COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H01/0891/92 Received:18-AUG-92 Type:FULL

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

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of pair of two bedroomed semi-detached houses
Location : 85 Back Gate Cowbit
Spalding

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

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

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

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

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

3 The drive area between the road and the front elevation of the properties shall be available for manoeuvring by the occupants of both properties at all times.

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

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plans, (reference LS 9208:1a), received by the Local Planning Authority on the 11 November 1992.

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)

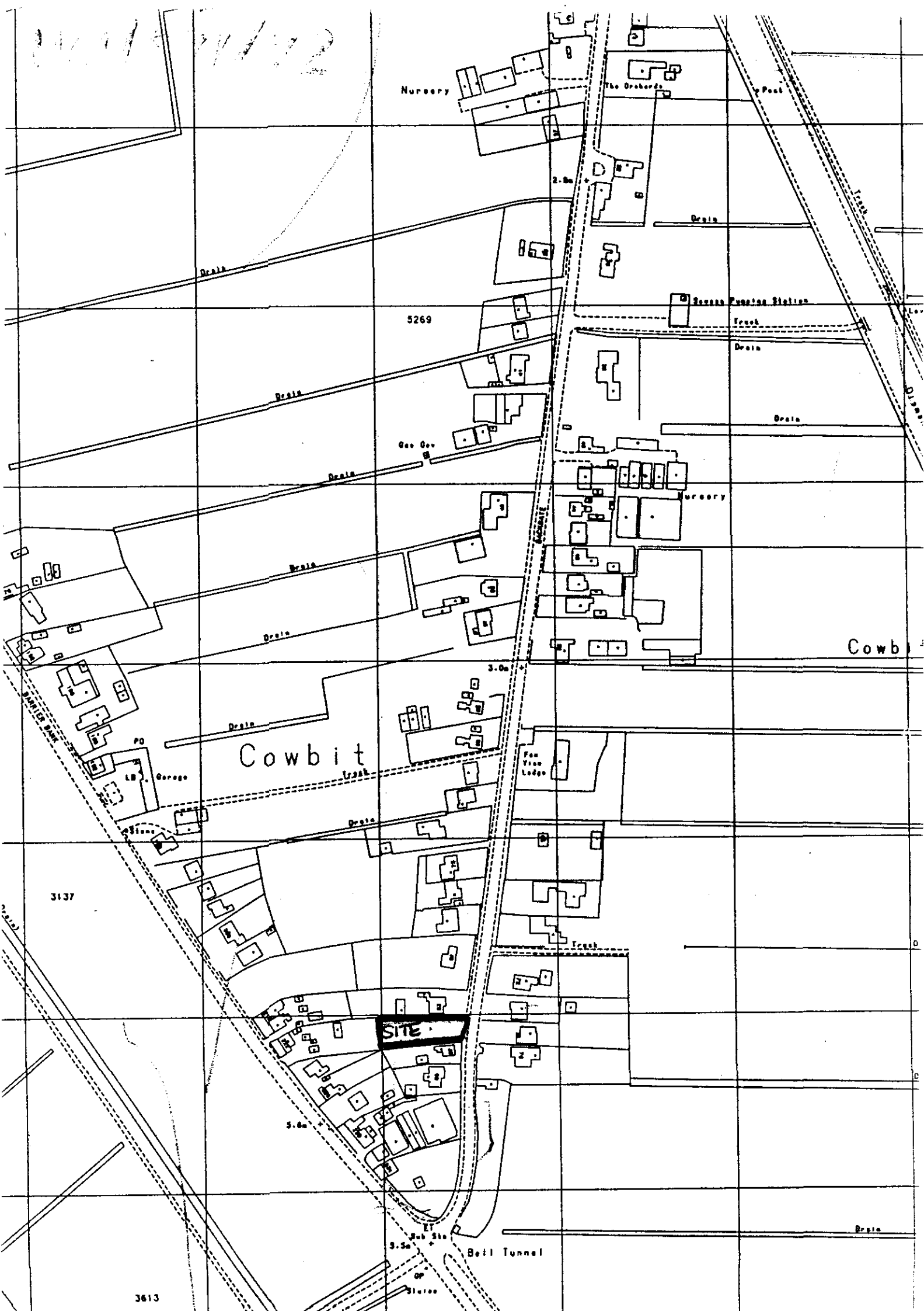
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
17-NOV-92 H01/0891/92

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.

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)


Nursery
The Orchards
Pond
Track
2.8m
Drain
Drain
5269
Sewage Pumping Station
Track
Drain
Drain
Gas Gov
Drain
Nursery
Drain
Drain
Cowbi
3.0m
Drain
BARRIER BANK
PO
Cowbit
LB
Garage
Fen View Lodge
Track
Drain
3137
Track
SITE
5.8m
Drain
ET
Sub Sta
3.5m
Bell Tunnel
OP
Stores
3613

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H01|0891|92

Date Registered 13 AUG 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

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

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

COOPER ARCHITECTURAL DESIGN
HOCKLEYGATE
FLEET
SPALDING LINCS

Tel. No. 0406 23762.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

85. BACK GATE, COWBIT, SPALDING LINCS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION of PAIR of 2 BEDROOMED SEMI-DETACHED HOUSES.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £220.00. If you consider no fee is payable include a written explanation instead.

Signed. . . . . Date . . 7|8|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 Certificates**

or This is an **outline** application [ ] ⬇

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New Dwellings	✓	If so, how many: 2 No.
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:		sq. metres
B. Please state size of any new structure:- (a) max. height:	7.4.	metres
(b) max. length:	9.0	metres
(c) max. width:	8.765	metres
C. Please state type and colour of materials for facing external walls:	L.B.C. SUNSET RED FACING,	
D. Please state type and colour of roofing materials.	SANDTOFT. GREY CALDERDALE SLATE	
E. Has a survey of the site been undertaken? State Yes or No	YES	

5. GENERAL INFORMATION Please complete each section

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

BUILDING PLOT

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: BACK GATE Will there be— Individual access(es) ✓ New estate road
C. What provision will be made for garages or parking within the site?	GRAVEL DRIVE.	

