

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services
Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 710772



H01/0634/01

PERMISSION RENEWAL

Applicant: **R L Biggs**

Tel:

Agent: **Messrs Hix & Son**

01406 422777

Description: Use of land as 4 residential
building plots (Renewal of
outline application
H01/0909/98)

Location: **Stonegate**
Cowbit

Case Officer:

D J ROBERTS

VALID DATE: 23-MAY-01

Targets: To case office	30-MAY-01
Inspected by	06-JUN-01
Extra contacts	13-JUN-01
Refer outstanding	27-JUN-01

TARGET COMMITTEE	11-JUL-01
Report deadline:	27-JUN-01

TERM DATE: 18-JUL-01

Agreed TD Ext:

Newbuild

Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert	MIN	08-JUN-01	29-JUN-01
Mr Lunn	Clerk to Cowbit Parish Council	01775 724536 07-JUN-01	28-JUN-01
Cllr T Barker		01406 380787 07-JUN-01	28-JUN-01
Cllr J Clark		07-JUN-01	28-JUN-01
Cllr E J Poll		01406 380470 07-JUN-01	28-JUN-01

No objections to renewal subject to repeat of all previous conditions. Please include the H.N.1 for the access this time
OPS for H.N.1 13 June 2001

DC RECORD SHEET

Registration

Reference H01/0634/01. 23/5/01

Cross-reference

Case Officer

DR

Directions

Standard

Scale dwg

☐

Surface water

☐

Agric appraisal

☐

Non-standard

Article 3

☐

Reg 4

☐

LB (\$10)

☐

Advert

☐

Env Assess

☐

LDC

☐

Other

☐Direction authorised by
Senior Officer

No of copies

Details

Further direction au-
thorised by Senior Of-
ficer

No of copies

Details

Information satisfactory
for DC

Amended description

Fee validation check:

☐

Consultations/Publicity

Acknowledged / Standard Consults / Public register

Non-Standard

Press Publicity

Setting of LB

☐

Conserv Area

☐

Public Right of Way

☐

Discretionary

☐

Departure

☐

>> County Planning

☐

Consultations

All Selected Viz:

☐

ROW

☐

T15

☐

TRA

☐

ENV

☐

EA

☐

DEM

☐

LB

☐

ARC

☐

AG

☐

HAZ

☐

HSC

☐

PLA

☐

ADV

☐

ADJ

☐

OTHER

Extra (Case Officer after in-
spection)

Specify:

Second Stage (after revali-
dation)

Reconsult

None

☐

All

☐

Specify

Consult for first time

Residents (Adjacent only)

Addresses :

Residents (consult first time)

Addresses :

Deliver/Post

Deliver/Post

Senior Officer confirmed: DR 30/5

Assessment

Notes for Case Officer

Part of it is want already developed

2? plots B/A

Between new HO + older Home

Small dyke to E. Bay

open to sea.

Low portage from Helge.

Site Inspection

Accuracy ?

Neighbours ?

Boundaries ?

Features ?

Inspected by

DZ

Date

8/6

Site Notice posted by

DZ

Date

8/6

Resident Notices delivered by

see plan

Date

Telephone and Visitor Record

Case Officer Conclusions / Report

Recommendation

Approve (or favourable)

☒

Refuse (or adverse)

☐

Signed

DP

Date

4/7

Conditions / Reasons

Non-Determination

Permitted development (or equiv)

☐

Non-development (or equiv)

☐

Withdrawn

☐

Other

☐

Confirmed by Senior Officer

Referral Prior to Issue

Dept of Environment (LBC)

☐

Dept of Environment (DEP)

☐

1. TR1

2 SC8

3 SC22

4. B21

+ 5+6 - From H01/909/98.

H01

+ note

The applicant is advised that this permission is effectively for a single dwelling. Three of the four plots permitted by the original outline permission have been developed.

