

Town and Country Planning Act 1990

Planning Permission

Reference: H01/0745/93

Received:09-AUG-93 Type:FULL

Name: H K Gott
Jekils Bank
Holbeach St Johns
Spalding
Lincs

Agent: H K Gott
Jekils Bank
Holbeach St Johns
Spalding
Lincs

Description: Erection of two bungalows and garages

Location : Mill Drove 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 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 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 A fence 1.8 metres high, details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the western boundary of the site before the buildings hereby permitted are commenced.

Reason: In the interests of the amenities of the area.

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

accompanying the application.

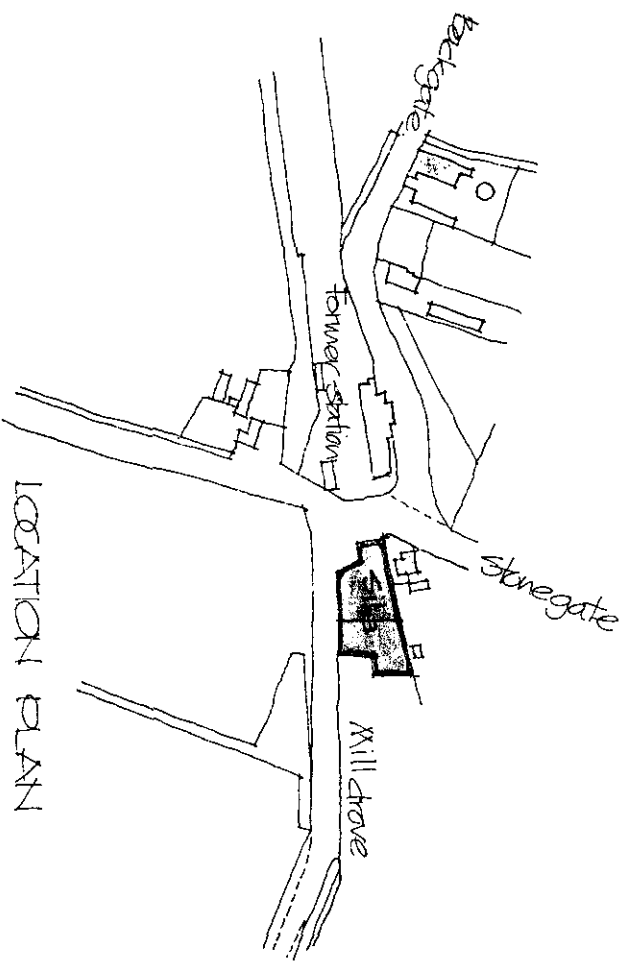
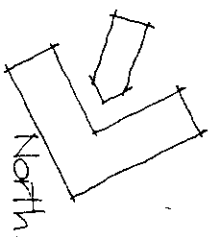
Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

- 6 Visibility splays shall be provided in accordance with the details shown on the plan attached to the decision notice, and there shall be no hedges, fences or other obstruction to visibility above a height of 0.5 metres within the visibility splays.

Reason: In the interests of road safety.

Director of Planning and Building Control Services
19-OCT-93 H01/0745/93

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.



LOCATION PLAN
Scale 1:2500

PLANNING APPLICATION

For office use only

Application No. 401/0745/93

Date Registered

03 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

H.K. GOTT

JEKILS BANK

HOLBACH ST. JOHNS, Lincs.

Tel. No. H. st. J. 314

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.

(Personal contact name)

OFFICE
COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

MILL DRIVE, COWBIT

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF TWO BUNGALOWS AND GARAGES.

Please complete

Signed.....

I attach

* Four copies of all plans

*an ownership certificate (see back page)

*a fee of £240.00

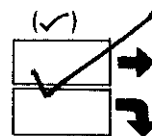
If you consider no fee is payable
include a written explanation instead.

Date... 30.7.93

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 worksor This is an **outline** applicationNow complete Parts
3, 4 and 5 and an
Ownership CertificatePlease 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

DETAILED APPLICATION

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:

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

(b) max. length:

(c) max. width:

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

D. Please state type and colour of roofing materials.

62.7 (per bungalow) sq. metres
4.250 metres
11.556 metres
6.256 metres

BUFF RUSTIC FACING BRICKS
MOXHILL BOLD ROLL COLOUR
TERRACOTTA RED.

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

NOT IN USE WAS
RAILWAY LIND

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

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

If so, name of road:

Will there be --
Individual access(es)

New estate road

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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

Cesspool

Septic tank

S/A

NO

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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

If so, please give details in Part 6

If so, please complete Part 7

Date:

Consultee(s):

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THE
SECTIONS.

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

1. APPLICANT'S INTEREST

Please state interest (e.g. owner, prospective purchaser)

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 30.7.93

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.

State Name and address of owner:

State Date notice served:

Signed _____ (Applicant/Agent) Date _____

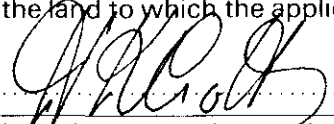
3. AGRICULTURAL HOLDINGS CERTIFICATE

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 30.7.93

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.

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

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed _____ Date _____

Directions

Art 7 (Outlines)

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

Reg 4

Scale drawing....

Highway S/W....

Agric appraisal....

☐Non
Std

Precise details:

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

--

Reconsultations:

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

Precise details:

Additional Consultation/Publicity Required

p2110-8 looks right.

	Publicity: >>	Consultations:
Departure	.....	County
Setting of LB	.....	E Heritage
Public Right of Way	.....	Societies
Discretionary	.....	..... G ROW

Extra Consultations:

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

WP Note - G Group available G* Group essential (longer expiry)

Environment/ Drainage	Env Services	.....
	NRA	.....
WAT	IDB	.....
	Env Assess	 G ENV Specify:

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

Order No:
Specify:

Hazards	HSC Group	 G* HAZ
	Specific	.....
Other PLA		.....

Specify:
Specify:Case Officer *pu*
Senior Officer Confirmed *pu*Date *12/4*

Recorded DC....

APPLICATION ASSESSMENT

7/15/93

Notes for Case Officer

Site Inspection

Accuracy :

Neighbours : *yes*

Boundaries :

Site Features :

*History ? - Previous P.B.
Saw NRM probketter, fence
Screening + be caught of hedges
Crossing House*

Inspected by *PM*

Date *17-8*

Site Notice posted by *PM*

Date *17-8*

Expiry

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

*80 Stagsdale
Cumbria*

Case Officer Conclusions

*All boundaries open, clear + side fenced timber
post + rail or wire.*

look kept, close to head - or / across?