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees	✓	
B. The proposal does involve the felling of one or more trees		➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	SOAKAWAYS.
B. For estate developments, please state how highway surface water will be disposed of	N/A.
C. Please state whether a land drain will be affected	NO

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

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

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

Continue on separate sheet if necessary. PREVIOUS. OUTLINE

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

PROSPECTIVE PURCHASER

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... (Applicant / Agent) Date 7 .....

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name: Mr & Mrs N PA Rayden
Address of owner at which notice was served: 25 High Road, Rowlton, Spalding, Lincs. State Date notice served: 18/8/92.

Signed ..... (Applicant / Agent) Date 18-8-92

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (~~Applicant~~ / Agent) Date 7/8/92

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

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

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

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

Case Officer PM 20-8

Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PJH
Date 25-8

Notice posted by PJH
Date 25.8

Resident Notices required

Sent | Delivered

Case Officer Conclusions

wide site between white painted brick house. two small obscure glazed windows on ground floor + one large window upstairs with face adj bathroom adj + dormers. Pair garage to right. Brick wall + hipped roof. 2m green leylandii & row of poplars. garden boundary & flat 1.5m high timber fence to house [illegible]

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- ☐ Disabled
- ☐ Outstanding RM
- ☐ Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ 220 P1559

Receipt Issued

Date first Rec'd 18 AUG 1992

Registration

Reference H01/0891/92

Cross-Ref R.

Date 19-AUG-92 DB

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings 2

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 220

Additional
Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 295

OS No's

Grid ref 506520 317910

Ward X

Parish COWBIT

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 747

Linked to property

Ref

Planning Records:
Earlier apps

H0391
1192/89

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H01/0891/92 Received:18-AUG-92 Type:FULL

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

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of pair of two bedroomed semi-detached houses
Location : 85 Back Gate Cowbit
Spalding

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

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

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

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

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

3 The drive area between the road and the front elevation of the properties shall be available for manoeuvring by the occupants of both properties at all times.

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

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plans, (reference LS 9208:1a), received by the Local Planning Authority on the 11 November 1992.

Authorised to issue:

12-NOV-92 H01/0891/92 AD..N.....DC.....

13/11 16/11

BRIAN S 4 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: H01/0891/92 Type: FULL

Applicant: Patterson Properties Agent: Cooper Architectural Design
Tel: 0406 23762

Description: Erection of pair of two bedroomed semi-detached houses

Location: 85 Back Gate
Cowbit
Spalding

Valid date: 18-AUG-92 Terminal date: 13-OCT-92
Target dates: Target Committee: 07-OCT-92
To case officer 23-AUG-92 Report deadline: 23-SEP-92
Inspected by 28-AUG-92
Extra contacts 02-SEP-92 Case Officer:
Report if not clear by 22-SEP-92 P J UDY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Cowbit PC	0775 724536	21-AUG-92	04-SEP-92
Cllr T Barker	0406 380787	21-AUG-92	04-SEP-92
Site/Press Advert MIN		25-AUG-92	16-SEP-92

L.C.C - Obs Attached Jr 26/8/92.

SITE DETAILS

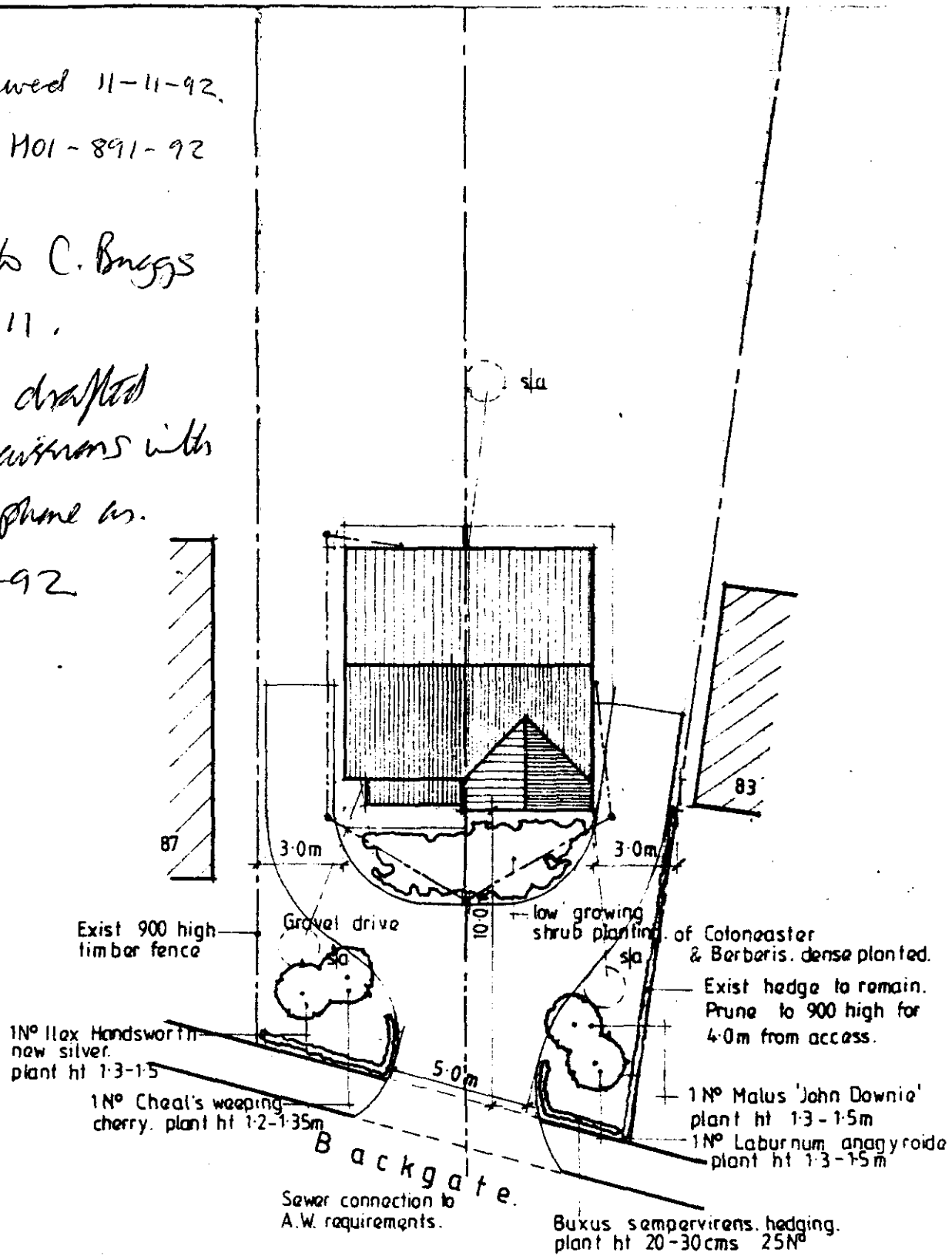
Grid ref: 526520 317290
OS Sheets: 295 Parcel:

