SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H01/0910/93 Received:24-SEP-93 Type:OUTLINE

Name: Mr & Mrs S W Sewell
84 Barrier Bank
Cowbit
Spalding
Lincs PE12 6AQ

Agent: R N Cowling M.B.I.A.T.
22 Oakley Drive
Spalding
Lincs
PE11 2BN

Description: Erection of dwelling with garage including details of means of access
Location : Barrier Bank Cowbit
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

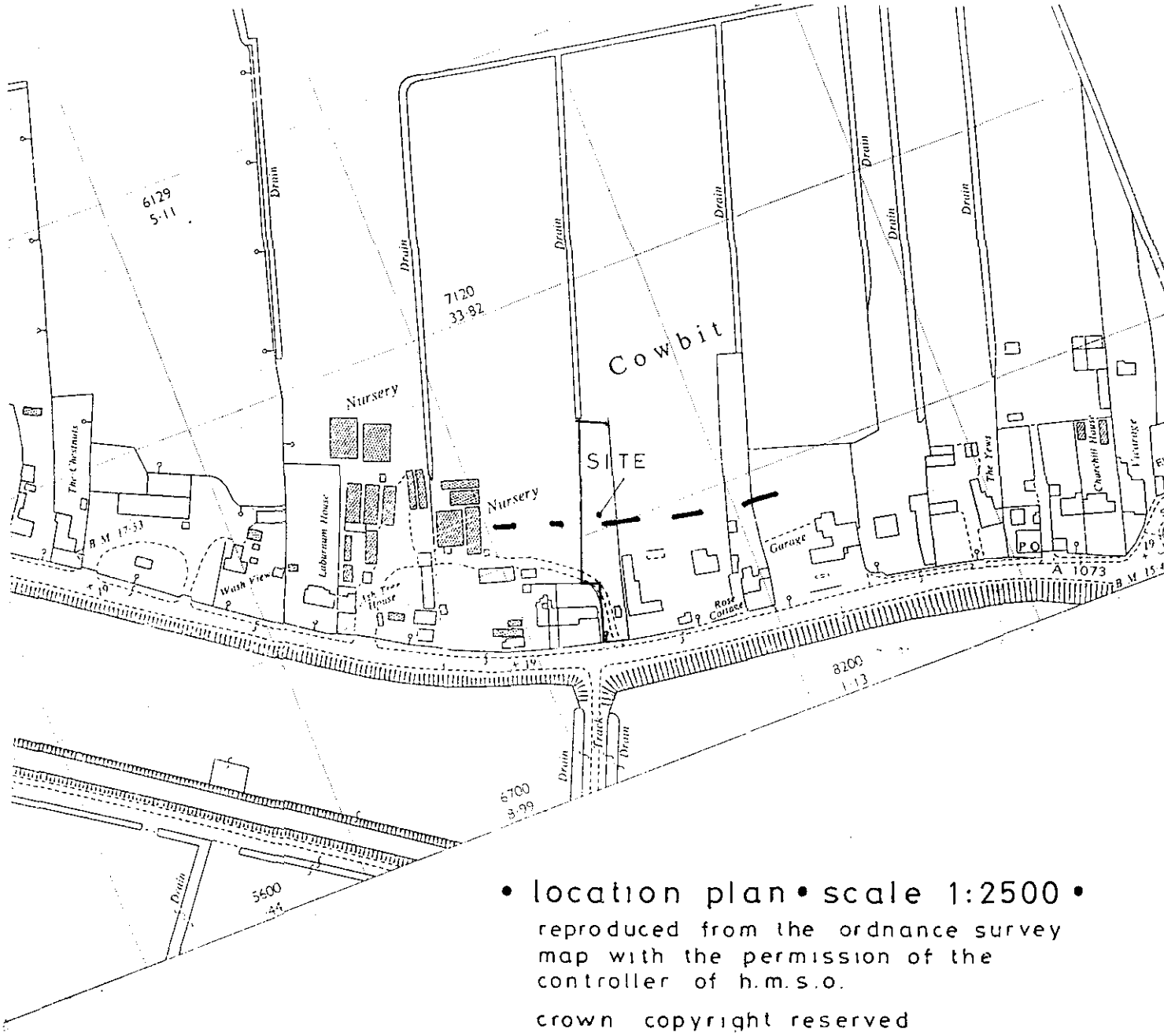
1 In the opinion of the Local Planning Authority there is insufficient site width to permit an acceptable development on the site frontage. As a consequence, the applicant has shown the dwelling to be sited approximately 40 metres back from the edge of the highway in a location to the rear of existing frontage dwellings. As a result, the proposed development would be out of character with existing development in the locality which is predominantly frontage onto the highway and would be detrimental to the residential amenities of nearby dwellings as a result of the access and driveway arrangements and the potential for overlooking and loss of privacy.