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)

Non Development (or equiv)

Non Response after Direction

Senior Officer confirmed

Withdrawn

DELEGATED DECISION

Case Officer Recommendation

Approve ☒
(or equiv)

Refuse
(or equiv)

Signed *PM* Date *8/10*

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

Notes:

☐
☐
☐

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

Sc 21

Sc 27

Sc 25 ... 1.8m ... Western ...

buildings ... commenced

*Notwithstanding the provisions of Part 2, Class A of the Town + Country
Planning (General Development Order) 1988 no gate, fence, wall or
means of enclosure shall be erected along any highway boundary,
Reason - for the sake of visibility + improve safety*

D80 Amh 14/9/93 committee

grant permission

Amh

Repeat 1-2.3.4. from agenda

- +5. Visibility splays shall be provided in accordance with the detail shown on the plan attached to the decision notice, and there shall be no ~~obstruction~~ hedges, fences or other obstructions to visibility along a length of 0.5m within the visibility splays.

(R. in the interests of road safety)

ADMIN. RECORD SHEET

Initial

Submitted Fee £ 240

Receipt No P3073

Date first Rec'd 03 AUG 1993

Registration

Reference H01 | 0745 | 93

Cross-Ref B01 | 0462 | 93

Date 4/8 8

Validation

TYPE Full?

Site area
No of dwellings 2
Floorspace

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

Description
to be recorded

--

Invalid

Site plans
Certificate

--

Fee
Fee (not free)

--

Inaccurate
Incomplete
Unclear

--

Fees

Correct fee £ 240

Nil fee

--

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 221 OS Plots
Grid ref 54443 180000

Ward X Parish COCKFITT

Inside IBD 4185 Inside LP area NO

Constraints:

CA Cons Area

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

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

Hazards -

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

Linked to site

Ref 1557

Dist Bound

Linked to property

Ref

Other:

Planning Records:
Earlier apps

218/93
451/93
1030/88
66/71

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

1181/90 Two houses refused
184/91 " " granted

Mr. J. J. Hogg,
Development Control Officer,
South Hill,
7 West Parade,
Croydon,
Surrey,
CR1 1TD.

No. 20045

CR/11/001/07/1/79

19 June 1995

Dear Sir,

BEECH HEDGE, MOULTON CHAPEL ROAD/MILL DROVE, COWBIT.

Reference to your letter dated 15th June 1995 regarding the planting of a beech hedge on the boundary of the above development area adjacent to Moulton Chapel Road/Mill Drive, Cowbit.

Whilst it is agreed that the condition of the planning permission requires the height of any hedge at this point to 0.5 metres in height, there is no breach of this condition at the present time.

I agree with your observations that a beech hedge normally grows higher than this and I can only ask that you contact the person from whom you received the initial report and advise them to say you informed if the hedge grows to more than the stipulated 0.5 metres and when the Planning Department would then be able to take the action that is required.

Yours faithfully

John J. Hogg

J. Hogg
Development Control Manager

COWBIT PARISH COUNCIL

Clerk to the Council
D. J. J. LUNN

Tel. Spalding 724536

ACTION
Attention of <u>DCM</u>
Discuss with
Copy to
File Ref
Comments

7 WEST PARADE
SPALDING

LINCS PE11 1HD

15th June 1995

Mr A.S. Smith,
Housing & Planning Dept,
South Holland District Council,
Priory Road,
Spalding.
Lincs.
PE11 2XE

✓ KWL
18 JUN 1995 DCM
Housing
I suggest they let us know
if it is not training

Dear Mr Smith,

Ref: R01/0745/93

Would you kindly note that I have received a report that the person now residing on Plot No1, has planted a beech hedge on the boundary adjacent to Moulton Chapel Road / Mill Drive. In the planning permission issued 19/10/93, paragraph 6, states that a hedge, planted in the area of the visibility splays shall not grow to more than 0.5 metres high. A beech hedge normally grows higher than this!

Would you please take the necessary steps to ensure that the original provisions are not infringed.

Yours sincerely,

D.J.J. Lunn.

DC 1870/1

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



REGISTER COPY TO EARLIER PERMISSION

Previous permission: H01/0745/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H01/0433/94

Received:04-MAY-94 Type:CONDITION COMPLIANCE

Name: H K Gott & Son
Jekils Bank
Holbeach St Johns
Spalding
Lincs

Agent: H K Gott & Son
Jekils Bank
Holbeach St Johns
Spalding
Lincs

Description: Details of 1.8 metre high fence to western boundary
(Condition 4 of application H01/0745/93)

Location : Mill Drove Cowbit
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS
BEEN GRANTED for the details submitted for the purpose of conditions
attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

18-MAY-94 H01/0433/94

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

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



REGISTER COPY TO EARLIER PERMISSION

Previous permission: H01/0745/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H01/0432/94

Received:04-MAY-94 Type:CONDITION COMPLIANCE

Name: H K Gott & Son
Jekils Bank
Holbeach St Johns
Spalding
Lincs

Agent: H K Gott & Son
Jekils Bank
Holbeach St Johns
Spalding
Lincs

Description: Details of landscaping and tree planting (Condition 3 of application H01/0745/93)

Location : Mill Drove Cowbit
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

23-AUG-94 H01/0432/94

URGENT

Rqd by.....

Maples & Son

SOLICITORS

COMMISSIONERS FOR OATHS

A. R. Withyman, M.A., LL.B. (Cantab)
Richard W. Lewis, LL.M. (Lond)
Philip A. N. Crew, LL.B. (Lond)
Malcolm Charlesworth, LL.B. (Hull)
David Hicken, LL.B. (Sheffield)
Michael H. Pepper, M.A. (Cantab)

23 NEW ROAD
SPALDING
LINCS. PE11 1DH

DX 26706 - Spalding
Telephone (0775) 722261
Fax (0775) 767525

Our Ref:

W/KG.

Your Ref:

*Please advise me
of circumstances quickly*
DR
24/8

23rd August, 1994

Dear Sir,

re: Mr and Mrs G.E. Payne

re: Mr H.K. Gott

re: Planning Reference H01/0745/93

We are instructed by Mr Graham Edward Payne and Mrs Gail Payne of 86 Stonegate, Cowbit, Spalding, Lincolnshire.

Our clients advise us that planning permission has been granted for the construction of two bungalows on the site of the former British Rail Station at Cowbit.

The location of one of the bungalows is next to our clients property and within approximately 4 metres of their living room windows. It will clearly infringe their light and is contrary to the views expressed at the time that the application was submitted.

Our clients have informed us that when application for planning permission was originally submitted and permission was granted, the front elevation of the property to be constructed was set back so as not to be in front of our clients windows. Our client had objected to the planning permission being granted on the basis that the construction might be built in front of their property and in consequence of that a fence that was to be built on the boundary was rejected. It was clear therefore that it was the view of the Planners and accepted by the Developer that there should not be anything built in front of our clients windows.