Plan Received 11-11-92.

App. Ref H01-891-92

Faxed to C. Briggs on 12-11.

Condition drafted after discussions with him by phone on. 12-11-92



Block Plan 1:200

Cooper Architectural Design
Bronavon
Hockliesgate
Steel
Spalding
Lincs
PE12 8LA

Mr P J Cody

PJC/LAB
P01/0891/92

11 November 1992

Dear Sir

One Pair Of Semi-Detached Houses, 85 Backgate, Covalt, For Pattenson Properties.

I write with respect to the submission of amended plans on the 25 October 1992 and further to my telephone message left on your answer phone on the 30 October 1992.

The amended plans show a turning head to the rear of your property. Although I can appreciate the reasons for their provision, I would request that they are deleted from the drawing which you have submitted. The reason for this is that the maintenance of vehicles to the rear of this property will have the possibility of disturbing the properties on each side. It is therefore considered that both sides would need to be reconsulted and as you are aware the Council's current amendment policy is that if such reconsultations are required the amendment cannot be accepted as such.

I enclosed that you submit further amended plans to me showing the drive terminating approximately in line with the rear elevation. I also advise that once the properties have been occupied these turning heads can be provided under permitted development rights.

It has also been brought to my attention by the Principal Building Control Officer that this development has begun. I would advise that at this present time the development is still unauthorised subject to the receipt of the amended plans which I have requested. You are therefore formally advised to cease work and should work continue it is entirely at your own risk.

Yours faithfully

N R Miller
Principal Planning Officer
Development Control

PLANS SUB-COMMITTEE - 19th October, 1992

772. PLANNING APPLICATIONS (Continued)

Plan No. and Applicant	Proposal
PJ 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.)

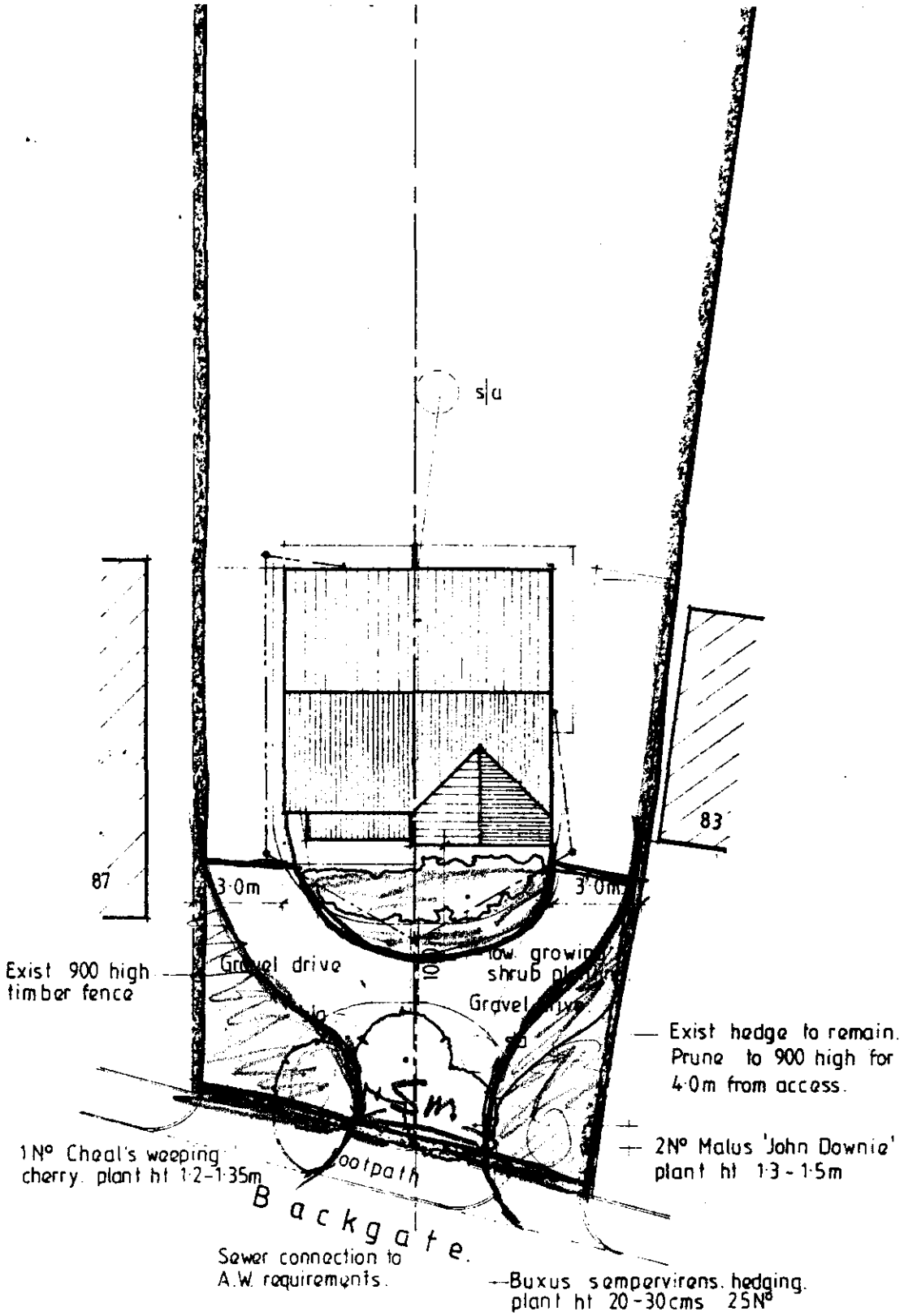
H01/0560/92 Mr B N Ruck	O.A.	Residential building plot on part garden of 66 Barrier Bank, Cowbit.