NO SN1

NOTES

Disabled

☐

Section 106 / 278

☐

Demolition

☐

LB Demolition

☐

Amended Plans

☐

Received

Drawing nos

Validation Record Sheet

Reference H0110634/01

Submitted Fee £ 95

Fees

Invalid

☐

Receipt No P15732

Correct fee £ 95

Nil / discount Reason:

Date received 23 MAY 2001

Fees

☐

Reminder

Additional £

Receipt No

Site plans

☐

Cancelled

VALID

☒

Refund £

Voucher No

Certificate

☐

Other

☐

Type: REN

Description :

(if different from form)

USE OF LAND AS 4
RESIDENTIAL BUILDING
PLOTS

(Renewal of H016909/98)

New / Redevelop / Use / Ext / Alt / Works

Site area

No of dwellings

Floorspace

Earlier permission reference

GRID REFERENCE

526426 318066

Building Control records:

Already submitted - Ref

Request needed

N/A

NOTES

Planning Application Plotting Check

SPATIAL INFORMATION

Land Charges entries include Reference; Description; Date of notice; Date registered; Part of LLC Register
Other entries contain descriptions or references only

Wards

COUNCILORS

Weston and Moulton 86970386 T Barker
J Clark
E J Poll

Code W

Parish Boundary

ADMINID	ONS_CODE	FC	HA	COUNT
005404	COWBIT CP	3903	905.790	0

Local Plan - Development Boundaries

DEVB Development Boundary 450524

Planning Applications1998-2000

DISPLAYFLG

H01/1154/99	1152	526426	318065	0
H01/0909/98	2401	526421	318071	0
H01/0354/99	762	526399	318069	0
H01/0634/01	2421	526426	318066	0

SALLY WALTHAM

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S O U T H



H O L L A N D
DISTRICT COUNCIL

HOUSING & PLANNING
SERVICES DEPARTMENT

DA

PARISH COUNCIL RESPONSE FORM

Application no: H01/0634/01

Applicant: R L Biggs

Description: Use of land as 4 residential building plots (Renewal of
outline application H01/0909/98)

Location: Stonegate Cowbit

ONLY ONE PLOT
LEFT TO DEVELOP

This Council -

- 1 Supports the application, or
- 2 has no observations to make at this stage, or
- 3 has some concerns about the application at this stage

The reasons are:

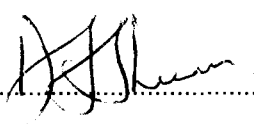
✓
✓

**Do you want this application to be dealt with by the
Development Control Committee?**

No, if our concerns are satisfactorily resolved

Yes

Any other comments or information (Continue over if necessary)

Signed: 

Date: 5/7/01

Clerk to Cowbit Parish Council

Roberts, David

From: Roberts, David
Sent: Wednesday, July 04, 2001 10:28 AM
To: 'Jim.Bonner@lincolnshire.gov.uk'
Subject: h01/0634/01 Stonegate Cowbit O/L Renewal

Dear Jim.

Further to you e-mail of 19/06/01. I have researched the site history.
Three dwellings have been permitted and built. None of these carried any archaeological conditions.
In view of this I do not think we can ask for anything in respect of this application. It does nothing more than
renew the O/L for the last plot.(i.e 1 of 4)
I shall therefore issue a permission accordingly -and with apologies for not being able to meet your request.

Dave.

Jim.

I tried to E-mail this to you - but
it wouldn't go.

So I've posted it instead.

YF
JDR.
4/7/01.

Roberts, David

From: Jim Bonnor[SMTP:Jim.Bonnor@lincolnshire.gov.uk]
Sent: Tuesday, June 19, 2001 12:53 PM
To: DRoberts@sholland.gov.uk; Pudy@sholland.gov.uk
Subject: H01/0634/01 Stonegate Cowbit

Peter/David

I note that this section recommended an archaeological watching brief in Dec 1999 in response to a reserved matters application for the 2 plots within the above site. I am unaware as to whether any note could be taken of these comments. The previous outline application does not appear to have been commented on by this section.