Director of Planning and Building Control Services
02-DEC-93 H01/0910/93

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.

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)



• location plan • scale 1:2500 •

reproduced from the ordnance survey map with the permission of the controller of h.m.s.o.

crown copyright reserved

R.N. Cowling

• OUTLINE PLANNING APPLICATION •

• PROPOSED DWELLINGHOUSE AND GARAGE •

• BARRIER BANK • COWBIT • SPALDING • LINCS •

• MR AND MRS S W SEWELL •

• drawing no. 9337/1 • date - sept. 1993 •

• r n cowling mbiat • architectural consultant • 22 oakley drive · spaldin

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H01/0910/93

Date Registered 24 SEP 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. THOS. S.W. SEWELL.
84. BARRIER BANK.
COMBIT.
SPALDING. LINCS. PE12.6AQ.
Tel. No. (0406) 380527.

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

K.N. COWLING. MRICI.
22. OAKLEY DRIVE.
SPALDING. LINCS.. PE11 2BN
Tel. No. (0775) 723836.
(Personal contact name) As Above.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BARRIER BANK. COMBIT. SPALDING.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF SINGLE DWELLINGHOUSE AND GARAGE.

Please complete

Signed. K.N. Cowling Date 24th SEPT. 1993

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £240 If you consider no fee is payable include a written explanation instead.

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 0.131 (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 ✓ Etc. 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: ONE
(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: metres
(b) max. length: metres
(c) max. width: metres

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

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

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

APPLICANTS' PRIVATE GARDEN

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:
Will there be—
Individual access(es)
New estate road

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

NEW GARAGE.

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

TO 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.	N.A.	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO.	➡ Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE 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).

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.** (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 24.9.93

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.
Owner's Name:
Address of owner at which notice was served: 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 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 24.9.93

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by DE
Date 8/1.2

Site Notice posted by DE
Date 8/1.0.
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

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 ..... Date.....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda ✓ 9-1/12

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H01/0910/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

P/H 30-9 IBD roughly 50m deep as Plan. I thought should be nominal 30 m + hatchage only Proposed dwelling ≥ 50m back RECONSULTS Timescale as set out or in.

Additional Consultation/Publicity Required

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

Extra Consultations:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

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

Press
PC
WM
Residents

Case Officer : DR

Senior Officer Confirmed ..... Date..1/10 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 240-00

Receipt No P3298

Date first Rec'd 24 SEP 1993

Registration

Reference H01/0910/93

Cross-Ref N/A

Date 27-SEP-93 JAC

Validation

TYPE OUTLINE

Site area 0.13
No of dwellings 1
Floorspace —

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

Description to be recorded: Erection of dwelling with garage including details of means of access.

Invalid	Site plans	☐	Fee	☐	Inaccurate	☐
	Certificate	☐	Fee (not free)	☐	Incomplete	☐
					Unclear	☐

Fees: Correct fee £ 240

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet [illegible] OS Plots
Grid ref 5[illegible] 3[illegible]

Ward X Parish COWBIT

Inside IBD [illegible] Inside LP area NO

Constraints:

CA Cons Area	☐	TR Rural	☐
LB Listed – Grade:	☐	BP TR proposed 67m	☐
ARC Archaeology	☐	LC Level Cross	☐
AM Ancient Mon	☐	FP Footpath	☐
SSI Special Int	☐	TPO Tree Pres	☐
		Hazards –	
		HAZ Site	☐
		AIR Safeguard	☐
Dist Bound	☐	LIN Elect	☐
		PIP Pipe	☐
Other:	☐	CON Waste/contamin	☐