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)

Phoned J. Cooper 30-10-92 to discuss amended plans left message



Block Plan 1:200

Copy sent to John Cooper 23-10-02 by post

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services.

H16/0873/92 — Pair of semi-detached houses at 22 Wygate Road, Spalding.

Patterson Properties

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

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

H01/0891/92 — Pair of semi-detached houses at 85 Backgate, Cowbit.

Patterson Properties

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 ~~[illegible]~~ proposed dwellings.

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

Mr & Mrs R Southgate

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 ~~in order~~ to enable the Council to seek the advice of the District Valuer on whether the property is being ~~advertised~~ offered at a fair price.

PLANNING APPLICATIONS PREVIOUSLY DEFERRED

The following applications were determined as indicated:-

H16/0407/92 — O.A. Dwelling at rear of 45 Love Lane, Spalding.

Mr G Elkin & Mrs D E Simpson

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

730. PLANNING APPLICATIONS (Continued)

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

Plan No. and Applicant	Proposal
H16/0805/92 Mr R Branton	Sectional concrete garage at 2 St Paul's Road, Spalding.

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

H22/0834/92 Mr & Mrs I D Holmes	Retention of dwelling without complying with agricultural clause on planning permission H22/0174/92 at Moulton Chapel Road, Cowbit.

(For the Director of Planning and Building Control Services to consider with other similar outstanding applications and to report thereon to a future meeting.)

H16/0873/92 Patterson Properties	Pair of semi-detached houses at 22 Wygate Road, Spalding.

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

H01/0891/92 Patterson Properties	Pair of semi-detached houses at 85 Back Gate, Cowbit.

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

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

(Pending a site inspection to assess the suitability of the proposal in the light of the character and pattern of existing development.)

H22/0364/92 C R Bustance	Abattoir with associated external storage facilities and staff car parking at Wimberley Hall Farm, Stonegate, Weston.

(Pending a site inspection, and to enable the Plans Sub-Committee to consider the proposal in greater detail at an extraordinary meeting, following which the application be referred back to this Committee for determination.)

(In respect of the above application it was moved and seconded that the application be refused, following which an amendment was moved and seconded that the application be deferred pending a site inspection, and to enable the Plans Sub-Committee to consider the proposal in greater detail at an extraordinary meeting, following which the application be referred back to this Committee for determination. Prior to voting on the amendment it had been requisitioned under Standing Order No.15 that the matter be the subject of a recorded vote so as to show how each Member present and voting gave his or her vote. The voting on the amendment was as follows:-

APPLICATION REFERENCE: H01/0891/92 DATE RECEIVED: 18 08 92

APPLICANT: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding Lincs

AGENT: Cooper Architectural
Design
Hocklesgate
Fleet
Spalding Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -7 OCT 1992

TYPE: Full

DESCRIPTION: Erection of pair of two bedroomed semi-detached houses

LOCATION: 85 Back Gate, Cowbit

Parish Council: Recommend access amended to a single central access point to increase distance to left hand bend.

County Highways: Request conditions.

PREVIOUS DECISIONS
H01/1192/89 - Demolish existing and erect new building - Granted.
H01/0402/91 - Demolition of existing dwelling and erect chalet bungalow - Granted.

PLANNING ISSUES
1 The site is between 14 and 20 metres wide and 48 metres deep. The proposal is for a pair of semi-detached dwellings but the design is such that the building appears as one dwelling from the front.
2 The applicant has been informed about the Parish Council's comments but to alter the driveway will cause difficulty in accessing any future garage to the rear, turning space could not be provided and a paired access is not normally encouraged in rural positions because of its dominant urban appearance.
3 Side overlooking is within acceptable limits being a landing window to the north and a bathroom to the south.

RECOMMENDATION - Grant Permission.

1 SC27 - (Implementation of Planting).
2 B22 - (Access and Turning Space To Accord With Application).

Reasons

1 Standard.
2 B21.

Rang Mr Patterson re P.C comments. He will ahead ~~turning~~ head.

Will let C. Briggs see them + hopefully be able to Relegate.

If he's not happy have to go to cttee.

Pm 22-9

Mr Patterson Rang, can't get drives in into Central access, would make access to future garages more difficult + L.C.C. + DOR do not like paved access. Will have to go to cttee in present form unless P.C change their opinion

Pm 22-9

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H01/0891/92

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

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of pair of two bedroomed semi-detached houses

Location: 85 Back Gate Cowbit
Spalding

Type: FULL

Date received: 18-AUG-92

21-AUG-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 05-SEP-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

SHDC PLANNING DEPT.
26 AUG 1992

FOR PARISH COUNCIL USE ONLY

Comments: My members recommend the access is amended so that there is a single access point in the centre of the plot. REASON: The site is near to a left hand bend and a central access point will allow greater visibility

Signed: D.F. Thurn.

25/8/92

Passed 21-9
Table to alter if not changed to centre. Happy for delegated if plan altered
PJU

DPC

SOUTH HOLLAND
Internal Drainage Board

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

14 SEP 1992 PJ

Please contact: Mr. Staines

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

Our Ref. RS/PA-B/891/92/JAM **Your Ref.**

Date 2 September 1992

Dear Sirs,

FULL PLANNING APPLICATION - PATTERSON PROPERTIES
RESIDENTIAL DEVELOPMENT - 85 BACKGATE, COWBIT

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and clients attention.

