APPLICATION NO. : .....

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H01/0560/92 Received:21-MAY-92 Type:OUTLINE

Name: Mr B M Ruck
Washview
66 Barrier Bank
Cowbit
Spalding Lincs PE12 6DQ

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: Erection of dwelling

Location : Part garden to No 66 Barrier Bank
Cowbit Spalding

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

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

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

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

Reason: The application was submitted in outline only.

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

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

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

4 The gradient of the vehicular access shall not be steeper than 1:12 for a distance of 6 metres from the nearside edge of the carriageway of the road to which access is to be achieved; and thereafter not steeper than 1:10.

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

5 The existing hedge shall be retained at a height of at least 1.2 metres along the southern boundary of the site apart from at the access point and in the event of the existing hedge dying, it shall be replaced within 6 months by a hedge of thorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1.2 metres.

Reason: In the interests of the visual amenity of the street scene.

Notes to Applicant:

The applicant is advised that the additional details received on 26 August, 1992 do not form part of the application. The Local Planning Authority would not wish to see a dwelling covering the full width of the site. The design of the dwelling should seek to minimise the bulk of the property, so that its size and scale are commensurate with the adjoining dwelling and results in an appropriate spacing between them.

The applicant is also informed that Tree Preservation Order No. 3, 1992 affects this site.

Director of Planning and Building Control Services
10-NOV-92 H01/0560/92

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.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H01/0560/92 Received:21-MAY-92 Type:OUTLINE

Name: Mr B M Ruck
Washview
66 Barrier Bank
Cowbit
Spalding Lincs PE12 6DQ

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: ~~Residential building plot~~ Erection of dwelling

Location : Part garden to No 66 Barrier Bank
Cowbit Spalding

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

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

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

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

Reason: The application was submitted in outline only.

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

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

4 The gradient of the vehicular access shall not be steeper than 1:12 for a distance of 6 metres from the nearside edge of the carriageway of the road to which access is to be achieved; and thereafter not steeper than 1:10.

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

the existing hedge shall be retained along at a height of Albert 1.2m. along

5 The southern boundary of the site apart from at the access point ~~shall be delineated by a hedge of thorn or a height of at least 1.2 metres~~ and in the event of the existing hedge ~~being removed~~ it shall be replaced within 6 months by a hedge of thorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1.2 metres.

Reason: In the interests of the visual amenity of the street scene.

Notes to Applicant:

The applicant is advised that the additional details received on 26 August, 1992 do not form part of the application. The Local Planning Authority would not wish to see a dwelling covering the full width of the site. The design of the dwelling should seek to minimise the bulk of the property, so that its size and scale are commensurate with the adjoining dwelling and results in an appropriate spacing between them.

The applicant is also informed that Tree Preservation Order No. 3, 1992 a effects this site.

Authorised to issue:

22-OCT-92 H01/0560/92 AD.....DC.....

27/10 4/11

PRODUCED ON LICENCE FROM
ORDNANCE SURVEY. THIS PLAN MUST
NOT BE COPIED FOR ANY PURPOSE.

5859
37·01

South Holland District Council
Reproduced from the Ordnance
Survey's 1:2 ... map with the permission of the
Controller of
Her Majesty's Stationery Office
Crown Copyright reserved
Licence No. ...

21 MAY 1992
0560/92

5243
18·96

Drain

6129
5·11

7120
33·82

SITE

Lomond
Roman House
The Chestnuts
B M 17·53
Nursery
Laburnum House
Ash Tree House
Nursery
Cowbit
Garage
The Yews
Churchill House
Track
A 1073
B M 15·

5600
·44

6700
8·99

8200
1·13

255 256 257 258 259

TF 2517

BROWNLOW'S DROVE

5000 5500 6000

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H01/0560/92

Date Registered 21 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. D. M. RUCK.
"WASHVIEW"
C/O BARRIER BANK
CONDIT, SPALDING, LINCS

Tel. No.

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

M. WATSON
13 WIMBERLEY WAY
PINCHBECK

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

(PART GARDEN TO NO 66 BARRIER BANK
ORIGINAL COTTAGE NO 66 WAS ON THIS PART BUT
DEMOLISHED WHEN NO 66 WAS BUILT)

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

BUILDING PLOT (RESIDENTIAL)

Please complete

Signed. M J Watson

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110 If you consider no fee is payable include a written explanation instead.

Date. 21/5/92

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 Certificate

or This is an **outline** application ☑

Please state Site Area 0.04 (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

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

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s) ☐

(ii) Alterations or extension ☐

(iii) Change of use ☑

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: metres

(b) max. length: metres

(c) max. width: metres

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

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

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

GARDEN PART OF OLD A1073?