Our clients therefore are amazed to discover that notwithstanding that decision, it would seem that a further application has been submitted and plans have now been passed for the construction of a bungalow in front of our clients windows. Our clients were not notified of this application and did not therefore have an opportunity to express their views in connection with it. This is a clear change of policy on the part of presumably the Developers and also on the part of the Council and at the very least our clients should have been advised of it and been given an opportunity to express their views.

(2)

23rd August, 1994

As it is, our clients have spoken to Mr Gott about the matter; he freely acknowledges the problem and at the moment has ceased building because of it. We understand that it is possible that the bungalow could be re-sited in such a way that it did not protrude in front of our clients property.

We invite you to consider the matter carefully, hopefully take note of the views expressed in this letter on behalf of our clients, discuss the matter with Mr Gott and arrive at a satisfactory solution.

If we can be of any further assistance or you wish to consult with us or our clients, please get in touch with us.

We have to say to you however, if the matter can not be resolved to our clients satisfaction and in accordance with the original planning permission that was granted then our clients will have to consider bringing the matter before the Ombudsman.

Yours faithfully,
MAPLES & SON



The Director of Planning,
South Holland District Council,
Priory Road,
SPALDING,
Lincs.

Maples and Son,
23 New Road,
Spalding,
Lincs.
PE11 1DH.

Mr N Midlen

NRM/JJ H1/0745/93

W/KG

09 Sep 1994

Dear Sir,

ERECTION OF BUNGALOWS AND GARAGES, MILL DROVE, COWBIT: COMPLAINT BY
MR AND MRS G E PAYNE.

I thank you for your letter of the 23rd August the contents of which, I must confess, puzzle me.

Contrary to what Mr Payne has apparently stated to you, he was informed of the planning application for bungalows, he did respond, objecting to them, and his response was reported to the Planning Committee. Notwithstanding his objection the Planning Committee, based on advice from Officers, granted permission, and whilst I can understand him being disappointed at this, it is perfectly within the prerogative of the Planning Committee not to accept the objections of neighbours.

I enclose herewith a copy of the report to the Planning Committee, in which you will find that Mr Paynes objections are set out, together also with a copy of his objection.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

Mr Payne spoke to PDC 18-8.

Concerned that bungalow on Plot 1 ~~is~~
is in front of his lounge window.

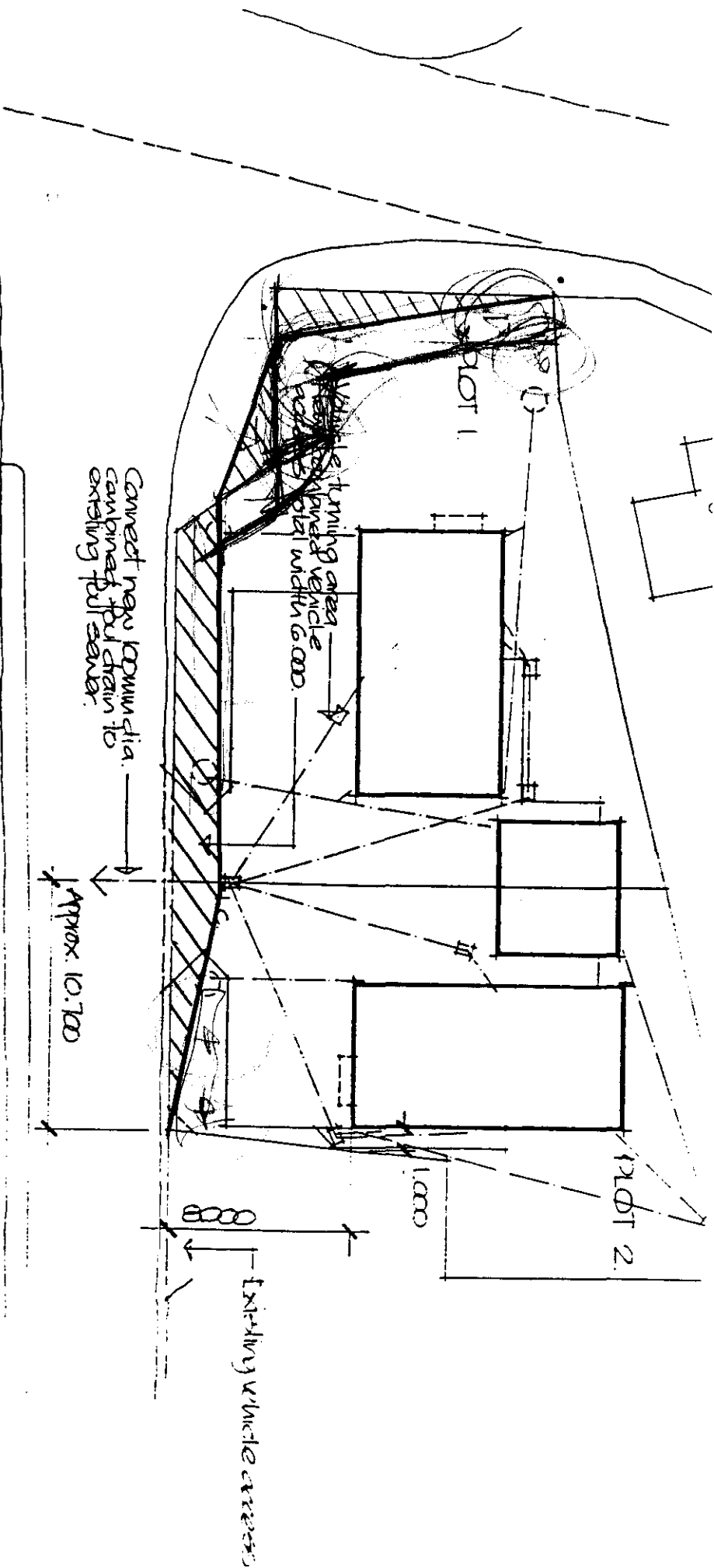
Distance between two properties is

5.6m or thereabouts. Also advised

- that a two metre fence on boundary
would have similar effect + is P.d.

Previous P.P for 2 houses. This an improvement
on that, less overlooking. Has to be a
balance struck.

- Suggested if he had a complaint that
he should write in.



BLOCK PLAN Scale 1:250



VISIBILITY SPLAYS

SOUTH HOLLAND D.C.
PLAN DEPT.
03 AUG 1993
REF. 0745/53

PLAN ATTACHED
 TO DECISION NOTICE

PROPOSED DEVELOPMENT
 WILL BE ABOVE, COMBAT.
 11. K. GOTT & SON (WULFERS)

11.8.93

TYPE: Full

DESCRIPTION: Erection of two bungalows and garages

LOCATION: Mill Drove, Cowbit

APPLICANT: H K Gott

AGENT:

REASON FOR COMMITTEE CONSIDERATION

Objection received.

