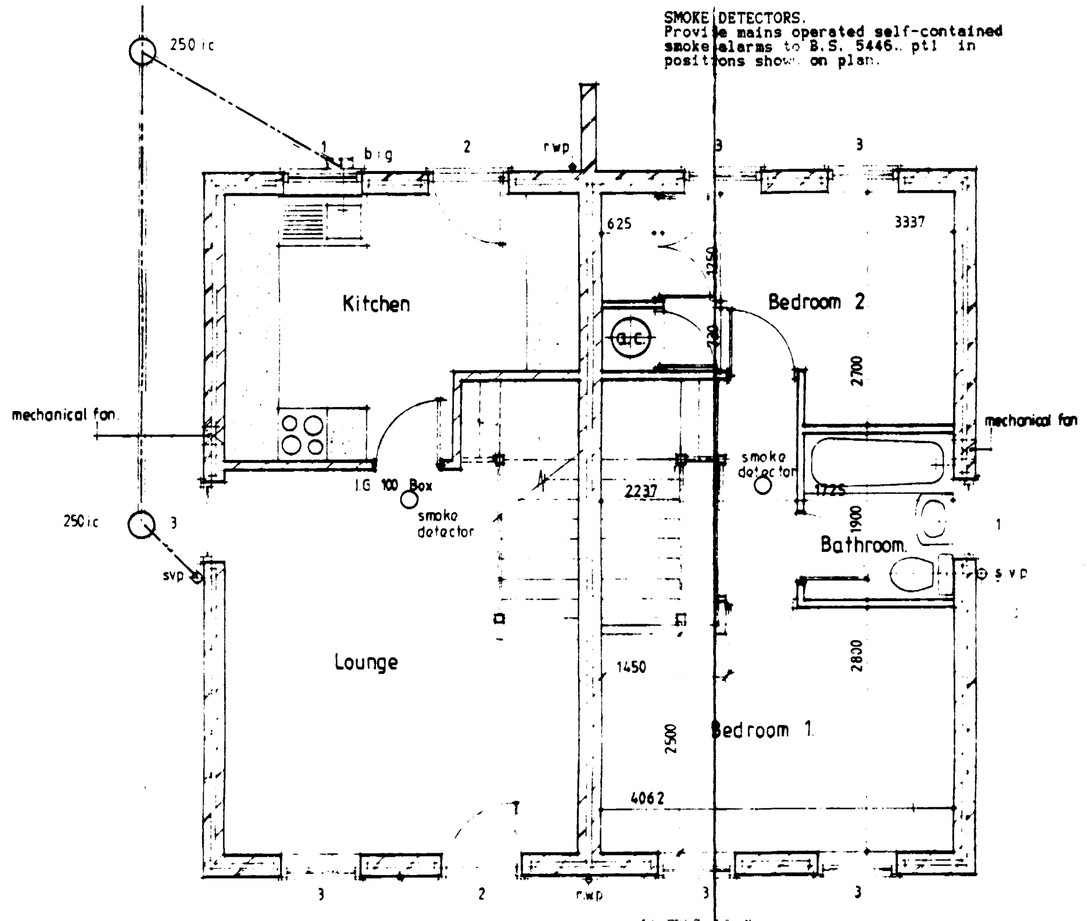






Joist Layout.

Roof Layout.



Ground Floor

First Floor

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446. pt1 in positions shown on plan.

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 19mm T&G. flooring grade chipboard on 25mm Celotex RF1 insulation board laid on 1200g polythene D.P.M. on 100mm C15P mix concrete oversite on 150mm blinded and consolidated hardcore. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

FIRST FLOOR CONSTRUCTION.
19mm T&G flooring grade chipboard on 50 x 225 SC3 grade joists at 400c/c: 30 x 5 galv. steel anchor and lateral restraint straps to joists at max. 1.5m c/c straps to be run over min. 3No. joists with solid bridging beneath: Provide herring bone strutting at mid span of joists where span exceeds 3.0m: Provide 2No joists bolted together under all first floor walls where not supported on blockwork below.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 250 and275 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all C15P mix. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should unsuitable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

STAIRCASE AND BALUSTRADE
Construct staircase as follows: 914 o/a strings 13No. risers of 200mm ex 25 x 225: 223 going ex 32 x 250: pitch 42 deg. max. Head room 2.0m measured vertical above pitch line All in accordance with B.S.5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 840 or max. 1000 above pitch line. 75 x 75 softwood newel post . Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in Table 3 of C.P. 3 Chapter V: Part 1: 1967. Balustrade to be min. 900mm high

GLAZING.
Double glaze property throughout excluding garage. All Glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206.