No Board's or private watercourses adjoin the site, 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. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

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

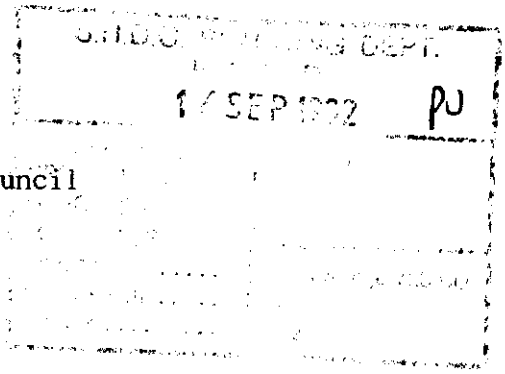
Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

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

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE



NRA

National Rivers Authority
Anglian Region

9 September 1992

Our Ref: GT/92/1/SH/0242/TR

Dear Sir

PLANNING APPLICATION NO H01/0891/92
FOR PROPOSED ERECTION OF TWO HOUSES
BY PATTERSON PROPERTIES, 85 BACK GATE, COWBIT

With regard to the above-mentioned application received on 28 August 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul drainage from the proposed development should be connected to the main foul sewer.

Only clean surface water from roofs and roads should discharge to any soakaway.

A percolation test should be undertaken to ensure that soakaways will work adequately. They should be subject to the approval of your Council. If after the tests it is found that soakaways do not work satisfactorily then we must be consulted further.

This site is not within Internal Drainage Board's area.

Yours faithfully

R F Morgan
Planning Engineer

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN5 1TF
Tel: 0522 513100
Fax: 0522 512927

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H01/0891/92

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	6	5	1	7	2

2. Address or location

85 Back Gate Cowbit

3. Name, classification and number of road

U C

4. Date application referred 26-8-92

5. State whether outline, detailed application etc.

Full.

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

A pair of 2 bed Semi-Detached houses.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning ~~authority~~ to complete Form T.R. 108 para 10b ~~as shown~~ overleaf.

Date: 26-8-92 Signed: [signature]
Director of Highways and Planning

PLANNING AMENDMENT

For office use only

Application No. H16/0857/91

Date registered

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

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

or

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

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

Please complete

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

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

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

State drawing no's of the current submission

State Officer dealing with the application, if known.

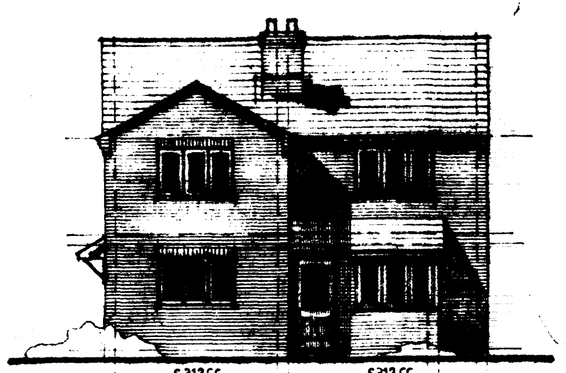
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Decision notice for 891/92

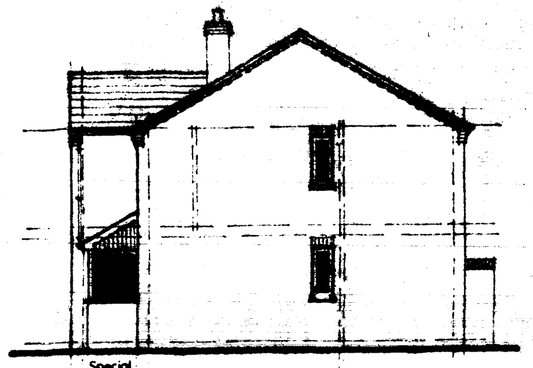
Grant Permission

1) Sc 27
2) The drive area between the road + the front elevation of the properties shall be available for manoeuvring by the occupants of both properties at all times
Reason B21

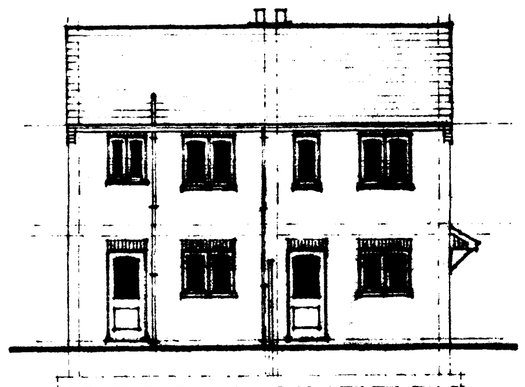
SNI drgs No LS 9208 : 1a received 11/11/92



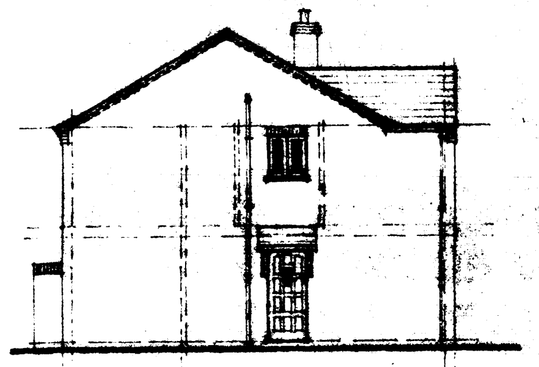
Front Elevation



Side Elevation.