RECOMMENDATION

Grant permission.

14 SEP 1993

COMMENTS

- 1 The site is located on the old railway line adjacent the junction of Mill Drove and Stonegate.
- 2 The site has the benefit of planning permission for 2 houses.
- 3 The bungalows will be larger in footprint than the houses but will obviously be single-storey rather than two-storey.
- 4 The overlooking that the objector refers to can be overcome by erecting a 2 metre high fence on the boundary.
- 5 The access cannot be moved on Mill Drove without the benefit of planning permission because Mill Road is classified. Visibility at Mill Road junction is poor therefore a condition has been placed preventing the obstruction of the visibility splay by anything above 0.5 metres. The precise details of these highway conditions will be checked prior to the meeting and any necessary variations reported.

REPRESENTATIONS

Parish Council:

Support application, provided no hedges or fences around frontage of Plot 1 in interests of road safety at Mill Drove junction and that the proposed access is not moved at a later date to a point nearer Mill Drove junction.

Ward Member:

Has planning permission for two houses close to junction, where has been accidents, should be no hedges or fences, etc.

Cour Highways:

Requests conditions.

Public:

Objection received from 80 Stonegate,
Cowbit - summarised:

Invasion of privacy from Plot 1. Proposed dwellings lounge will look directly into my lounge and main bedrooms will be facing each other. My kitchen also faces the bedroom.

SCHEDULE OF CONDITIONS

- 1 SC21 - (Landscaping scheme).
- 2 SC27 - (Implementation of planting).
- 3 SC25 - (Screening by fences)... 1.8 metres... western... buildings... commenced.
- 4 B22 - (Access and turning space to accord with application).
Reason: B21.
- 5 There shall be no hedges/fences or other means of obstruction to visibility erected or planted along the sites frontage to Mill Drove within 2 metres of the existing carriageway edge.
Reason: B4.
- 6 B15 - (Clearance of obstructions at access).
Reason: To protect the visibility at the junction of Mill Drove and Stonegate due to the increase in traffic generated by this proposal.

no part of any wall, hedge or fence, shall, ~~over~~
for the whole of the sites frontage to Stonegate,
exceed 0.6 m. in height above the lowest level
of the adjoining carriageway at any time.

(R. B 8 ~~2~~ --- Class II Rd)

Revised cond. 6 as per
C. Rogers 14/9/93

D.R.

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 14th September, 1993.

PRESENT

Councillors:

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

Mr. J.R. Pearl	Mr. J.A. Dobney	Mr. B.A. Paul
Mr. C.J.T.H. Brewis	Mr. C.F. Fisher	Mr. N.H. Pepper
Mrs. P.J. Buffham	Mr. J. Goodley	Mr. W.D. Skells
Mr. J. Clark	Mrs. E.O. Hall-Patch	Mr. D.A. Tennant
Mr. B.J. Davies	Mr. N.P. Judge, M.B.E.	Mr. T.G.M. Tyler
Mrs. D.F. Davies	Mr. A.E. Naylor	Mr. R.C. West
Mr. E.N. Davies		

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Principal Environmental Health Officer (Pollution and Environmental Protection).

In attendance: The Press

Apologies for absence were received from or on behalf of Councillors Mrs. A.M. Newton, T. Barker, N.I. Capes, M.S.L. Rollinson and M.C. White.

597. **MINUTES**

The Minutes of the meetings held on 17th August and 25th August, 1993 were signed by the Chairman as a correct record.

598. **PLANNING APPLICATIONS**

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) Applications Granted

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H23/0639/93 Fenland Aero Club	Extension and refurbishment of existing clubhouse at Fenland Airfield, Holbeach St Johns.
H01/0745/93 H K Gott	Two bungalows and garages at Mill Drove, Cowbit.

(Subject to any further conditions considered appropriate following negotiations with the local highways authority.)

14th SEPTEMBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H09/0346/93 C D Dobson	JB	Refused as recommended. Letter to advise applicants. See previous notes on Stukely Hall Temporary Working File.
3	H06/0400/93 Mrs E Bailey	JB	Grant as recommended.
6	H09/0511/93 Mr S Smith	JB	Refused as recommended.
8	H11/0538/93 R J Duncan	JB	DPBCS Auth subject to Sect 106 agreement as recommended.
10	H05/0564/93 Mr & Mrs R D Scully	JB	Application withdrawn.
11	H14/0618/93 Mr & Mrs G Slinger	PJU	Grant as recommended.
11	H14/0619/93 Mr & Mrs G Slinger	PJU	Refused as recommended. Advise applicants they should negotiate with the owners of the adjoining farmyard (?purchase) to safeguard the amenities of the building.
13	H13/0626/93 Mr P Crewe	DMG	Refused as recommended.
14	H23/0639/93 Fenland Aero Club	DMG	Grant as recommended.
16	H16/0646/93 Longhurst Housing	NRM	Refuse application as recommended unless applicants willing to amend application by withdrawing reference to the deletion of the two storey brick extensions to 48 & 45 Double St and substitution by an open stairway, and the change in design of the access link between the two roofs of Longs Warehouse at attic level.
16	H16/0647/93 Longhurst Housing	NRM	Refused as recommended.
19	H08/0651/93 V E Miller	PJU	Refused plus enforcement action as recommended.
21	H05/0720/93 A Knight	DMG	Defer for Site Visit.
22	H20/0736/93 Mr J Roberts	DMG	DPBCS Auth subject to Sect 106 agreement as recommended.
23	H01/0745/93 H K Gott	PJU	Grant as recommended. Amend conditions 5 & 6. See NRM.

15 Sep 93

Signed: 
N Midlen
Principal Planning Officer

BRIAN [unclear] 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



H01/0745/93

FULL

Applicant: H K Gott
Tel: Holbeach St Johns 314

Agent: H K Gott
Holbeach St Johns 314

Description: Erection of two bungalows and
garages

Location: Mill Drove
Cowbit
Spalding
Lincs

Valid date:	09-AUG-93	Terminal date:	04-OCT-93
Target dates:		Target Committee:	14-SEP-93
To case officer	16-AUG-93	Report deadline:	31-AUG-93
Inspected by	23-AUG-93	Agreed TD Ext:	
Extra contacts	30-AUG-93	Case Officer:	
Report if not clear by	13-SEP-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Owner/Occupier, ~~2 Stonegate, Cowbit~~	18-AUG-93	08-SEP-93
Site/Press Advert MIN	20-AUG-93	10-SEP-93
Clerk to Cowbit PC 0775 724536	13-AUG-93	27-AUG-93
Cllr T Barker 0406 380787	13-AUG-93	20-AUG-93

SITE RECORD

Grid ref: 526560 318000
OS Sheet: 277 Parcel:

L.C.C. - Ops Attached JS CB 26/9/93

OK Relocated
no hedge to be
taken back &
restored.