Lintel / Joinery Schedule

RosTn	Joinery	Lintel	Length
1	2N10C	I.G. L1/S	1200
2	FNS	I.G. L1/S	1200
3	2N12C	I.G. L1/S	1200

Joinery by JOHN CARR

LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP.121: Ground floor internal lintels to be 100 Box.

POUL DRAINAGE.
Inspection chamber construction to be "Osma" and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.8301:1985 Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 6" x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet material Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S.5943:1979 complete with rodding eyes at every change in direction: Bath, basins and sink to have 75 deep seal traps.

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes beaded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

DOUBLE GLAZING.
Double glaze property throughout .

VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000msq permanent free air ventilation per room. All kitchens to have in addition to above Wall/Window mounted mechanical extractor fan to extract not less than 60 litres per second. Bathrooms to be as kitchens but to extract not less than 15 litres per second which may be operated intermittently.

HOT WATER AND SPACE HEATING
Provide "Economy 7" electric night storage heaters, and electric immersion heater to a vented hot water storage cylinder. All hot water storage tanks and pipework to be insulated to B.S.L1 part 3.

Whole hot water & heating system to be fitted with thermostatic control's

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S.473:350 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally: tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinnap: the specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985: trusses to be Fink type at 600c/c. to a pitch of 35 deg: 50 x 100 ridge nailed binder 2No 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists At roof intersections provide 25 x100 lay boards and diminishing trusses at 600 c/c: Install code 4 lead valley liner. Close cavity at plate level.

CEILINGS.
150mm glassfibre insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard Artex finish: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm fireline board fixed to face.

WALLING.
250 cavity walling to consist of face brickwork to B.S.5921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 50 cavity: build into cavity rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.83/1067 . 100mm Tarmac Homelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with Thermabate closer and provide bitumen felt DPC to C.P.121: External walls to have max "U" value of 0.45 W/m² deg. C.: Internal walls of 100mm Homelite solid insulation blocks and to receive 10mm S/C render and 3mm skim. Stud walls to consist of 38 x 75mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

PARTY WALL
275mm cavity wall to consist of 2No. leaves Homelite solid insulation blocks with min. laid weight per leaf of 138kg/m²: Wall ties positioned at 450mm vertically and set 900mm horizontially: Both leafs to recive 10mm s/c render and 3mm skim. Party walls to recive no insulation: All party walls to be taken up to under side of roof construction and fire stopped. Code 4 lead flashings and cavity trays at all roof/wall abutments.

Notes & Schedules

T.
23 MAR 1
027798

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revision	date	init	revision details

COOPER ARCHITECTURAL DESIGN
BRONAYON HOCKLESGATE
FLEET SPALDING LINCS PE12 9LE

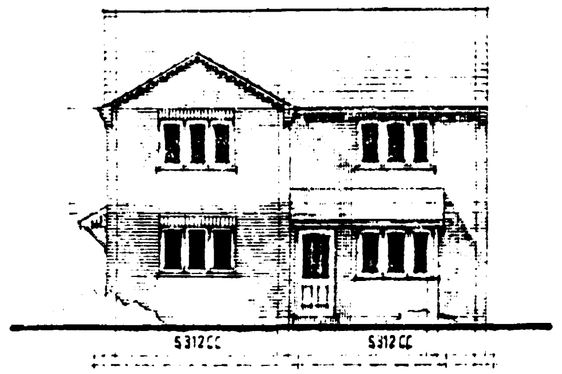
client
PATTERSON PROPERTIES

project
PROPOSED PAIR SEMI DETATCHED
2 BEDROOM HOUSES
STONEGATE
COWBIT
SPALDING
LINCS.