The site was identified by the Fenland Survey as containing medieval pottery of the 12th and 13th centuries abutting Stonegate which has a medieval origin as New Fendyke. It occurs to me that a more appropriate response to an outline would be to require archaeological evaluation of this site in order to fully determine the archaeological potential. I am aware, however, of the previous history of this site and would welcome your comments on this matter.

Jim

Note: We are a Microsoft Office site. Our base version is 4.3. Please make sure that files you send can be read in this format.

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SALLY WALTHAM

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S O U T H



H O L L A N D
DISTRICT COUNCIL

HOUSING & PLANNING
SERVICES DEPARTMENT

DL 12/6

WARD MEMBER RESPONSE FORM

Application no: H01/0634/01

Applicant: R L Biggs

Description: Use of land as 4 residential building plots (Renewal of
outline application H01/0909/98)

Location: Stonegate Cowbit

1 I have no observations to make at this stage, or

☒

2 I have some concerns about the application

☒

My concerns at this stage are:

*Appear to be only one plot remaining
needs checking.*

**Do you want this application to be dealt with by the
Development Control Committee?**

No, if my concerns are satisfactorily resolved

☒

Yes

☐

Any other comments or information (Continue over if necessary)

Signed: *T. Barker*

Date: *12-6-01*

Cllr T Barker

PLANNING APPLICATION

R L Biggs

is applying to the Council for planning permission for the following:

Reference No: H01/0634/01

Description: Use of land as 4 residential
building plots (Renewal of
outline application
H01/0909/98)

Location: Stonegate
Cowbit

You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library.

They are available during normal opening hours for a period of 21 days from the date below. Please send any comments to me within that period quoting the above application reference number .

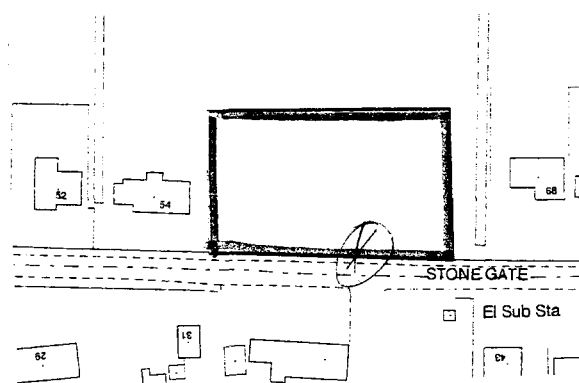
Mrs S A Waltham

Director of Housing and Planning Services

Date of Notice:

8/6/01

(S) = note



S O U T H



H O L L A N D

DISTRICT COUNCIL



**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.

28 CHURCH STREET, HOLBEACH
Lincolnshire, PE12 7LL

Established 1897

TEL. HOLBEACH (01406) 422777
FAX. HOLBEACH (01406) 426142
EMAIL hixandson@holbeach.fsnet.co.uk

Our Ref: CS/6911/SEC

Date: 21 May 2001

23 MAY 2001
Housing & Planning
Received

Your Ref: HO1/0909/98

South Holland District Council
Department of Housing and Planning Services
Council Offices
Priory Road
SPALDING
Lincolnshire, PE11 2XE

Dear Sirs

HO1/0634/01

Renewal of Outline Planning Permission – Residential Development (4 Plots)
Stonegate, COWBIT, Nr. Spalding, Lincolnshire
Application : Mr. Roland Biggs
Reference: HO1/0909/98

We should be grateful if you would renew the above Outline Planning Permission on behalf of our client, Mr. Roland Biggs, for a further period and enclose herewith a cheque in the sum of Ninety Five Pounds (£95.00) to cover the Renewal Fee together with an Ownership Certificate dated 21st May 2001. We confirm that all the details are the same as on the original application.

We look forward to receiving the renewed Outline Planning Permission document in due course.

Yours faithfully

L.