Linked to site Ref 1081

Linked to property Ref

Planning Records:
Earlier apps

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

17th NOVEMBER 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H13/0109/93 J T Biggadike	NRM	Sub-Committee minutes accepted as accurate as recommended. Meeting arranged for 1130am on 6 Dec between Cllr Alcock, DPBCS, Dr D Gyte, and applicant/agent. Mrs Kerr and NRM to attend if available.
5	H09/0483/93 Mr Allard	JB	Grant as recommended.
7	H05/0689/93 Temples Transport	JB	Deferred for negotiations as recommendation B.
10	H16/0700/93 Allison Homes	DJR	Deferred for Site Visit.
12	H14/0701/93 Mr J E Nickols	PJU	Mindfull to Grant. Back to committee with conditions. Only data block and conditions required on report.
17	H14/0712/93 D J Fisher	PJU	Deferred to allow us to explore widening of conditional relationship. Ltr required from lending institute to explain why applicant turned down. Applicant to supply additional information regarding valuation then back to district valuer for assessment.
19	H16/0715/93 British Railways Board	DJR	DBPCS Authorised as recommended. Meeting arranged for 2.15pm on 6 Dec between DPBCS, RJS, JC, Chris Briggs and DJR to discuss matter. NRM to attend if available.
21	H23/0749/93 Mr T Harris	JB	Grant as recommended.
23	H09/0844/93 Kings Quality Homes	JB	Grant as recommended. Add note to decision notice drawing attention to condition on previous application ref time scale.
24	H09/0850/93 Mr N Revill	JB	Grant as recommended.
26	H09/0916/93 Mr N Revill	JB	Grant as recommended.
27	H06/0861/93 Messrs R & D Wright	DMG	DPBCS Auth subject to section 106 agreement against recommendation.
30	H09/0865/93 He & Croft	JB	Deferred to sub-committee as recommendation A. Back to full committee for decision.
35	H11/0869/93 Land and Buildings Consultancy	DMG	Refused as recommended.
37	H23/0880/93 P G & C L Frith	DMG	Deferred for site visit.

39	H11/0896/93 Cowpers Gate Devl	JB	Grant as recommended.
41	H05/0901/93 Mr D J Lynn	JB	Deferred for site visit
43	H01/0910/93 Mr & Mrs S W Sewell	DJR	Deferred for site visit. Obtain confirmation of location of sewer.
44	H05/0911/93 Mr W Jordan	JB	Refused as recommended.
47	H23/0915/93 Laburnahm Estates	DMG	Deferred for site visit.
49	H09/0918/93 R English esq	DMG	Deferred for site visit.
51	H01/0958/93 B Johnson	PJU	Deferred for site visit. Addendum to report required outlining late comments from applicant and our response.
53	H02/0993/93 Miss P Steele	PJU	Deferred for site visit.

URGENT
Rqd by..Wed. Morning

19th Nov 93

Signed: .....
N Midlen
Principal Planning Officer

Agent will arrange for line of sewer to be pegged out on the so member can see it.

Per phone call to Agent 22/11/93

APPLICATION REFERENCE: H01/0910/93 DATE RECEIVED: 24-SEP-93

TYPE: Outline

DESCRIPTION: Erection of dwelling with garage including details of means of access

LOCATION: Barrier Bank, Cowbit.

APPLICANT: Mr & Mrs S W Sewell AGENT: R N Cowling M.B.I.A.T.

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 17 NOV 1993

RECOMMENDATION

Refuse Permission.

In the opinion of the Local Planning Authority there is insufficient site width to permit an acceptable development on the site frontage. As a consequence the applicant has shown the dwelling to be sited approximately 40 metres back from the edge of the highway in a location to the rear of existing frontage dwellings. As a result the proposed development would be out of character with existing development in the locality which is predominantly frontage onto the highway and would be detrimental to the residential amenities of nearby dwellings as a result of the access and driveway arrangements and the potential for overlooking and loss of privacy.

COMMENTS

1 Site has depth of some 90 metres but restricted site frontage of 10 metres close to highway. Plans show dwelling set some 40 metres back into wider part of site to rear of foul sewer.
2 Terrace of 3 cottages to west, newer dwelling to east, all set in front of proposed dwelling.
3 Proposal would be contrary to existing frontage character.
4 Emerging local plan indicates frontage development only in this locality, notwithstanding that existing development boundary includes first 50 metres or so of site depth.