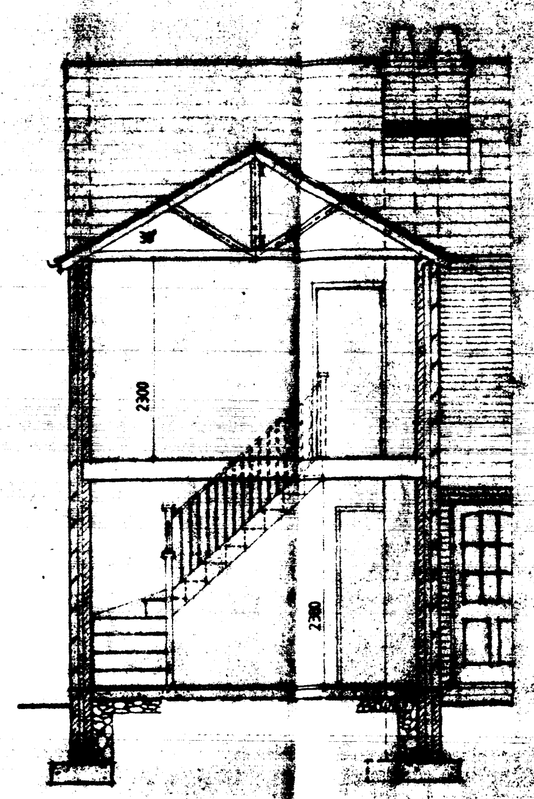
Rear Elevation



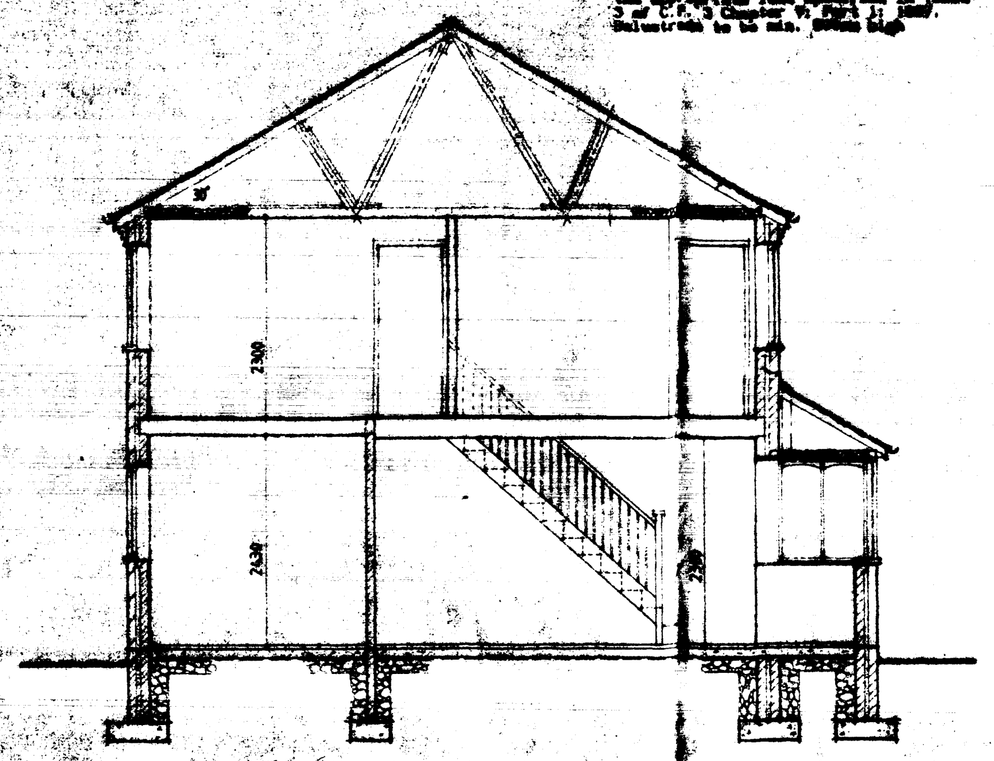
Side Elevation.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S.1181:1971 and to be laid socket uppermost, 100 mm brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue to timber within 40mm of flue; fit flue/roof intersection proprietary weathering, flashing and 3 courses engineering bricks.

OPEN FIRE
To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material 840mm wide, 380 thick and project from wall face by 600 and extend 450mm by min. 150mm at projection with thickness to suit part F, part C 1:85, Regulations and in accordance with building regulations. Provide 225mm (9in) terminal pot/vent when positioned 1m0 above flue level.