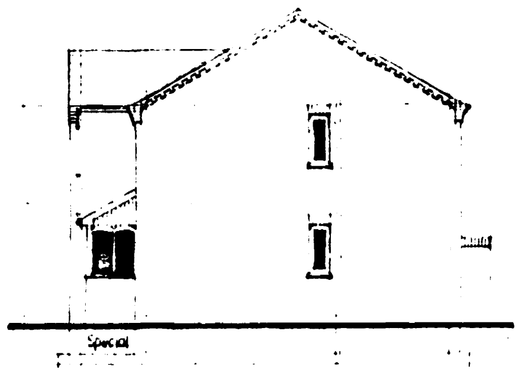
drawing
PLANS SECTION & ELEVATION

scale	drawing no
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date: MARCH'93	drawn:

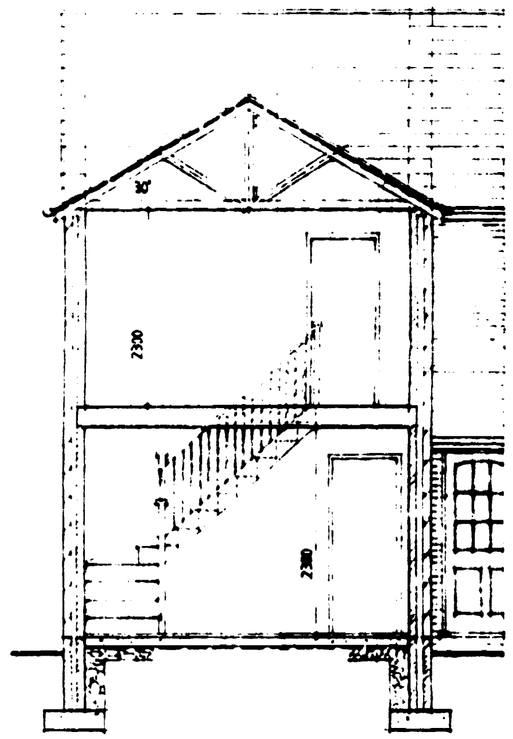
SUMMIT



Front Elevation

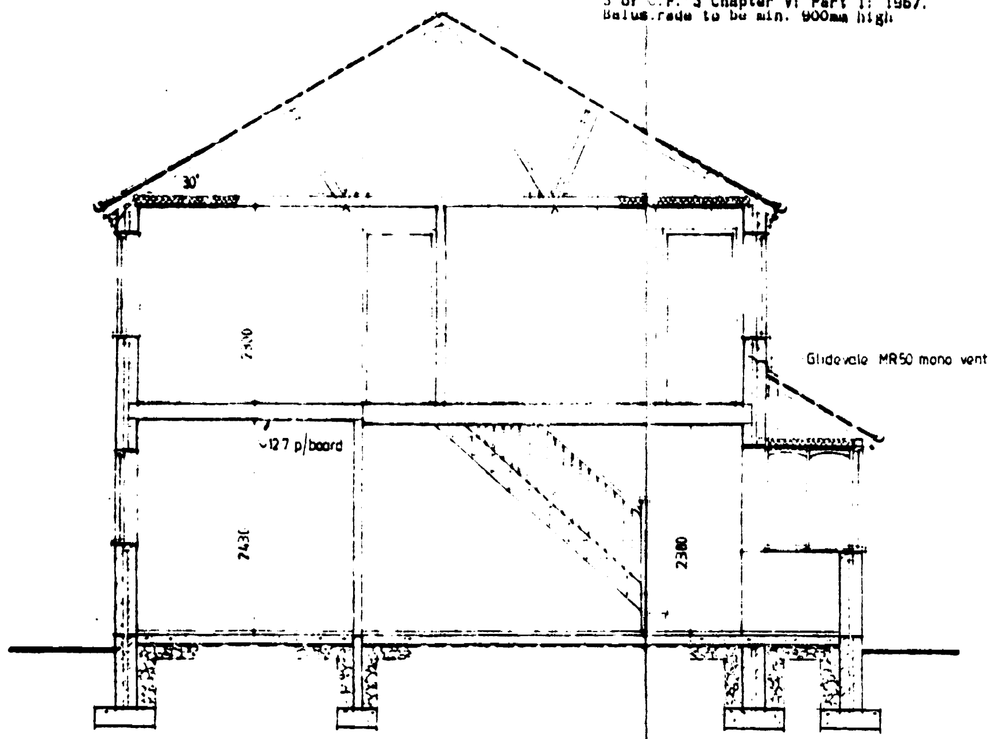


Side Elevation.