REPRESENTATIONS

Parish Council: Support.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H01/0910/93

OUTLINE

Applicant: Mr & Mrs S W Sewell
Tel: 0406 380527

Agent: R N Cowling M. B. I. A. T.
0775 723836

Description: Erection of dwelling with garage including details of means of access

Location: Barrier Bank
Cowbit
Spalding
Lincs

Valid date:	24-SEP-93	Terminal date:	19-NOV-93
Target dates:		Target Committee:	17-NOV-93
To case officer	01-OCT-93	Report deadline:	03-NOV-93
Inspected by	08-OCT-93	Agreed TD Ext:	
Extra contacts	15-OCT-93	Case Officer:	
Report if not clear by	29-OCT-93		D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: .13 HA
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert DEP		08-OCT-93	29-OCT-93
Clerk to Cowbit PC	0775 724536	01-OCT-93	15-OCT-93
Cllr T Barker	0406 380787	01-OCT-93	08-OCT-93

SITE RECORD

Grid ref: 525740 318060
OS Sheet: 276 Parcel:

A C C OS Attached
~~plan taken CB 14/10/93~~ Jc CB 14/10/93

R.N. COWLING M.B.I.A.T.

Member of the British Institute of Architectural Technicians

Architectural Design and Building Consultant

22 OAKLEY DRIVE, SPALDING, LINCOLNSHIRE PE11 2BN.

TELEPHONE: SPALDING (0775) 723856

OFFICERS Offr 12/11

Relevant points highlighted ✓

Ref 9337

11th November 1993

PLANNING DEPT. 1 NOV 1993 DR

The Director of Planning and Building Control Services
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir,

Outline Planning Application
Proposed Dwelling with Garage
Barrier Bank, Cowbit, Spalding, Lincs.
Mr and Mrs S W Sewell.

Application Ref. H01/0910/93

I note from the Agenda for the Planning Committee meeting, scheduled for Wednesday 17th November 1993, that the above application has been recommended for refusal.

Because the application has been supported by the Parish Council and in the absence of any objections from either the Public or the South Holland Internal Drainage Board, I shall be grateful if you will defer your decision and arrange for a Site Visit by the Plans Sub-Committee to enable them to appreciate at first hand the reasons for the Site being laid out as indicated on the Application Drawing no. 9337/1.

These reasons can be summarised as follows, :-

(a) To enable a vehicle to enter and leave the Site in a forward direction by providing a turning area adjacent to the Garage.

(b) To provide an attractive drive with landscaping via the existing access.

(c) To set the Dwelling (subject to an Application for Approval of Details) behind and clear of the existing main sewer.

(d) It would seem unlikely that this small parcel of land, some 0.131 hectares, could be put to any 'Use' other than Residential.

On the basis of the foregoing submissions your agreement to my request for a Site Visit would be appreciated.

Yours faithfully, R.N. Cowling

DPO

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Elsey

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

Our Ref. JTE/PA-B/0910/93/FES **Your Ref.** **Date** 11 October 1993

Dear Sir,

OUTLINE PLANNING APPLICATION - MR. & MRS. S.W. SEWELL
DWELLING WITH GARAGE, 84 BARRIER BANK, 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 would not seem to be directly affected I set out below general advice for your consideration and clients attention.

Prior to the installation of roof water soakaway systems I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

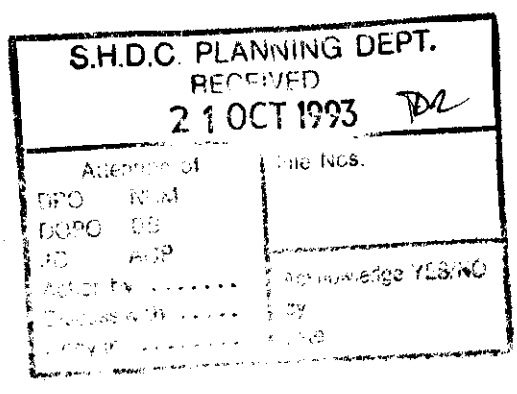
A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J.J. Elsey.

ENGINEER TO THE BOARD

R.N. Cowling M.B.I.A.T.,
22, Oakley Drive,
Spalding,
Lincs PE11 2BN.