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: DRIVE

Will there be — Individual access(es) ☑ / New estate road ☐

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

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 of more trees ☑ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of — CONCRETE

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 ☐

OTHER MATTERS Please complete

	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 footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping 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.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE A, THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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.** You can use the notice at the bottom of the form to send to the owner. (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 21/5/92

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 21/5/92

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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

E[illegible]N SMITH Dip TP MRTPI
D[illegible]ctor 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: H01/0560/92 Type: OUTLINE

Applicant: Mr B M Ruck Agent: M Watson
Tel:

Description: Residential building plot

Location: Part garden to No 66
Barrier Bank
Cowbit
Spalding

Valid date:	21-MAY-92	Terminal date:	16-JUL-92
Target dates:		Target Committee:	14-JUL-92
To case officer	26-MAY-92	Report deadline:	30-JUN-92
Inspected by	31-MAY-92		
Extra contacts	05-JUN-92	Case Officer:	
Report if not clear by	25-JUN-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: .04 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Mr Loveridge, 76 Backgate, Cowbit		17-JUN-92	01-JUL-92
Clerk to Cowbit PC	0775 724536	02-JUN-92	16-JUN-92
Cllr T Barker	0406 380787	02-JUN-92	16-JUN-92

Objection
4

L.C.C - Obs Attached JOCB 11/6/92.

SITE DETAILS

Grid ref: 525600 318120
OS Sheets: 276 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
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Change to Ruck

Application no: H01/0560/92 R Type: OUTLINE

Applicant: Mr B M Buck Agent: M Watson
Tel:

Description: Residential building plot

Location: Part garden to No 66
Barrier Bank
Cowbit
Spalding

Valid date:	21-MAY-92	Terminal date:	16-JUL-92
Target dates:		Target Committee:	14-JUL-92
To case officer	26-MAY-92 2-6	Report deadline:	30-JUN-92
Inspected by	31-MAY-92		
Extra contacts	05-JUN-92	Case Officer:	
Report if not clear by	25-JUN-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: .04 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Cowbit PC	0775 724536	02-JUN-92	16-JUN-92	Object
Cllr T Barker	0406 380787	02-JUN-92	16-JUN-92	Object too small + narrow for mod area Tourism aspects like this

L.C.C. Obs Attached BCS 11/6/92.

Phone call 5-6

SITE DETAILS

Grid ref: 525600 318120
OS Sheets: 276 Parcel:

Should walnut be kept?

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJH
date: 16-6

Case Officer Conclusions (issues)

To side of applicants house - field to rear, cottage to right. Mix of wire, hill, wooden fence. 2 gates. Trees 3 mountains + 2 doors behind site

Case Officer Recommendations (summary) GRANT REFUSE
(details overleaf)

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes .... / No ....
- Any objection received? No
- If yes, is any obj. material? Yes / No

[Reason:

Other circumstances needing Committee decision — Yes .... / No ....
- Flagged by Senior Officer
- Signed .....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first applic. — No .... / Yes ....
- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

		Siting	Design	Ext App	Access	Lands
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED 36 PM Dr 5/6

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
Mr Loveridge
76 Backgate
Cowbit.

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110...

Receipt Issued ..... No. P188

Date First Received 21 MAY 1992

REGISTRATION

REFERENCE H01/0560/92.....

Cross-Ref N/A.....

Date 22/5/92 JAB

VALIDATION Date 21/5/92

Type OUTLINE Earliest permission date (Cert B) .....

Site area 0.04 No. of dwellings 1 Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– type
Discounted fee ☐ Reason .....

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 28.5.92.

Index Sheets 276... OS Nos ..... Grid Ref 525600 318120

Part X... Parish Cowbit.....

Inside IDB Yes.. Inside L2 area NO.

TR Rural ☐ C1 ☐
TR Bypass ☐ L3 ☐ Grade
Level crossing ☐ IDB ☐
Footpath ☐ Other:

Linked to site.....Ref...592.. Linked to property.....Ref.....

Planning Records:
Earlier apps .....

3 Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H01/0560/92

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	5	6	1	8	1

2. Address or location

Pt Garden To No 66 Barrier Bank, Conbit

3. Name, classification and number of road

I (A1073)

4. Date application referred

4-6-92

5. State whether outline, detailed application etc.

OL.

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

Building Plot. - Access onto redundent A road.

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: 8-6-92. Signed: P Monroe

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) B.14 — — — 1/20 — — 6m — — 1/10.

Delete as appropriate

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

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

(1) B6

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

APPLICATION REFERENCE: H01/0560/92 DATE RECEIVED: 21 May 1992

APPLICANT: Mr B M Ruck
"Washview"
66 Barrier Bank
Cowbit
Spalding
Lincs

AGENT: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 JUL 1992

TYPE: Outline

DESCRIPTION: Residential building plot

LOCATION: Part garden to 66 Barrier Bank, Cowbit

Parish Council: Too small for residential development in a rural setting.

Ward Member: Too small and narrow for rural areas. Too many plots like this.

County Highways: Request conditions.

PLANNING ISSUES

1 The site is 48.8 metres deep and 12.19 metres wide to the front and 7.62 metres wide at the rear. It is within the Cowbit IBD and off the by-passed section of road.

2 The applicant is leaving a 5 metre gap between the site and his dwelling. The dwellings which front onto Barrier Bank are on plots of varying widths.

