

South Holland District Council
Planning Services - Development Management

104 Barrier Bank
Cowbit
Spalding
PE12 6AQ

30th June 2025

STORAGE BUILDING (Tractor Store) - RETROSPECTIVE APPLICATION

104 Barrier Bank, Cowbit, Spalding. PE12 6AQ

On behalf of Mr T Hicks

This application is submitted subsequent to the site visit by SHDC Enforcement Officer Sally Pusey to discuss the above building and whether it requires planning permission. On that visit it was suggested that I visit the planning department and speak to a planning duty officer which I did do on 28th April 2025.

I thought that given its location, dimensions the building and associated surfacing the building fell scope of permitted development rights and submitted an application for certificate of lawful use or development to confirm that to be the case. However, I was subsequently advised that a full application would be necessary because of the position of the building falling within the meadow area of my overall holding rather than being within the residential area.

As a consequence I now have pleasure in enclosing the requisite forms, supporting statement, BNG and FRA and plans and hope that the local planning authority can support this full planning application to regularise the development.

The location use and building within site

The land within my ownership is shown edged blue on the attached site location plan.

The building in question identified by Ms Pusley is indicated edged red on the accompanying site location plan.

The building is used for domestic storage in association with my house, and land at 104 Barrier Bank it is used to store garden machinery, including tractor and trailers and mowers used on the land.

The building was erected in September 2022 and is shown in the photographs in the Appendix to this statement.

It is located some 3.8 metres from the nearest boundary which is the ditch to the east.

The building

The building extends to some 40.50 sqm being 4.50 metres wide and 9.00 metres deep. It is 2.90 metres to the eaves and has a shallow asymmetrical roof rising to 3.100 metres to the ridge as shown on the plans accompanying this application.

It is constructed of green powder coated metal clad walls and roof. The building is open fronted facing into the site

External area - Surfacing in front of the building.

In order to provide a firm surface in front of the building I extended to existing surface in front of the outbuildings to the south.

The surface area to the west of the building is a permeable surface dressing of recycled stone covered with planings. At the same time, by way of maintenance, I used matching planings to resurface the access way in front of the existing buildings.

Appearance and context.

The building in question is a continuation of existing outbuildings within the site. It is well screened from outside the site and has a mature landscape back cloth and is well assimilated into the site and surrounding landscape.

There are no public footpaths in the immediate vicinity and the layering of landscape boundaries mean that it is not readily visible or discernible from public vantage point or indeed from within the site.

The building is for passive storage and is well away from my house and adjacent residential properties and thus has no impact on residential amenity.

Final remarks

Given the size and location of the building and its minimal impact in visual and amenity terms of the building it is hoped that you can confirm that it is acceptable and that planning permission will be forthcoming.

Should you have any queries or require any additional information please do not hesitate to contact me. Similarly if an officer needs to visit the site please contact me to arrange access.

Yours faithfully

Tim
Tim Hicks
Owner and applicant