Our ref: AN\2001\003461\001
Your ref: H01/0634/01
Contact: Michael Braithwaite tel: 01522 785896
Fax: 01522 785868



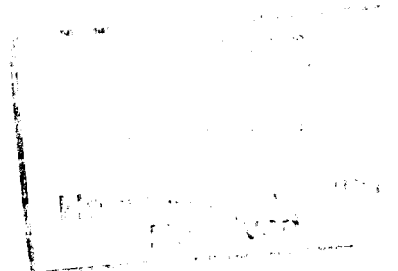
**ENVIRONMENT
AGENCY**

E:mail: michael.braithwaite@environment-agency.gov.uk

Date: 27th July 2001

Mrs S Waltham
South Holland District Council
Council Offices,
Priory Road
Spalding
PE11 2XE

Dear Madam



*File NFA
DR 30/7*

*DR
Granted
17/30*

RESIDENTIAL DEVELOPMENT 4 PLOTS, STONEGATE, COWBIT

Thank you for referring the above application, which was received on 11 June 2001.

We recommend that the following condition/s is/are appended to any approval given.

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

REASON To prevent the increased risk of flooding.

The Agency would seek from developers to utilise sustainable urban drainage systems with their proposals for the disposal of surface water run-off from any future development, and to achieve an overall flood risk reduction in accordance with the recent government guidance.

Any proposed surface water drainage disposal system should take into account the potential impacts of climate change and fully satisfy the requirements of the Planning Policy Guidance Note 25.

The applicant has to establish the suitability of ground conditions for soakaways by undertaking necessary percolation tests. Sufficient measures must be provided to regulate excess surface water runoff, which would result in due to adverse weather conditions unless the soakaways can perform satisfactorily under such conditions.

The developer should establish a suitable long term legal agreement to ensure satisfactory long-term maintenance and future renewal of soakaways.

The best information the Agency has to date suggests that this area is within the indicative fluvial floodplain and therefore has a risk of flooding, although it is protected against flooding up to a standard of 1 in 100 year return period fluvial flood event. Notwithstanding, the standard of protection provided by the existing flood defences will be subjected to various

Cont/d..

Environment Agency
Waterside House, Waterside North, Lincoln,
Telephone : 01522 513100 Fax : 01522 512927



other factors such as, climate change and sea level rise, settlement of defences, and future maintenance policies. The actual standard of protection offered to this site can not be determined without further investigation.

Should you wish to discuss this matter please contact me on 01522 785896.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. Braithwaite', written in a cursive style.

MICHAEL BRAITHWAITE
Planning Liaison Officer

date: 9 February 2004
your reference: GRM/JJM/856/03
our reference: H01/0634/01
ask for: Peter Udy
email: pudy@sholland.gov.uk

FILE COPY

G R Merchant
Unit 4
Wrights Mews
12A Park Road
Holbeach
Spalding
Lincs
PE12 7EE

Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

tel: 01775 761161
fax: 01775 710772
www.sholland.gov.uk

Dear Mr Merchant

Proposed bungalow and garage, Stonegate, Cowbit

I reply to your letter which was received on 26 January 2004.

The site is the last of four plots to be developed. Those have been developed with houses and to the east there is a further row of houses. Therefore it is my informal opinion that the plot should be developed with a house or a chalet.

I would add that application H01/0634/01 was a renewal of an outline planning permission and therefore any reserved matters application should be submitted before 15 July 2004. Condition number 1 appears to be inaccurate in that it relates to a full planning permission.