3 The Ward Members comments have been considered, but I am satisfied that a moderately sized dwelling would not be out of character in this location. There is an existing frontage hedge and some trees which should be retained as part of the subsequent landscaping scheme.

RECOMMENDATION - Grant permission

1 SC8 - (Details)

2 SC27 - (Implementation of planting)

3 B14 - (Gradient of access) ... 1/12 ... 6m ... 1/10

4 The southern boundary of the site apart from at the access point shall be delineated by a hedge of thorn of a height of at least 1.2 metres and in the event of the existing hedge being removed it shall be replaced within 6 months by a hedge of thorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1.2 metres.

Reasons

1 Standard.

2 Standard.

3 B6

4 In the interests of the visual amenity of the street scene.

NOTE

The applicant is advised that the Local Planning Authority would expect to see the retention of the existing frontage trees as part of the subsequent landscaping scheme.

FIRST SCHEDULE

Trees Specified Individually
(encircled in black on the map)

No. on Map	Description	Situation
	None	

Trees Specified by Reference to an Area
(within a dotted black line on the map)

No. on Map	Description	Situation
	None	

Groups of Trees
(within a broken line on the map)

No. on Map	Description	Situation
G1	1 Walnut 1 Unidentified tree possibly of the Beech family	Group at grid reference TF 25602 18120. In the south eastern corner of the property known as 66 Barrier Bank, Cowbit.

Woodlands
(within a continuous black line on the map)

No. on Map	Description	Situation
	None	

File Note

This application was considered at Sub on 19-10-92 ~~as extra item~~. Wasn't originally going but agenda went out with the application included.

560/92

RECOMMENDATION - Grant permission

1 SC8 - (Details)

2 SC27 - (Implementation of planting)

3 B14 - (Gradient of access) ... 1/12 ... 6m ... 1/10

4 The southern boundary of the site apart from at the access point shall be delineated by a hedge of thorn of a height of at least 1.2 metres and in the event of the existing hedge being removed it shall be replaced within 6 months by a hedge of thorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1.2 metres.

Reasons

1 Standard.

2 Standard.

3 B6

4 In the interests of the visual amenity of the street scene.

NOTE)

The applicant is advised that the Local Planning Authority would not wish to see a dwelling covering the full width of the site. The design of the dwelling should seek to minimise the bulk of the ~~property, so that its scale, with other properties on this road frontage, and results in an appropriate spacing between them.~~

---

the additional details received on 26 August do not form part of the application.

property, so that its size + scale are commensurate with the adjoining dwelling and results in an appropriate spacing between them

Note 2 The applicant is also informed that the Preservation Order Conbat No3 1992 effects this Site

APPLICATION REFERENCE: H01/0560/92

APPLICANT: Mr B M Ruck
"Washview"
66 Barrier Bank
Cowbit
Spalding, Lincs

REPORT TO PLANS SUB-COMMITTEE ON:

Addendum to report on page 48 of the report to Planning Committee on 14 July, 1992.

A. The application was referred to the Plans Sub-Committee for site inspection which took place on 27 July, 1992. The application was then deferred for the submission of a Block Plan showing the siting of a dwelling and the access and parking arrangements for this and the existing dwelling. This has now been received.

B. My recommendation remains unchanged.

Now going to Cte 27-10-92

MM
8/10

APPLICATION REFERENCE: H01/560/92

APPLICANT: Mr B.M. Ruck.

REPORT TO PLANS SUB-COMMITTEE ON 19-10-92

Addendum to report on page 48 of the report to Planning Committee on 16 July 1992

1. The application was referred to the Plans Sub Committee for site inspection ~~and the following further information:~~ which took place on 27 July 1992. The application was then deferred for the submission of a Block Plan showing the siting of a dwelling + the access + parking arrangements for this + the existing dwelling.

2. ~~The further information is as follows:~~ This has not been received.

3. My recommendation remains unchanged.

Date: 25-9-92 Case Office: BM

PLICATION REFERENCE: H01/0560/92 DATE RECEIVED: 21 May 1992

APPLICANT: Mr B M Ruck
"Washview"
66 Barrier Bank
Cowbit
Spalding
Lincs

AGENT: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

TYPE: Outline

DESCRIPTION: Residential building plot

LOCATION: Part garden to 66 Barrier Bank, Cowbit

Parish Council: Too small for residential development in a rural setting.

Ward Member: Too small and narrow for rural areas. Too many plots like this.

County Highways: Request conditions.

PLANNING ISSUES

1 The site is 48.8 metres deep and 12.19 metres wide to the front and 7.62 metres wide at the rear. It is within the Cowbit IBD and off the by-passed section of road.

2 The applicant is leaving a 5 metre gap between the site and his dwelling. The dwellings which front onto Barrier Bank are on plots of varying widths.

3 The Ward Members comments have been considered, but I am satisfied that a moderately sized dwelling would not be out of character in this location. There is an existing frontage hedge and some trees which should be retained as part of the subsequent landscaping scheme.