Section A-A

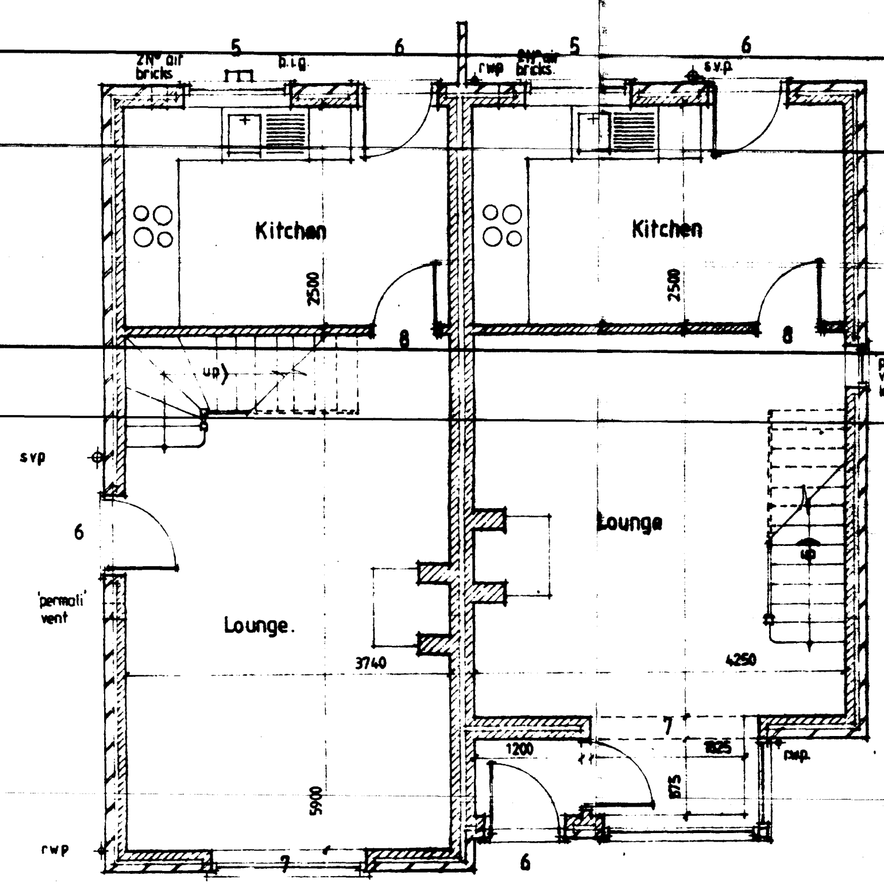


Section B-B

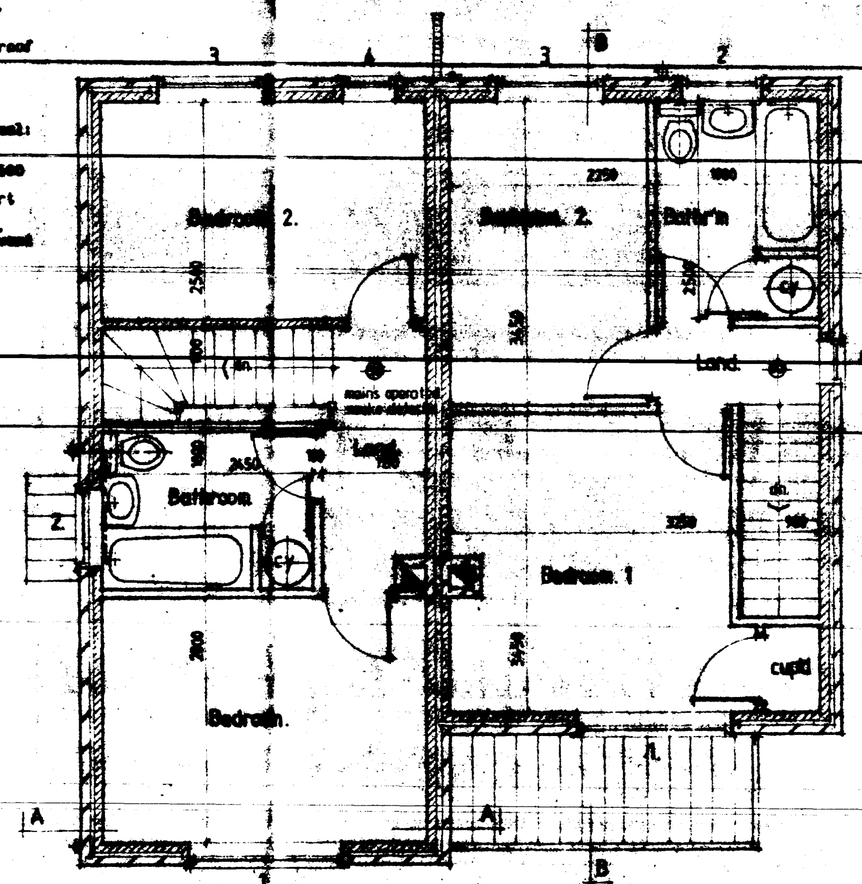
PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S.473:580 part 3 1971. on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F grade) at eaves to be lapped by 150 mm both vertically and horizontally, tiling to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 Chapter V part 2 1972. Twinpable special slabs made prefabricated roof trusses to comply with B.S. 5268 part 3 1985 inclusive to be Flint type at 600 c/c. to a pitch of 30 deg. 38 x 100 ridge made binder 38m 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps to verge and ceiling ties. 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 150 fascia boards: 12mm ext. grade plywood soffits complete with 75mm wide continuous air grid and fly proof screen: All structural timber to be min. SC3 grade: Where spans of trussed rafter exceed 4.5m provide additional bracing within the plane of the walls in accordance with Truss Plate Assoc. tech. bulletin sheet 1: Timber supports are to be provided beneath water storage tanks over 450 gallons: Joists At trimming intersections provide 25 x100 lay boards and wherever a number of pipes are Install code 4 lead valley liner: Close cavity at plate.

TIMBER FRAME CONSTRUCTION.
Ground floor inner leaf, gables and internal walls built in brickwork and onto 100 x 100 hand plates over: Windows 100 x 100 cavity, partitions wall construction to be of 75 x 100 studs at 400 c/c clad externally with 9mm ext. grade plywood breather paper: Lintels 100 x 38 timber spaced to give air flow vertically and min 16mm thick T & G V jointed boarding subject to suitable preservative treatment: 150mm glassfibre insulation quilt.

CEILINGS.
150mm glassfibre insulation laid between joister 12.7mm Gyproc "duplex" plasterboard Artex finish: Provide access trap to roof space: opening to be lined with 25 x 75 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.



Ground Floor.



First Floor

NOTE :- BUILD OPPOSITE HAND.

SOUTH HOLLAND D.C.
PLAN DEPT.
18 AUG 1992
REF 0891/92

Notes & Schedules

N°	LINTOL TYPE	WINDOW TYPE.
1.	LG L1/S 2100	S312 CC
2	LG L1/S 1200	S2N10C
3	LG L1/S 1500	S212 C
4	LG L1/S 900	S112 C
5	LG L1/S 1500	S210C
6	LG L1/S 1200	FNS
7	LG L1/S 2100	S 312 CC
8	LG 100box 1200	