Yours sincerely



Peter Udy
Planning Officer

G.R. Merchant

I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

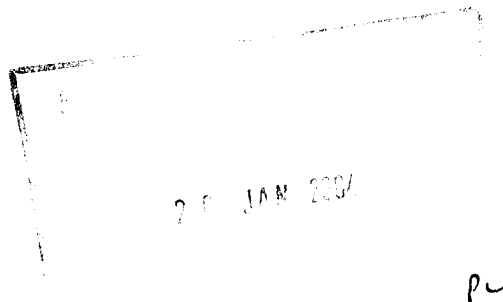


Unit 4, Wrights Mews, 12A Park Road, Holbeach, Spalding, Lincs. PE12 7EE
Tel: 01406 490800 / 01406 423762 Fax: 01406 425744 e-mail: grm@merchant.f9.co.uk

Your ref H01/0634/01
Our ref GRM/JJM/856/03

22 January 04

S H D C
Planning Dept
Priory Road
Spalding
Lincs



Dear Sirs

PROPOSED BUNGALOW & GARAGE STONEGATE, COWBIT.

My clients, David Swallow & Mark Searson have purchased the above building plot and propose to develop as detailed with a bungalow and garage, as shown on the enclosed plan.

I understand they have had an unfortunate experience with the planning department and another local architect on a similar site, prior consultation was not carried out and the application was refused, having spent a considerable amount of their funds.

In an effort to avoid a similar situation, could you please give me an informal opinion on their proposal prior to a formal application being made.

The land shown blue on the enclosed plans is to be used for paddock and orchard with considerable native tree planting.

Your informal comments would be appreciated as soon as possible, should you require any further information at this stage, please do not hesitate to contact me.

Yours faithfully

J. Merchant

pp. G R Merchant

HIX

& SON

Richard H. Frisby, FRICS, FAAV
Christopher Shallice, FRICS, FAAV
Gordon A. Mills, MRICS, IRRV, FAAV

CHARTERED SURVEYORS
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Email: enquiries@hixandson.co.uk
Website: hixandson.co.uk
Tel: (01406) 422777
Fax: (01406) 426142