RECOMMENDATION - Grant permission

1 SC8 - (Details)

2 SC27 - (Implementation of planting)

3 B14 - (Gradient of access) ... 1/12 ... 6m ... 1/10

4 The southern boundary of the site apart from at the access point shall be delineated by a hedge of thorn of a height of at least 1.2 metres and in the event of the existing hedge being removed it shall be replaced within 6 months by a hedge of thorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1.2 metres.

Reasons

1 Standard.

2 Standard.

3 B6

4 In the interests of the visual amenity of the street scene.

NOTE

The applicant is advised that the Local Planning Authority would expect to see the retention of the existing frontage trees as part of the subsequent landscaping scheme.

ADDENDUM

1 This application was considered by the Planning Committee on 14 July 1992 and the site was visited by the Planning Sub-Committee on 27 July 1992, who resolved to defer the application for a plan showing how the dwelling will be sited, plus access and parking provision for both the proposed and existing dwellings.

2 This plan has now been submitted. The footprint for the proposed dwelling is large having a ground floor area of 95 square metres (1023 square feet) and uses most of the width of the site. Legally the extra submitted plan does not form part of the application. This plan, showing a large dwelling, confirms my advice previously that a moderately sized dwelling can be accommodated satisfactorily, and the applicant can be advised that this size is considered too large.

3 My recommendation, other than advising the applicant on the size of the proposal being inappropriate, remains unchanged.

RECOMMENDATION - Grant permission

1 SC8 - (Details)

2 SC27 - (Implementation of planting)

3 B14 - (Gradient of access) ... 1/12 ... 6m ... 1/10

4 The southern boundary of the site apart from at the access point shall be delineated by a hedge of thorn of a height of at least 1.2 metres and in the event of the existing hedge being removed it shall be replaced within 6 months by a hedge of thorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 1.2 metres.

Reasons

1 Standard.

2 Standard.

3 B6

4 In the interests of the visual amenity of the street scene.

NOTE

The applicant is advised that the Local Planning Authority would not wish to see a dwelling covering the full width of the site. The design of the dwelling should seek to minimise the bulk of the property, so that it is in scale with other properties on this road frontage, and results in an appropriate spacing between them.

Welland and Deepings
Internal Drainage Board

Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD
Tel: Spalding (0775) 725861
Fax: Spalding (0775) 767689

John Honnor
General Manager

Our Ref. JH/TF
Your Ref.

This matter is being handled by
John Honnor

25th August, 1992

Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

S.H.D.C. PLANNING DEPT.
RECEIVED
27 AUG 1992
Attention of
DPO NRM
DOPO ES
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
File.
Acknowledge YES/NO
by
date

Dear Sir,

Planning Application No. H14/0897/92
Potato Handling Building - D.G.M. Growers Ltd.

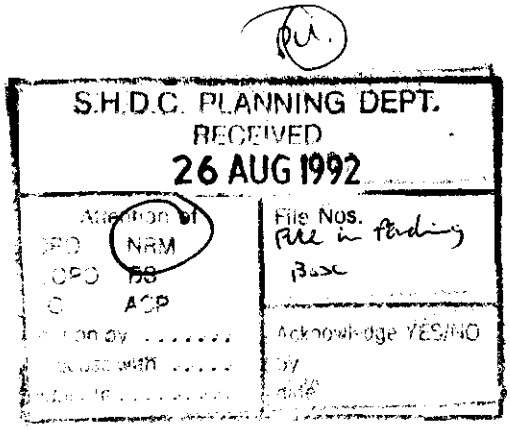
I refer to the above planning application.

The Board's 4th District Main Drain runs alongside the site and to comply with the byelaws no building, fence, tree etc. may be placed within 9m of the brink of the drain.

Any new surface water outfalls or additional surface water discharge to the Board's system will require the Board's consent and may be subject to an infrastructure improvement charge.

Yours faithfully,

General Manager.



13 WIMBERLEY WAY
PINCHBECK
SPALDING
LINCS

24TH AUG. 1992

RESIDENTIAL BUILDING PLOT - PART GARDEN:
COCO BARRICK BANK COMBAT FOR MR
B. M. RUCK. REF H01/0560D/92

DEAR SIR

THANK YOU FOR YOUR LETTER DATED 3RD AUG 1992 IN WHICH YOU STATE THAT YOU REQUIRE AN ACCURATE PLAN FOR THE ABOVE PLOT. & EXISTING DWELLING.

PLEASE FIND ATTACHED 2 No COPIES OF DRWG. 1 OF 1 SHOWING THE ABOVE.

YOURS FAITHFULLY
M.J.WATSON

SOUTH HOLLAND DISTRICT COUNCIL.
PLANNING DEPT.
COUNCIL OFFICES,
PRIORY RD. SPALDING, LINCS.

Mr M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincolnshire

P J Udy

PJU/SJS H01/0560/92

3 August 1992

Dear Sir

Residential Building Plot - Part Garden: 66 Barrier Bank, Cowbit - For Mr B M Ruck

This application was deferred by the Planning Committee on the 14 July 1992 for the Sub-Committee to visit the site.