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H01/0910/93

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. Address or location

Barrier Bank, Cowbit

3. Name, classification and number of road

I (A1073)

4. Date application referred 7/10/93

5. State whether outline, detailed application etc.

OL

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

Erection of Dwelling

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. (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: 12/10/93 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) B21.

(2) B14 - - - 1/20 - - - 6m - - - 1/10.

Delete as appropriate

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

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

(1) B21

(2) B6.

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

BR[illegible] SMITH Dip TP MRTPI
[illegible]ector of Planning & Building Control Services
[illegible]nning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
12 OCT 1993

Application no: H01/0910/93

Applicant: Mr & Mrs S W Sewell
84 Barrier Bank
Cowbit
Spalding
Lincs PE12 6AQ

Agent: R N Cowling M.B.I.A.T.
22 Oakley Drive
Spalding
Lincs
PE11 2BN

Description: Erection of dwelling with garage including details of means of access

Location: Barrier Bank Cowbit
Spalding Lincs

Type: OUTLINE

Date received: 24-SEP-93

01-OCT-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 15-OCT-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 D J ROBERTS

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 members supports the application

Signed: D J Roberts 11/10/93

HOUSE
EARANCE
blished Friendly
nily ‡Business
ngle items —
mplete Houses
YTHING CLEARED
be "DONE" Call us
first
: (0406) 350612
anytime
VN 6657

SG

YOURSELF to a
g massage, sauna
uzzi. Warm, friendly
here and staff. QC
s, (0945) 474993.
ED: 3 people to
ar to Peterborough
, early morning (6.30
Please contact Mr
0775 766412, after

MATHERAPIST
Fully qualified in
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TRANSPORT hereby gives notice that he has made an Order under sections 82(2) and 83(1) of the Road Traffic Regulation Act 1984 on the A17 Trunk Road known as Washway Road at Moulton Ma[illegible] the District of South Holland in the Co[illegible] of Lincolnshire, which comes into force on October 1993.

.. The effect of the Order is to remove a 30 mph speed limit on a section of the A17 Trunk Road described in the Schedule to this notice.

3. NOTICE of the Secretary of State's intention to make this Order was published under the reference number 824 on 4th May 1993 in the London Gazette. The effect of this Order is the same as described in that notice.

4. Copies of the Order have been deposited at the offices of the Deputy Director of Network Management and Construction, Department of Transport, East Midlands Region, Cranbrook House, *Cranbrook Street, Nottingham NG1 IEY*; the Chief Executive, Lincolnshire County Council, County Offices, Newland, Lincoln; and of the Holbeach Library, Church Street, Holbeach, Lincolnshire, where they may be inspected, free of charge, *during normal office hours for a period of* 6 weeks from the date of this Notice.

5. Copies of the Order may be obtained by application to the offices of the Deputy Director of Network Management and Construction, Department of Transport, East Midlands Region, Room 805, Cranbrook House, Cranbrook Street, Nottingham NG1 IEY quoting reference EMCM 5065/28/8/TR51/7.

R A HODSON
A Senior Executive Officer
in the Department of Transport

SCHEDULE

The A17 Trunk Road known as Washway Road in the Parish of Moulton in the District of South Holland in the County of Lincolnshire, from a point 170 metres south-east of its junction with (B1357) Common Road for a distance of 245 metres in a southerly direction.

THE DEPARTMENT OF TRANSPORT

— SOUTH HOLLAND 2000 —
THE SOUTH HOLLAND DISTRICT LOCAL PLAN
PUBLIC EXHIBITIONS

The South Holland District Local Plan has been published in draft form for consultation. It will provide policies for the development and use of land in the District, to 2001. All comments should be submitted to the address below, to arrive no later than 31 December 1993.

Public exhibitions about the Plan will be held as follows (exhibiting from 10 am until 6 pm, unless otherwise stated):

HOLBEACH - Monday 11th and Tuesday 12th October 1993 at the Methodist Church Hall, Albert Walk, Holbeach.

SPALDING - Friday 15th October 1993 (4 pm until 9 pm) and Saturday 16th and Sunday 17th October 1993 (10 am until 6 pm) on the District Council Stand, Broadgate Home and Garden Show at Springfields Exhibition Centre.