BRIAN ITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
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H01/0745/93

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Cllr T Barker 0406 380787	13-AUG-93	20-AUG-93

SITE RECORD

Grid ref: 526560 318000
OS Sheet: 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
Fax: (0775) 710772



Application no: H01/0745/93

Applicant: H K Gott
Jekils Bank
Holbeach St Johns
Spalding
Lincs

Agent: H K Gott
Jekils Bank
Holbeach St Johns
Spalding
Lincs

Description: Erection of two bungalows and garages

Location: Mill Drove Cowbit
Spalding Lincs

Type: FULL

28-OCT-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

G Payne
80 Stonegate
Cowbit
Spalding
Lincs

FROM: ME G. PAYNE

ADDRESS 80 STONEGATE

COWBIT

Tel no 94-580222

Planning
Reception

MESSAGES

OBJECTION

ENQUIRIES

SUBJECT :

PLANNING PERMISSION ON
MILL DROVE

Please advise me regarding the following...

S.H.D.C. PLANNING DEPT.
RECEIVED
23 AUG 1973 PO

COMMENTS ON APPLICATION

APPLICATION NO :

M01/0745/93

SUBJECT :

INVASION OF PRIVACY

My comments are as follows...

THE ABOVE APPLICATION FOR PLOT ①
THE PROPOSED DWELLING'S LOUNGE
WILL LOOK DIRECTLY INTO MY LOUNGE
+ MAIN BEDROOMS WILL BE FACING EACH
OTHER. MY KITCHEN ALSO FACES SAID BEDROOM

APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following
with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :



Bulb Growers & Farmers

H. K. Braybrooks (Cowbit) Limited

Croft House Nurseries
Cowbit, Spalding
Lincolnshire, PE12 0XD

Telephone: (0406) 380434

LATE OBS: OFF..... Date.....
Salient points highlighted

Late com etc 14/9.

Mr. Brian Smith,
Planning Officer,
South Holland District Council,
Priory Road,
Spalding, Lincs.

22 1/9.

27th
August
1993

Dear Sir,

We refer to Planning Application H01/0745/93,
and whilst we are not objecting to this, we would draw
the attention of the Planning Committee to the fact that
this Company has operated its business on the site
opposite for the past sixty years.

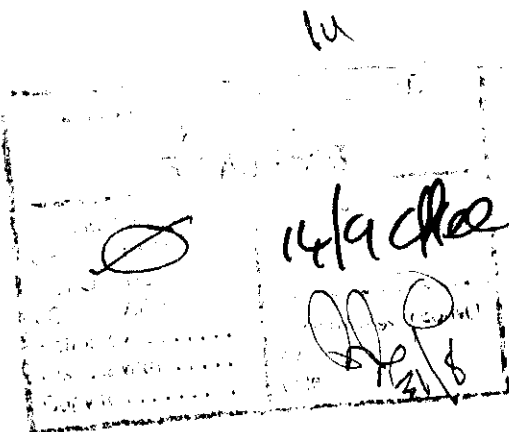
The nature of the business involves the
operation of fork lift trucks and tractors on the premises,
and lorries leaving and entering during normal weekday
working hours, together with the loading of flowers on
Sunday mornings for Monday morning markets.

Our relationship with our neighbours has
always been amicable, and we would wish this to remain
the case in the future.

Yours faithfully,

J.D. Braybrooks.

J. D. BRAYBROOKS



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H01/0745/93.

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	5	1	8	0

2. Address or location

Mile Drive, Cowbit

3. Name, classification and number of road

A

4. Date application referred

26-8-93

5. State whether outline, detailed application etc.

Full.

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

Erection of 2 Bungalows

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: 26-8-93

Signed:

[Signature]
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) B22

CB and this. (1) B17 (amended) Before - - - - - Fence shall for the whole site frontage be lowered - 0.6m

(2) There shall be no hedges, fences, or other obstruction to visibility erected or planted along the sites frontage to Mill Drive within 2m of the existing carriageway edge.

(3) B15 - - - - - 0.5m (drawing no HOI/0184/91/1 dated 18/3/91.)

Delete as appropriate

- (3) B18 (amended) - - - shall for the whole of the sites frontage to Stonegate exceed 0.5m
- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

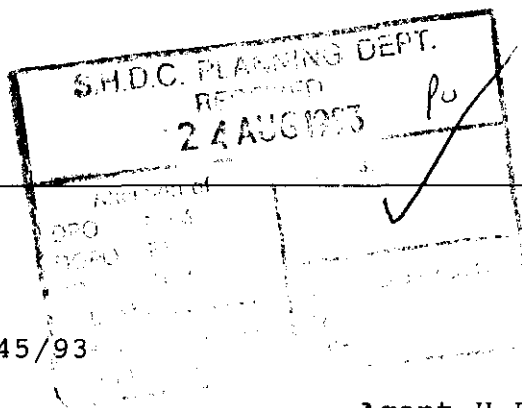
(1) B21

(2) B4

(3) B6

(4) To protect the visibility at the junction of Mill Drive and Stonegate due to the increase in traffic generated by this proposal.
B8 - - - - - Class I load.

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



Application no: H01/0745/93

Applicant: H K Gott
Jekils Bank
Holbeach St Johns
Spalding
Lincs

Agent: H K Gott
Jekils Bank
Holbeach St Johns
Spalding
Lincs

Description: Erection of two bungalows and garages

Location: Mill Drove Cowbit
Spalding Lincs

Type: FULL

Date received: 09-AUG-93

13-AUG-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 27-AUG-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:

My member support the application providing
(a) The frontage around Plot 1 should be granted permission subject to open planning, with no hedges or fences, in the interest of road safety at Mill Drove Junction.
Signed:
(b) The proposed access is not moved at a later day, to a point nearer to the Mill Drove Junction, in the interest of road safety.

[Signature]

23/8/93

Phone call from

Councillor Barker re: 745/93 - Has planning permission for two houses, on junction, has been bad accidents, no hedges. Delegated.

0744/93 - No objections to garage extension. Delegated.

Mr Bustance application - as before. Against Policy DPO has said should stick to Policy.