The site was visited on the 27 July 1992 and the Sub-Committee resolved to defer the decision on this application, and request an accurate 1:500 plan showing how the dwelling will be sited, plus access and parking provision for both the proposed and existing dwellings.

I will return the application to the Sub-Committee as soon as possible on the receipt of two copies of this 1:500 plan.

Yours faithfully

pp

N R Midlen
Principal Planning Officer
(Development Control)

75. PLANNING APPLICATIONS (Continued)

Plan No. and Applicant		Proposal
H01/0560/92 Mr B M Ruck	O.A.	Residential building plot on part garden of 66 Barrier Bank, Cowbit.

RESOLVED: Consideration of this application be deferred to enable the Director of Planning and Building Control Services to request from the applicants a detailed 1 - 500 site layout plan showing the siting of a dwelling and the access and parking arrangements for this and the existing dwelling.

H16/0596/92 Spalding Grammar School		Four classroom extension at Priory Road, Spalding.

RESOLVED: Subject to obscure glazing or the removal of the upper windows on the elevation facing the existing dwellings fronting onto Haverfield Road, and to the roof line being set behind the existing parapet, planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(Councillor T Bray declared an indirect interest in the above application and left the meeting during consideration thereof. It was also reported that Councillor Bray had remained on the coach and had taken no part in the discussion on this application at the site inspection.)

H23/0605/92 Mr & Mrs P Cadwell	O.A.	Two dwellings including details of means of access at Roman Bank, Saracens Head.

RESOLVED: Subject to the deletion of the Note, planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(End of Minutes)

548. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant		Proposal
H01/0560/92 Mr B M Ruck	O.A.	Residential building plot on part garden of 66 Barrier Bank, Cowbit.

(Pending a site inspection in order to assess the suitability of the development having regard to the size and characteristics of the site.)

H16/0596/92 Spalding Grammar School	4 classroom extension at Priory Road, Spalding.

(Pending a site inspection in order to assess the impact of the proposed development on neighbouring properties.)

(Councillor T Bray declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

(Councillor J Goodley requested that his vote against the above decision be recorded.)

H23/0605/92 Mr & Mrs P Cadwell	O.A. Two dwellings including details of means of access at Roman Bank, Saracens Head.

(Pending a site inspection in order to assess the suitability of the site for the proposed development.)

H09/0613/92 Holbeach Parish Council	O.A.	Changing rooms at Hallgate playing field, Holbeach.

(To enable the Director of Planning and Building Control Services and the Chairman of the Committee to discuss the proposed development with the applicants and the objectors.)

(Councillors N P Judge MBE, J R Pearl and T G M Tyler declared interests in the above application under the provisions of the National Code of Conduct, but remained in the meeting during consideration of the application and took part in the discussion and voting thereon.)

H09/0618/92 Mr M H Woodberry	Alterations and extension to single storey dwelling at Traveller's Rest, Joys Bank, Langary Gate Road, Holbeach St Johns.

(To enable the Director of Planning and Building Control Services to discuss the application further with the Lincolnshire County Council.)

(It was also agreed that the Director of Planning and Building Control Services discuss with the Lincolnshire County Council their responsibilities regarding the provision of Gypsy accommodation.)

H05/0546/92 Mr J Smith & Mrs M E Baker	Use of land for campsite for maximum number of nine caravans/tents for recreational purposes only, Heron Cottage, Frostley Gate, Holbeach Fen.

(Pending a site inspection in order to assess the suitability of the site for the proposed development.)

SOUTH HOLLAND
Internal Drainage Board

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

SPALDING PLANNING DEPT.
RECEIVED
15 JUN 1992 PU
Attention of
DPO NRM
DOPO BS
JC ACP
Action by Your Ref.
Discuss with
Copy to
File Nos.
Acknowledge YES/NO

Please contact: Mr. Staines

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

Our Ref. RS/PA-B/560/92/JAN

Date 9 June 1992

Dear Sir,

OUTLINE PLANNING APPLICATION - MR. B.M. BUCK
BUILDING PLOT ADJ. 66 BARRIER BANK, 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 watercourses adjoin the site that inspection reveals to be substantially lower than the fronting highway.

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. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment, it being noted that there are kerbs offlets fronting the site.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments. The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J J Ebey

ENGINEER TO THE BOARD

M. Watson, Esq.,
13 Wimberley Way,
Pinchbeck,
Spalding, Lincs.

BRIAN S H 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: H01/0560/92

Applicant: Mr B M ~~Buck~~ Ruck.
Washview
66 Barrier Bank
Cowbit
Spalding Lincs PE12 6DQ

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: Residential building plot

Location: Part garden to No 66 Barrier Bank
Cowbit Spalding

Type: OUTLINE

Date received: 21-MAY-92

02-JUN-92

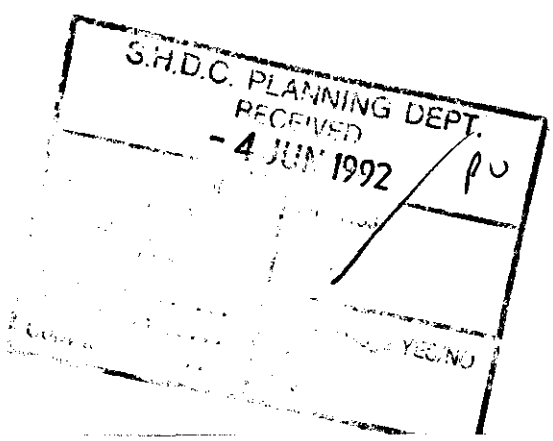
Dear Sir/Madam

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 17-JUN-92. 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 considered that the plot is too small for residential development in a rural setting. A site meeting by the Planning Committee is recommended.