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

revision	date	init.	revision details

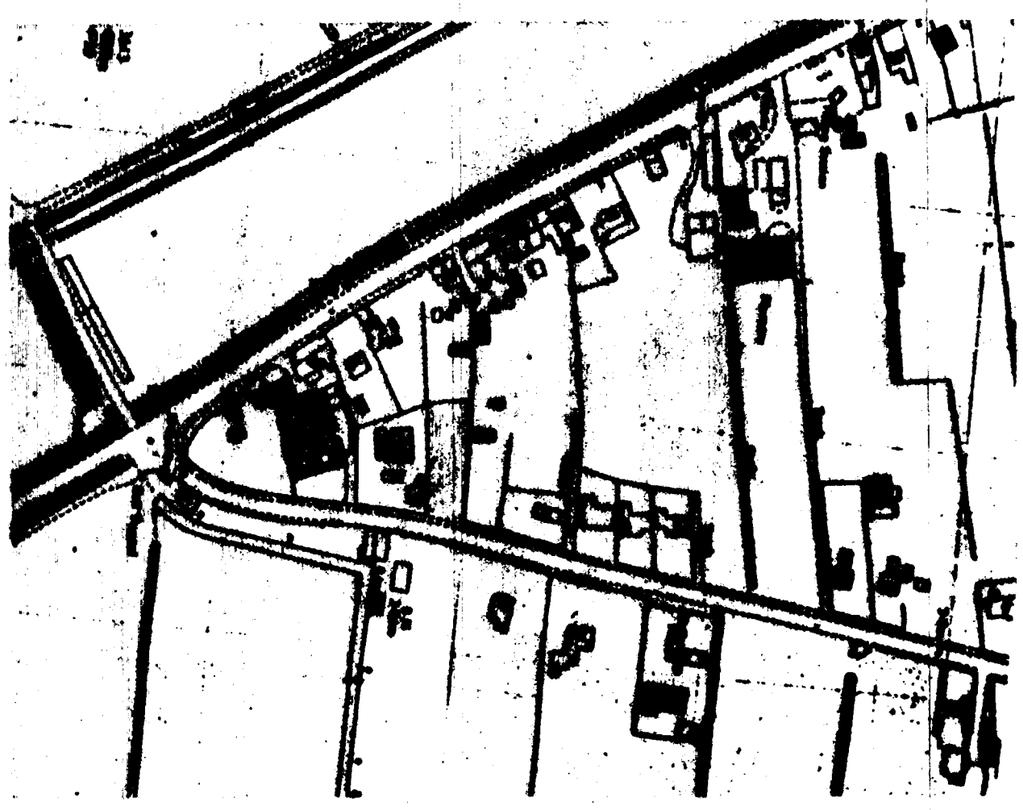
COOPER ARCHITECTURAL DESIGN

client
PATTERSON PROPERTIES

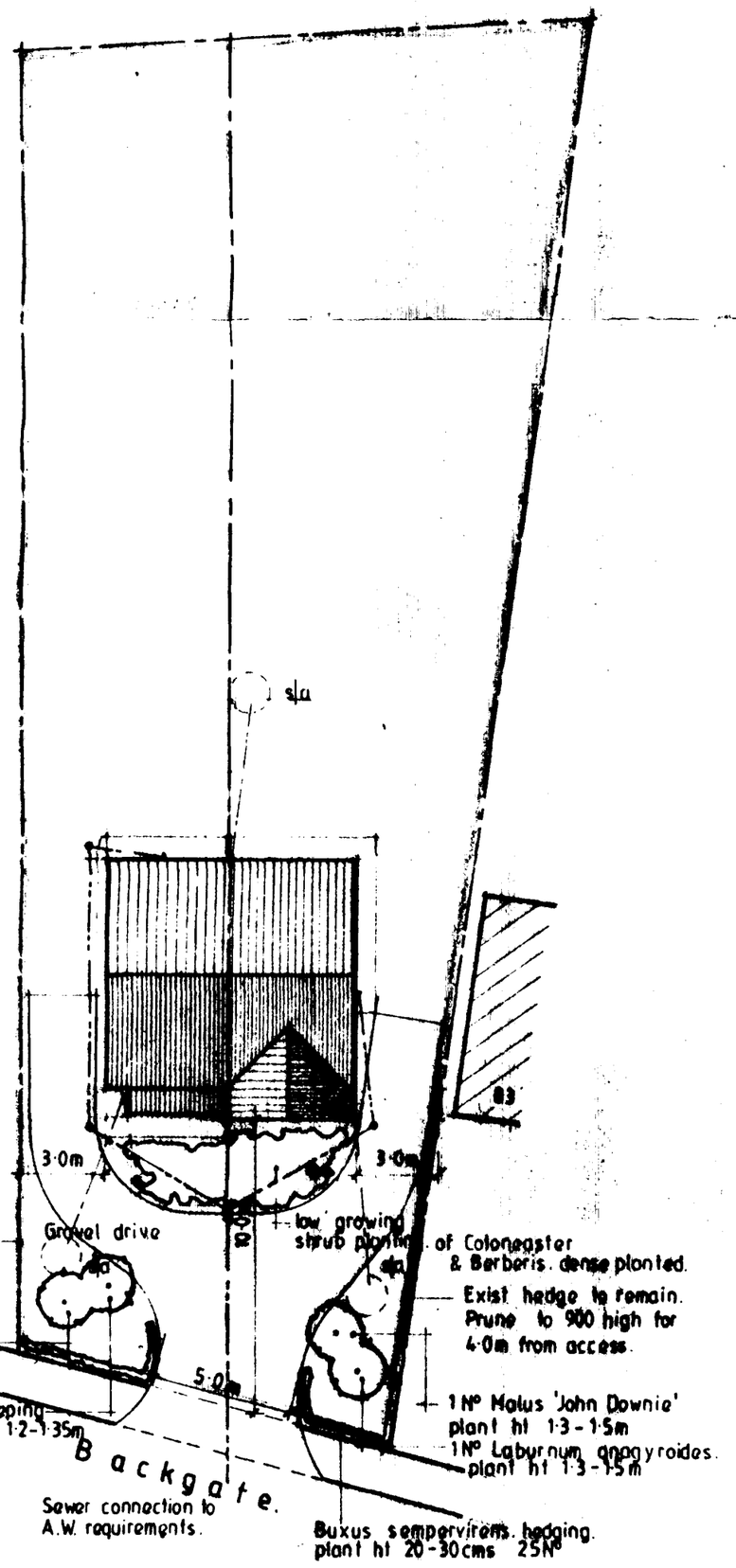
project
PROPOSED PAIR OF SEMI DETATCHED 2 BEDROOMED HOUSES.
85 BACKGATE,
COWBIT
SPALDING,
LINC'S.

drawing
PLAN, SECTIONS, ELEVATIONS.

scale	drawing no
1:50 1:100	LS 9828:2
date	drawn
AUG '92.	



Location Plan 1:2500



Block Plan 1:200

AMENDED PLAN
Ref. 89/92 11/11/92

COOPER ARCHITECTURAL DESIGN

client
PATTERSON PROPERTIES

project
PROPOSED PAIR OF TWO BEDROOMED SEMI-DETATCHED HOUSES
85 BACKGATE,
COWBIT
SPALDING, LINC'S.

drawing
BLOCK & LOCATION PLAN

scale

drawing no
LS 9208 1a

date
JULY '92

drawn