✓

Peter Udy

23-8-93

P Udy

Bl ITH 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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3073
Date received : 03-AUG-93

Received from

H K Gott & Son

Address

Jekils Bank
Holbeach St Johns
Spalding

Fee paid	£	240.00
VAT	£	0.00

Total received £ 240.00

Cash/Cheque : Cheque

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

B. J. ITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
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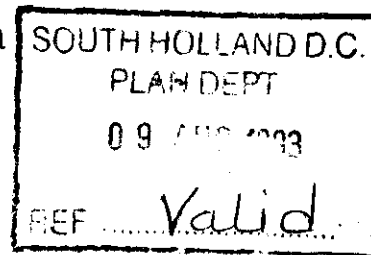
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Applicant: H K Gott
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Spalding
Lincs

Agent: H K Gott
Jekils Bank
Holbeach St Johns
Spalding
Lincs

Description: Erection of two bungalows and
garages

Location: Mill Drove
Cowbit
Spalding
Lincs



Type: FULL

Date received: 03-AUG-93

04-AUG-93

Dear Sir/Madam

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

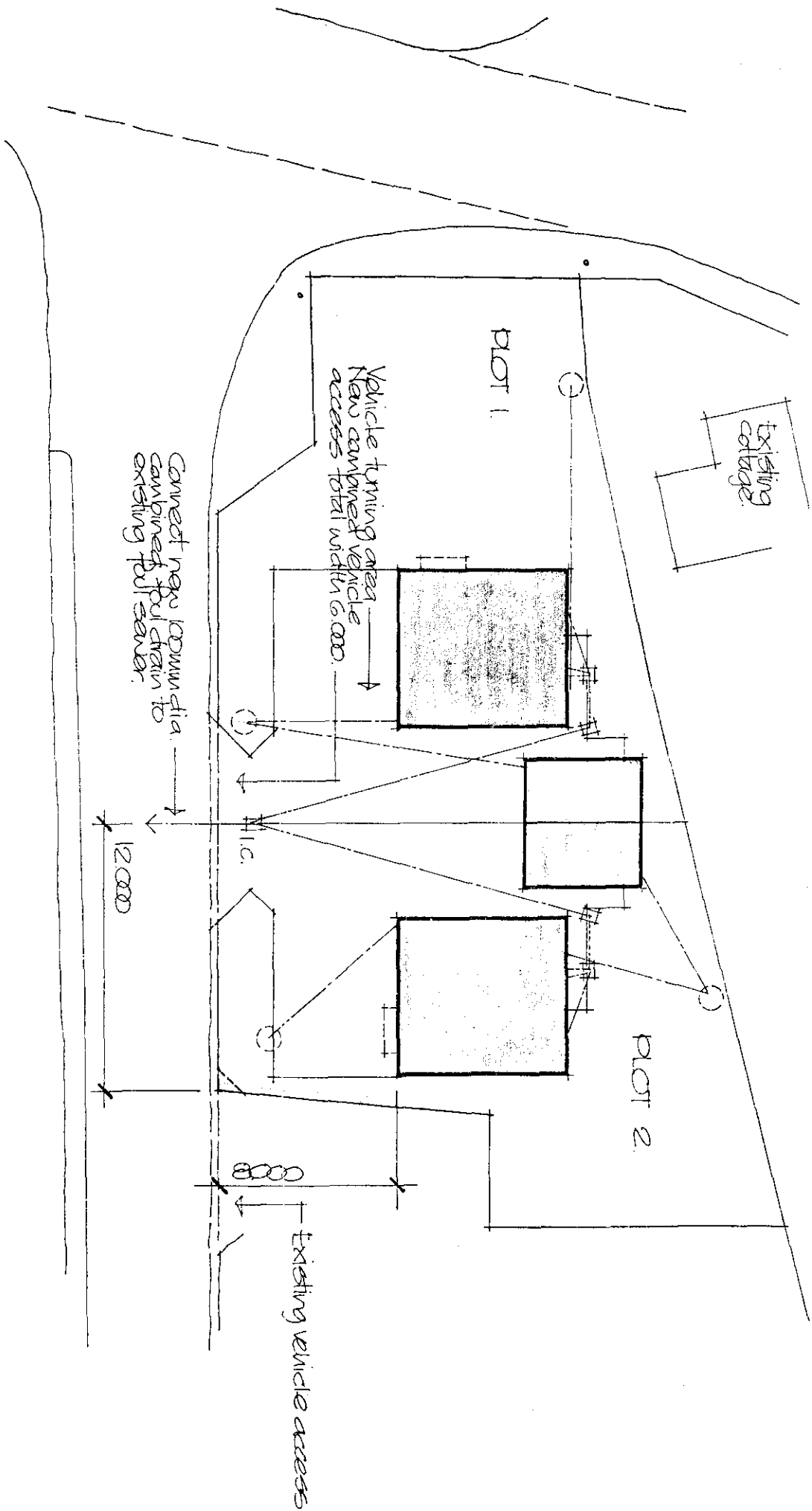
Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

- ✓ Please confirm that this is a Full application.
- ✓ Complete forms where marked. Three copies returned for your use.

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 Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