Signed:

3/6/92.

772. PLANNING APPLICATIONS (Continued)

Plan No. and Applicant	Proposal
H01/0891/92 Patterson Properties	Pair of semi-detached houses at 85 Backgate, Cowbit.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to the provision of a single central access to serve the proposed dwellings.

H11/0896/92 Mr & Mrs R Southgate	Occupation of dwelling without complying with agricultural condition of permission H11/0665/78 at The New House, Wisbech Road, Long Sutton.

RESOLVED: Consideration of this application be deferred to enable the Director of Planning and Building Control Services to ask the applicants if they are prepared to provide sufficient information to enable the Council to seek the advice of the District Valuer on whether the property is being offered at a fair price.

773. PLANNING APPLICATIONS PREVIOUSLY DEFERRED

The following applications were determined as indicated:-

Plan No. and Applicant		Proposal
H16/0407/92 Mr G Elkin & Mrs D E Simpson	O.A.	Dwelling at rear of 45 Love Lane, Spalding.

RESOLVED: Planning permission be granted for the above development contrary to the recommendation of the Director of Planning and Building Control Services, subject to standard conditions including satisfactory details of siting and access arrangements.

(Councillor R.C. West requested that his vote against the above decision be recorded.)

H01/0560/92 Mr B N Ruck	O.A.	Residential building plot on part garden of 66 Barrier Bank, Cowbit.

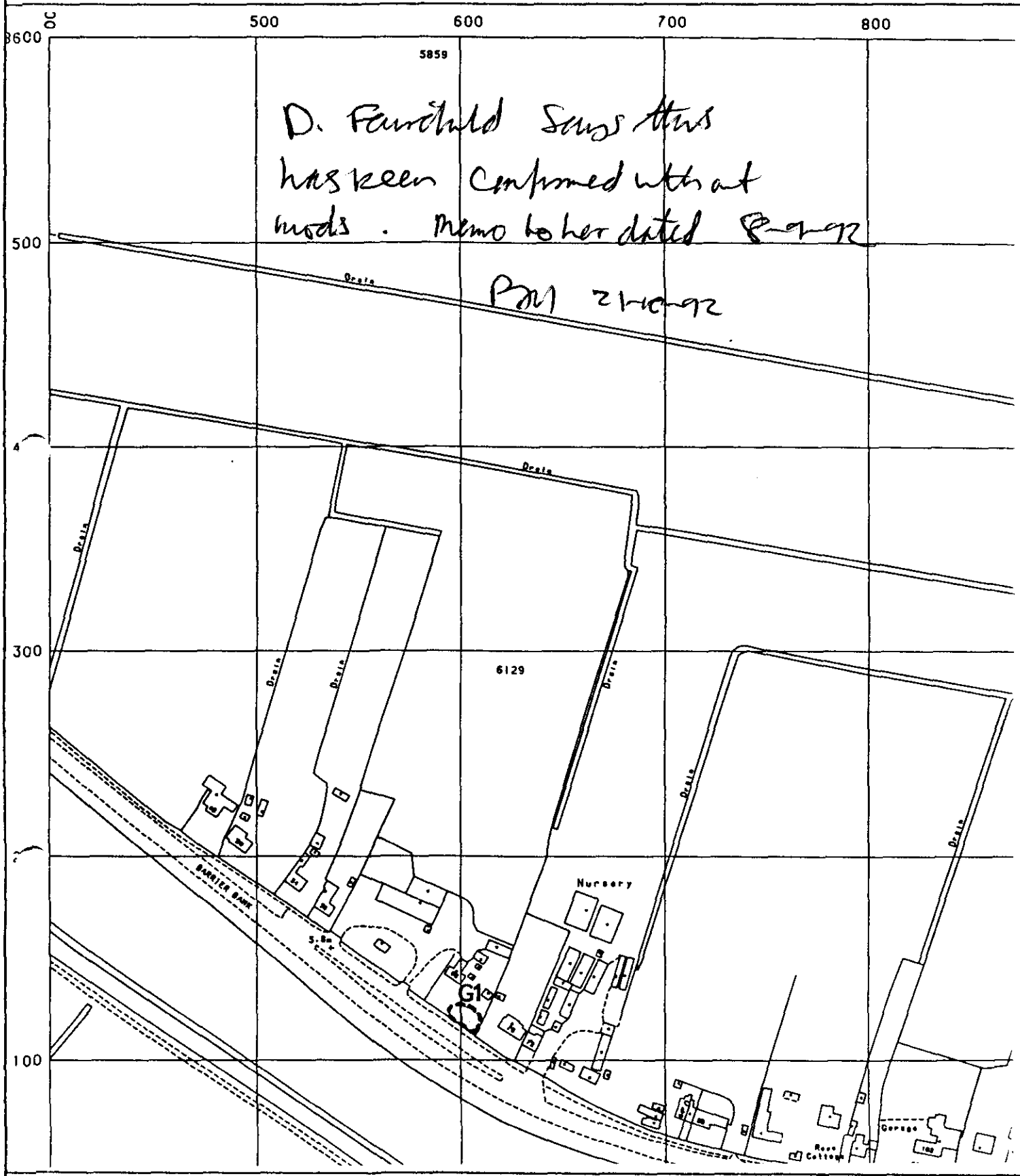
RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services subject to appropriate conditions including satisfactory details of siting and access arrangements. (The applicant to be advised that the additional details received do not form part of the application, and that any proposed dwelling should be commensurate with the size and scale of the existing adjoining dwelling).