28 Church Street, Holbeach, Lincolnshire PE12 7LL.

WITH VACANT POSSESSION UPON COMPLETION

STONEGATE

COWBIT

Nr. Spalding

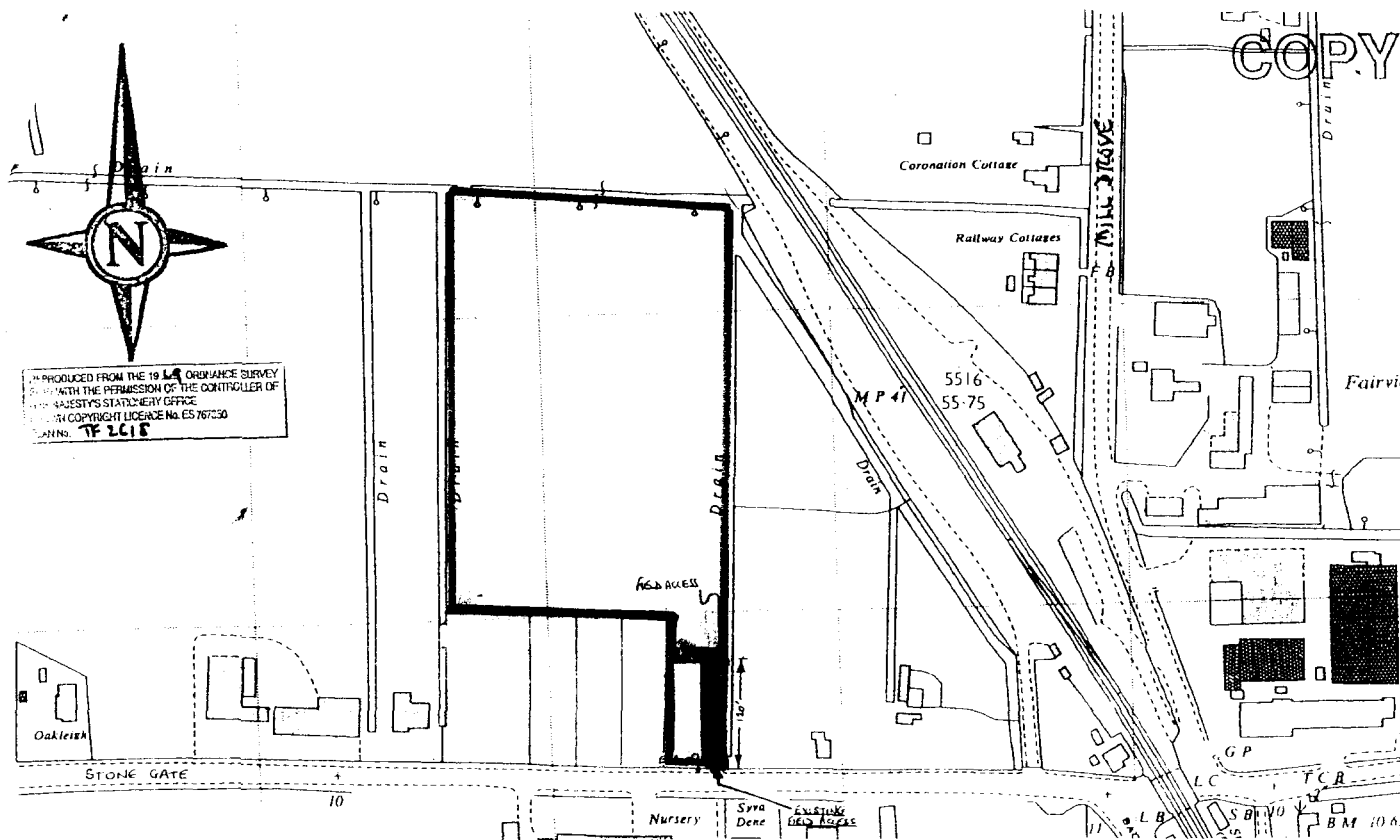
South Lincolnshire

PE12 6AH

Messrs HIX and SON are instructed by the Owner to Sell by Informal Tender in One (1) LOT

A WELL SITUATED FRONTAGE BUILDING PLOT

TOGETHER WITH AN ENCLOSURE OF ARABLE LAND ADJOINING



IMPORTANT: Whilst every care is taken to ensure the accuracy of these particulars, Hix & Son, for themselves and for the vendors/lessors of this property whose agents they are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Hix & Son or their client. None of the statements contained in these particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither Hix & Son, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. The prices for properties found in these particulars are all exclusive of Value Added Tax but for any properties where Messrs. Hix and Son's Clients have elected to pay Value Added Tax in addition to the sale price then Value Added Tax at the appropriate rate will have to be added on and paid by the purchaser.

OPEN SUNDAYS - 2.00 p.m. - 4.00 p.m.

The Property forms part of Ordnance Survey Number 5516 as shown on Lincolnshire Sheet 2618 (1969 Edition) edged in red and blue and extends in total area to approximately

3.86 ACRES (1.56 Hectares)

The Building plot edged in red on the plan has a frontage to Stonegate of about 51 feet 9 inches (15.77 metres) and a depth of 120 feet (36.58 metres).

The South Holland District Council have by their reference H01/0634/01 dated 16th July 2001 granted Planning Permission for the use of the Plot (and the adjoining three (3) already developed plots) for residential use subject to the following conditions:-

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

Reason: The application was submitted in outline only.

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

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

4. Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

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

5. The gradient of the vehicular accesses shall not be steeper than 1:20 for a distance of 6 metres from the nearside edge of the carriageway of Stonegate, and thereafter not steeper than 1:10.

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

SALLY WALTHAM

BA (Hons) F.C.I.H.

Director of Housing & Planning Services

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S O U T H**H O L L A N D
DISTRICT COUNCIL****HOUSING & PLANNING
SERVICES DEPARTMENT**

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P15732
Date received : 23-MAY-01

Received from R L Biggs

Address Stonegate
Cowbit

Fee paid	£	95.00
VAT	£	0.00
Total received	£	95.00

Cash/Cheque : Cheque

Signed..... *K. Porter* (Authorised Collector)