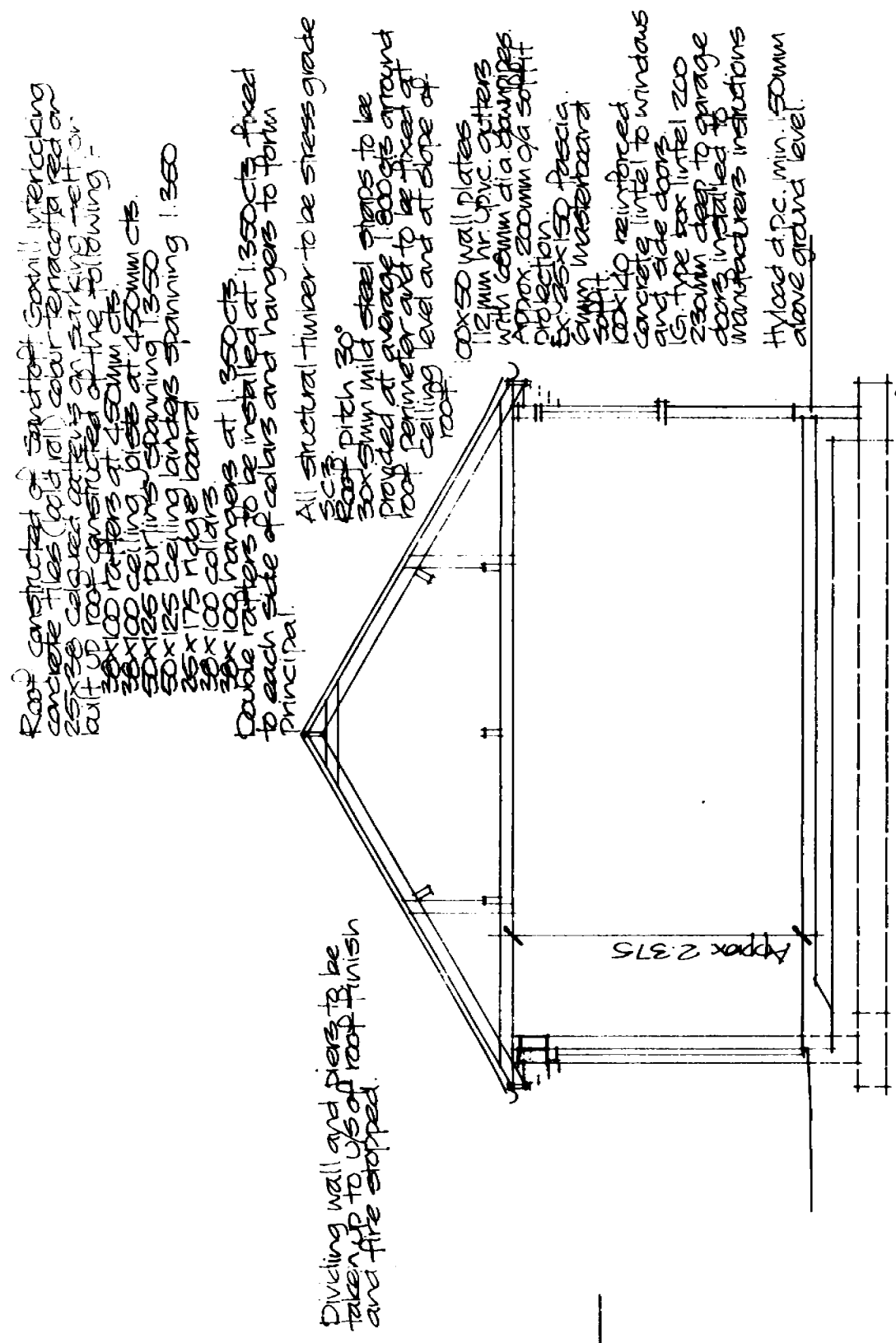
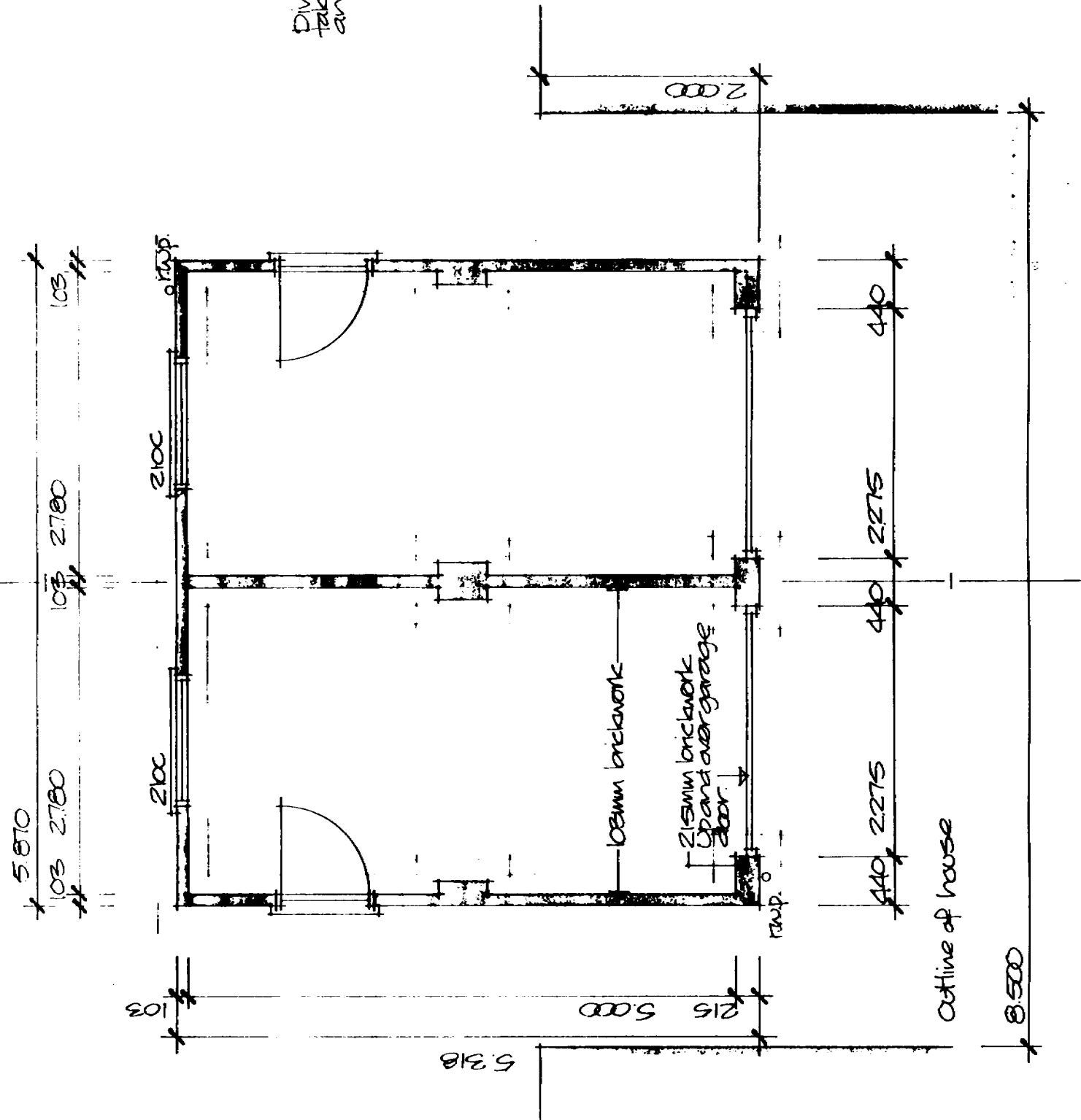
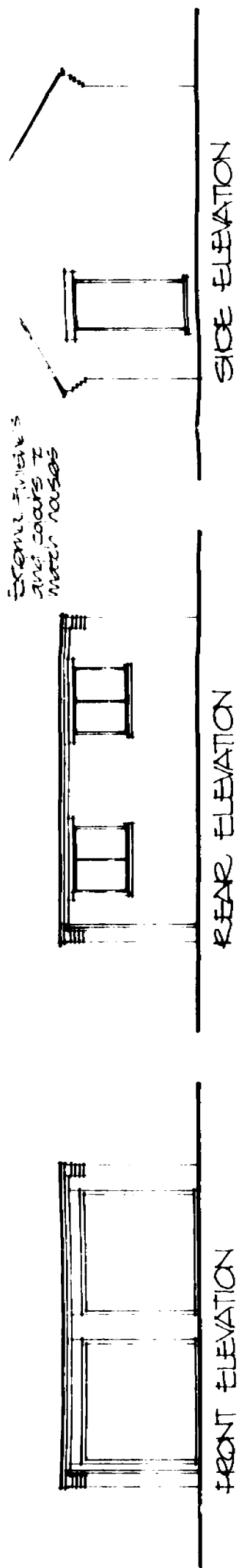