(O.A. denotes Outline Application)

(End of Minutes)

H01/0560/92. P.J

SOUTH HOLLAND DISTRICT COUNCIL



D. Fairchild says this has been confirmed with at mods. Memo to her dated 8-9-92

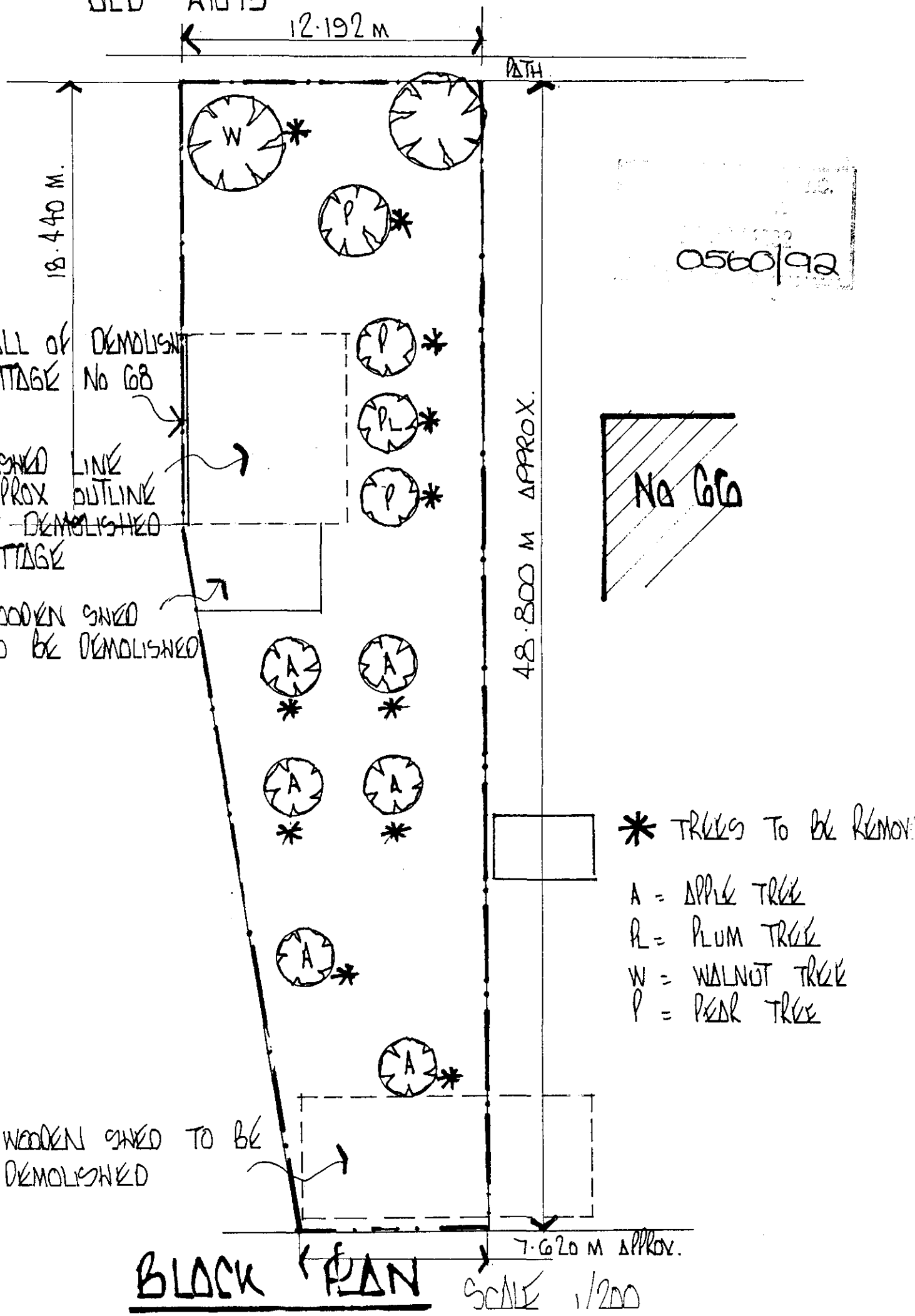
PJM 21-10-92

COWBIT TREE PRESERVATION ORDER No. 3 1992

PLAN No.	TF 2518
SCALE	1:2500
DATE	July '92
BASE	

B.SMITH M.R.T.P.I.
District Planning Officer