CROWLAND - Tuesday 19th and Wednesday 20th October 1993 at the Parish Rooms, Hall Street, Crowland.

SUTTON BRIDGE - Friday 22nd October 1993 at the Village Hall, Bridge Road, Sutton Bridge.

GEDNEY HILL - Monday 25th October 1993 at the Memorial Hall, Gedney Hill.

LONG SUTTON - Thursday 28th and Friday 29th October 1993 at the 1st Long Sutton Scout Headquarters, Park Lane, Long Sutton.

DONINGTON - Tuesday 2nd November 1993 at the Pop-In Centre, Red Cow Paddock, Donington.

Enquiries may be made by telephoning the LOCAL PLAN HOTLINE: (0775) 761161 (extension 4345).

B. SMITH MRTPI
Director of Planning and Building Control Services
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

SOUTH HOLLAND DISTRICT COUNCIL

8 Oct, 1993

b4588

The Order has been made to allow for works by British Gas and will have a maximum duration of 18 months. The restriction is expected to commence on or about October 11, 1993 and last for 3 weeks or the completion of the works.

The effect of the Order is to prohibit vehicles from proceedings on Pudding Poke Lane and will apply at all times when traffic signs are displayed.

The alternative routes for affected traffic are:

1. Northbound via Marriots Gate and Low Gate
2. Southbound via Roman Bank, Collys Gate and Marriots Gate

J. EMMERSON
Director of Highways and Planning
Lincolnshire County Council

b4579

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals.

H11/0914/93 Energy From Waste Holland Ltd
Straw waste boiler plant
Land: Hundreds Lane Long Sutton
Spalding Lincs
OUTLINE

H12/0919/93 Mountains Road Haulage
Proposed use of indust. site for parking of 25 goods vehicles without complying with Cond. 2 of H12/1111/85
Main Road Lutton Gowts
Spalding
SEC 73 MODICATION

H20/0908/93 Kings Quality Homes
Residential development with sewerage treatment works. All as H20/0644/89.
Needham House and rear of Chapelgate
Sutton St James Spalding Lincs
OUTLINE

The following application(s) do not accord with the provisions of the relevant Development plan.

H01/0910/93 *Mr & Mrs S W Sewell*
Erection of dwelling with garage including details of means of access
Barrier Bank Cowbit
Spalding Lincs
OUTLINE

H11/0869/93 Land & Buildings Consultancy
Residential development
Land fronting The Delph Station Road
Long Sutton Spalding Lincs
PERMISSION RENEWAL

The following proposal(s) involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H09/0850/93 Mr N Revill
Extension, alterations and change of use to form three retail outlets with five one-bedroomed flats over Park Road Holbeach
Holbeach
Spalding Lincs
FULL

H09/0916/93 Mr N. Revill
Change of use, alterations and extension to form three retail units with five one-bedroomed flats over
Park Road Holbeach
Spalding Lincs
LISTED BUILDING

H09/0917/93 Mr S Kent
Proposed detached single garage and *drive off Back Street including altered* access
Land off Back Street rear of 13 Albert Street
Holbeach Spalding
FULL

H23/0895/93 Mr & Mrs M C Dye
Erect glasshouse, store and fence
Whaplode House Stockwell Gate
Whaplode Spalding Lincs
FULL

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B SMITH
Director of Planning and Building Control Services

SOUTH HOLLAND DISTRICT COUNCIL

08-OCT-93

b4589

by regulations made by the Secretary of St[illegible] him a copy of the published proposals.

(2) Any ten or more local government electors within the period of two months after the fi[illegible] the proposals, submit an objection to the pro[illegible] education authority, any objections to the p[illegible] be submitted to the authority within th[illegible] Governors of any voluntary school affected and by any local education authority co[illegible] authority by whom the proposals were publ[illegible] one month after the end of that period Secretary of State copies of all objection[illegible] withdrawn in writing) in that period; to[illegible] *observations on the objections.*"

An objection shall not be regarded as a "statutory obj[illegible]

(1) It has been signed by ten or more pe[illegible] government electors of the area; or

(2) It is clear that the signatory is acting on beh[illegible] local government electors for the area; or

(3) There is clear evidence to show that the in[illegible] making the same points are jointly submitte[illegible] to each other or submitted under a commo[illegible]

SOUTH HOLLAND 20
THE SOUTH HOLLA[illegible]
DISTRICT LOCAL PL[illegible]

ON WEDNESDAY, SEPTEMBER 29, 1993, South H[illegible] *Council published the South Holland District Loca[illegible]* Holland 2000") in draft form. The Plan sets out the Authority's draft policies and proposals for the de[illegible] use of land in the District, to 2001. It is bein[illegible] accordance with the requirements of the Town[illegible] Planning Act 1990 and associated Regulations.