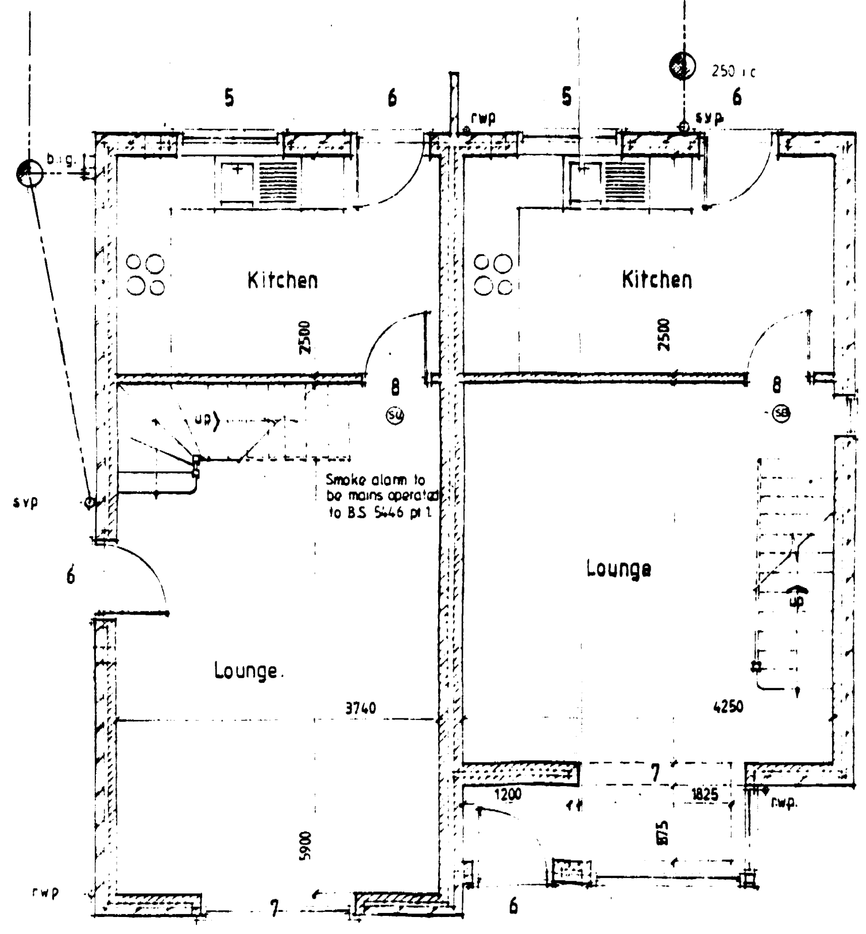


Section A-A

STAIRCASE AND BALUSTRADE
Construct staircase as follows: 838 o/a strings 13 No. risers of 200mm ax 25 x 225: 225 going ax 32 x 250: pitch 42 deg. Hdp. Head room 2.0m measured vertical above pitch line A11 in accordance with B.S.5395:1977. Staircase to have ax 38 x 89 shaped hardwood handrail to be 900 mm above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in Table 3 of C.P.3 Chapter V: Part 1: 1967. Balustrade to be min. 900mm high.