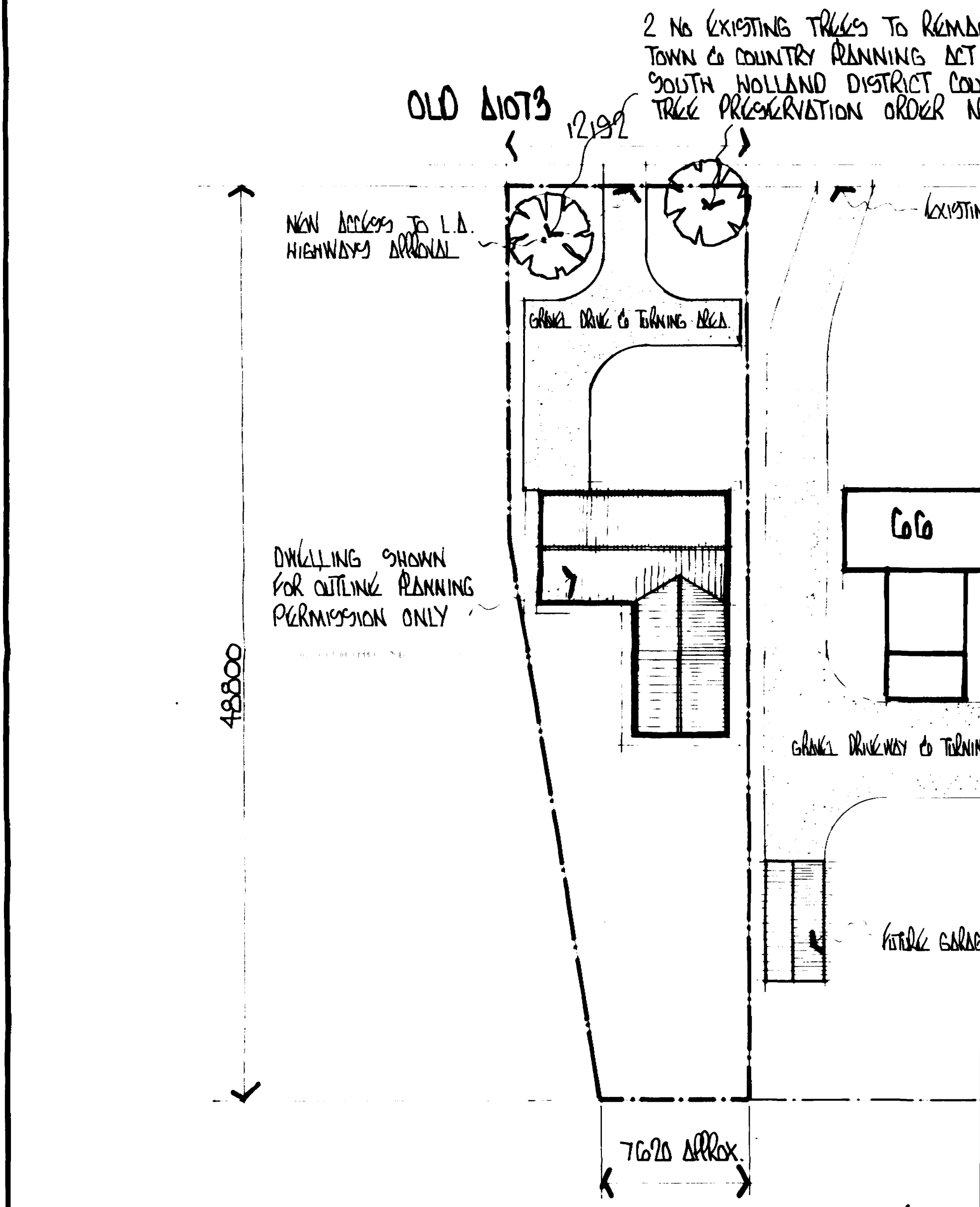
OLD A1073



0560/92

BLOCK PLAN

SCALE 1/200


OLD A1073
12192
2 NO EXISTING TREES TO REMA
TOWN & COUNTRY PLANNING ACT
SOUTH HOLLAND DISTRICT COU
TREE PRESERVATION ORDER N
NEW ACCESS TO L.A.
HIGHWAYS APPROVAL
EXISTIN
GRAVEL DRIVE & TURNING AREA
DWELLING SHOWN
FOR OUTLINE PLANNING
PERMISSION ONLY
48800
GARAGE
GRAVEL DRIVEWAY & TURNIN
FUTURE GARAGE
7620 APPROX.

BLOCK PLAN