SOUTH HOLLAND
PLAN
18491

PROPOSED DEVELOPMENT
MILL BROVE, COWBIT.
H.K. GOTT & SON (BUILDERS)

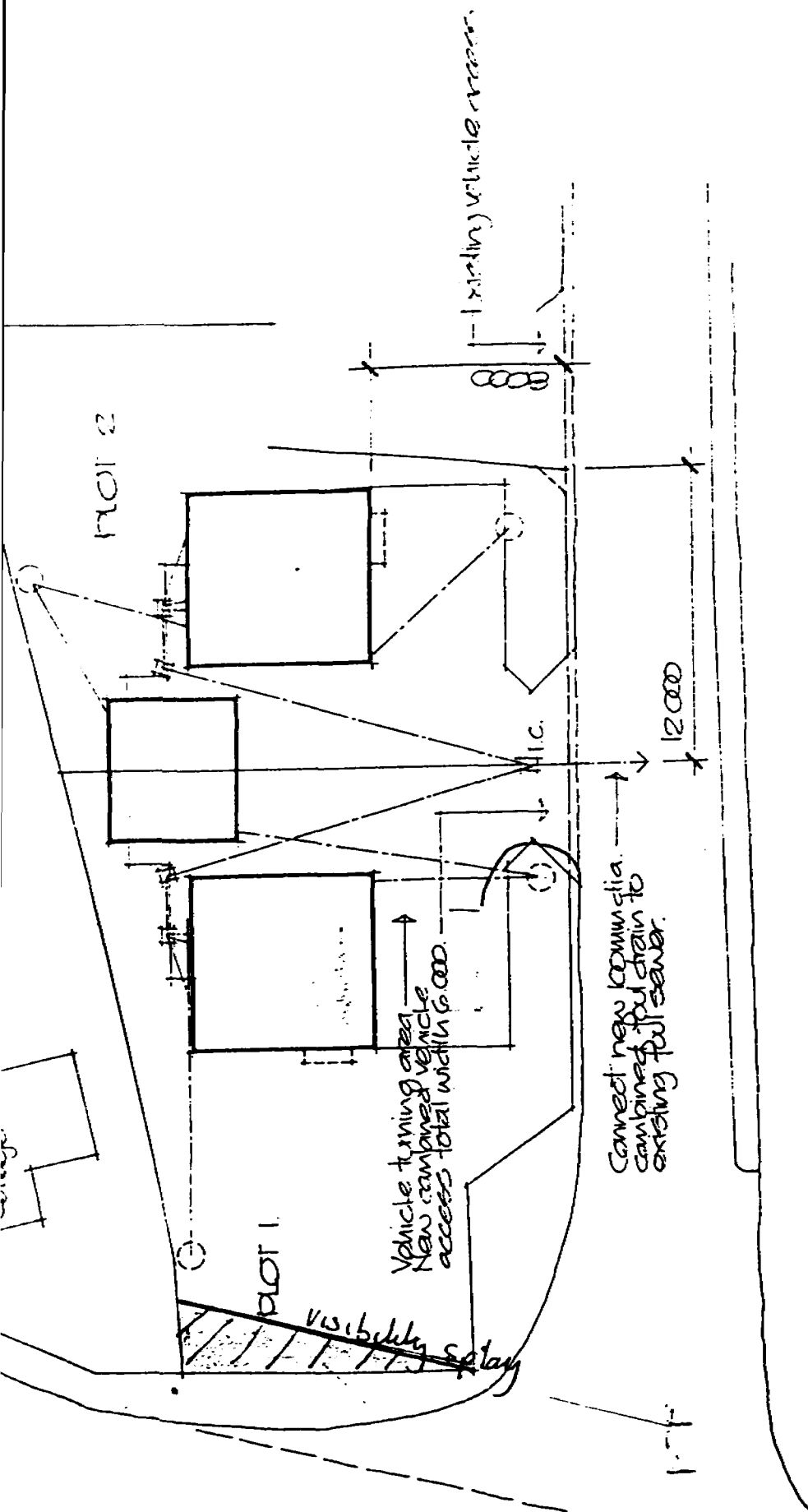
Setback 30
Revised Feb. 91.

External finish to
and doors to
match houses



Roof constructed of Santofort Gonnill interlocking concrete tiles (only roll) color terracotta red on 25x38 Calquest gutters on parking section built up roof constructed of the following:-
 30x100 rafters at 450mm cts
 38x100 ceiling joists at 450mm cts
 50x125 burling spanning 1350
 50x125 ceiling burling spanning 1350
 25x175 ridge board
 30x100 collars
 30x100 hangers at 1350 cts
 Double rafters to be installed at 1350 cts fixed to each side of collars and hangers to form principal.
 All structural timber to be stress grade 50%
 Roof pitch 30°
 30x5mm mild steel straps to be provided at average 1800gts around roof perimeter and to be fixed at ceiling level and at slope of roof.
 100x50 wall plates
 12mm hr. pvc. gutters with 60mm dia downpipes
 Approx. 200mm o/a soffits
 Protection
 Ex. 25x150 fascia
 50mm waterbar
 100x10 reinforced concrete lintel to windows and side doors
 15. Type box lintel 200
 230mm deep to garage doors installed to manufacturers instructions
 Hyload d.p.c. min. 150mm above ground level.
 Floors constructed of 100mm thick concrete slab (min. grade 5.10) on 1000 V-shaped d.p.m. on min. 150mm thick hardcore well compacted and consolidated. Concrete slab to be thickened to approx. 250mm under garage door.
 225x450 (225x600 under 215 thick walls) concrete strip foundations min. 750mm deep (1.00 in. strikeable soil)
 Foundation concrete to be min. grade C15P.
 PROPOSED GARAGES TO PLOTS 1 & 2
 MILL BROVE, COMBIT. HK. GOTT AND SON
 Scales 1:50 & 1:100.

SOUTH HOLLAND D.C.
 PLAN DEPT.
 13 AUG 1993
 07.45.193



BLOCK PLAN Scale 1:250

DATE	18/3/91
PLAN	
NO.	184/91

PROPOSED DEVELOPMENT
WILL EXCEED, COMMIT.
H.K. GOTT & SON (BUILDERS)

01/11/90
01/11/90

DRAWING N° H01/0184/91/1
Date 18/3/91.