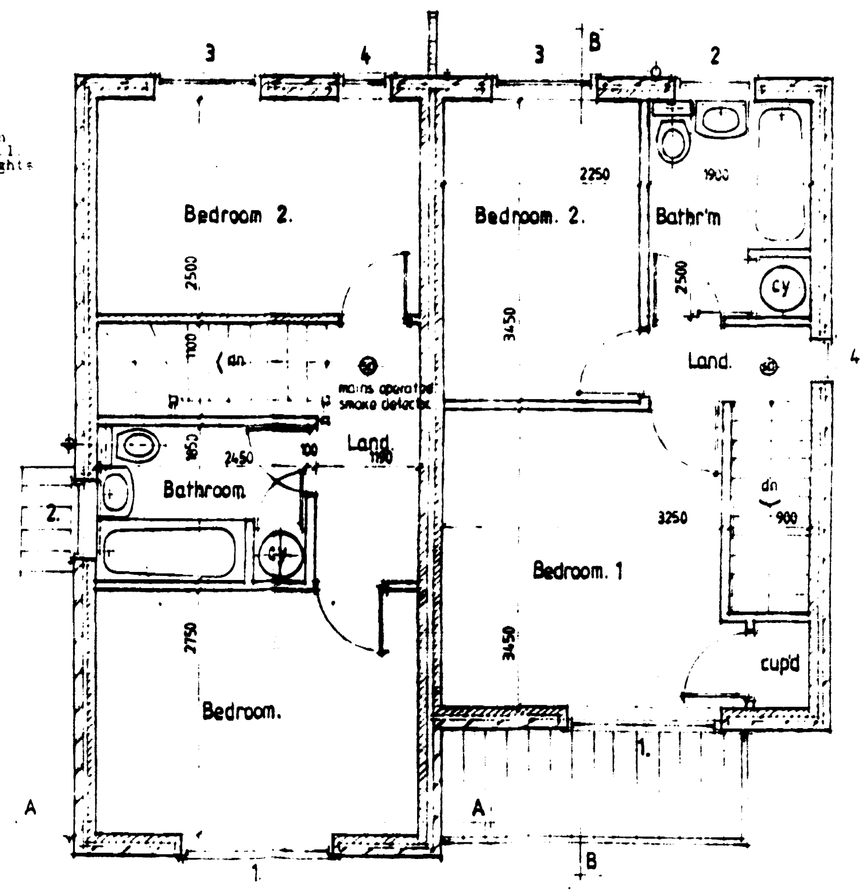


Section B-B



Ground Floor.

GLAZING.
Double glaze properly throughout excluding garage. All Glazing between f.f.l and 800mm high and between f.f.l and 1500mm nigh in doors and side lights to be saftey glass to B.S. 6206.



First Floor

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to (Sandtoft Calderdale slate) B.S.473:650 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 2F) and in all cases to be lapped by 150mm both vertically and horizontally: Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985: trusses to be Pink type at 600 c/c. to a pitch of 30 deg: 38 x 100 ridge node binder: 2No 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps to verge and ceiling tie at max. 1.8m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 150 fascia board: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 6No ceiling joists At roof intersections provide 25 x100 lay boards and dimishing trusses at 600 c/c Install code 4 lead valley liner: Close cavity at plate level.

PORCH ROOF CONSTRUCTION.
50 x 100 loose rafters, joists and uprights built into brickwork and onto 100 x 100 head plates over windows 100 x 100 corner posts: gable wall construction to be of 38 x 100 studs at 400 c/c clad externally with 9mm ext. grade plywood breather paper: 38 x 38 battens spaced to give air flow vertically and min 18mm thick T & G V jointed boarding subject to suitable preservative treatment: 150mm glassfibre insulation quilt.

CEILINGS.
150mm glassfibre insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard Artex finish: Provide access trap to roof space: opening to be lined with 25 x 25 planted slops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446. pt1 in positions shown on plan.

Notes & Schedules

Nº	LINTOL TYPE	WINDOW TYPE
1.	I.G L1/S 2100	S 312 CC
2	I.G L1/S 1200	S2N10C
3	I.G L1/S 1500	S212 C
4	I.G L1/S 900	S112 C
5	I.G L1/S 1500	S210C
6	I.G L1/S 1200	FNS
7	I.G L1/S 2250	S 312 CC
8	I.G 100box 1200	

23 MAR 1
0277/93

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revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BRONAVON HOUSE, BRIDGE
FLEET SPALDING LINCS PE12 6LF
TEL (0775)

client
PATTERSON PROPERTIES.

project
PROPOSED PAIR OF SEMI DETATCHED 2 BEDROOMED HOUSES.
STONEGATE
COWBIT
SPALDING,
LINC'S.

drawing
PLAN, SECTIONS, ELEVATIONS.

scale 1:50 1:100

drawing no LS 9239:2

date MAR '93

drawn