The Council is now undertaking consultations, and i[illegible] who are interested in the future development of So[illegible] submit comments on the draft Plan.

THE PLAN MAY BE INSPECTED at the Council Office[illegible] Spalding, during normal office hours. It may be pu[illegible] at a cost of £10 per copy (£14 by post).

Copies are also available for reference at p[illegible] throughout the District.

AN EXHIBITION ABOUT THE PLAN may be viewed[illegible] Council Offices. An exhibition will also visit a num[illegible] around the District, from Monday, October 11, 19[illegible]

ENQUIRIES ABOUT THE PLAN, about the arra[illegible] publicity and the procedures involved, may be[illegible] Reception, Department of Planning and Building[illegible] telephoning the:

LOCAL PLAN HOTLINE: Tel: (0775) 761161, exten[illegible]

ALL COMMENTS ON THE DRAFT PLAN should b[illegible] writing, to the Director of Planning and Building C[illegible] at the address below, TO ARRIVE NO LATER THA[illegible] 31, 1993.

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Buil[illegible] Services
Council Offices,
Priory Road,
Spalding,
Lincolnshire
PE 11 2XE.

O[illegible]

5wcWVN 4402

GOODS VEHICLE OPERATOR'S LICENCE

A.V.L. TRANSPORT of 192 Bridge Road, Sutton Bridge, Spalding Lincs PE12 9SF is applying to change existing licence as follows to keep an extra one vehicle and two trailers at their operating centre at King John Bank, Walpole St Andrews, Wisbech, Cambs.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to *the Licensing Authority at Eastern Traffic Area,* Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

b4633

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8/10/93

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

DEPARTURE FROM DEVELOPMENT PLAN

The proposed development does not accord with the provisions of a development plan.

Reference No: H01/0910/93
Description: Erection of dwelling with garage including details of means of access

Location: Barrier Bank
Cowbit
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 29-OCT-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

08-OCT-93

SOUTH HOLLAND DISTRICT COUNCIL

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3298
Date received : 24-SEP-93

Received from

Mr S W Sewell

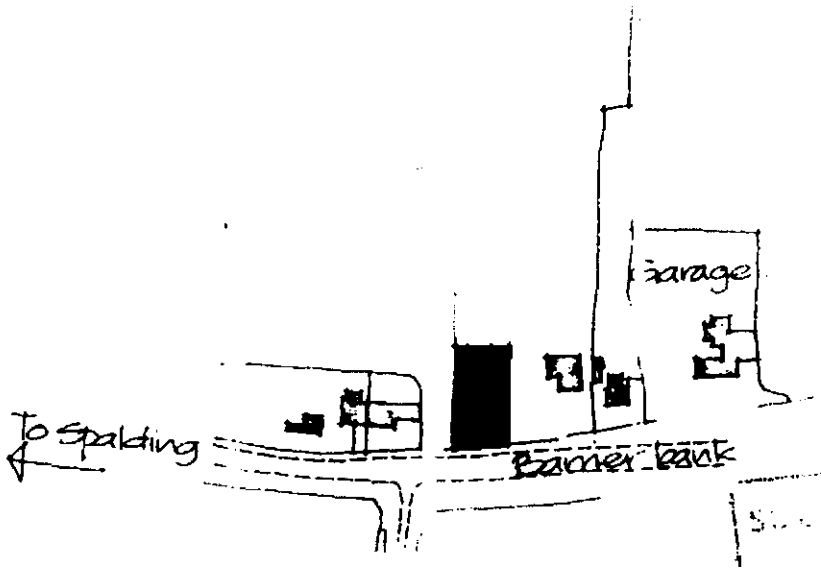
Address

84 Barrier Bank
Cowbit
Spalding
Lincs

Fee paid	£	240.00
VAT	£	0.00
Total received	£	240.00

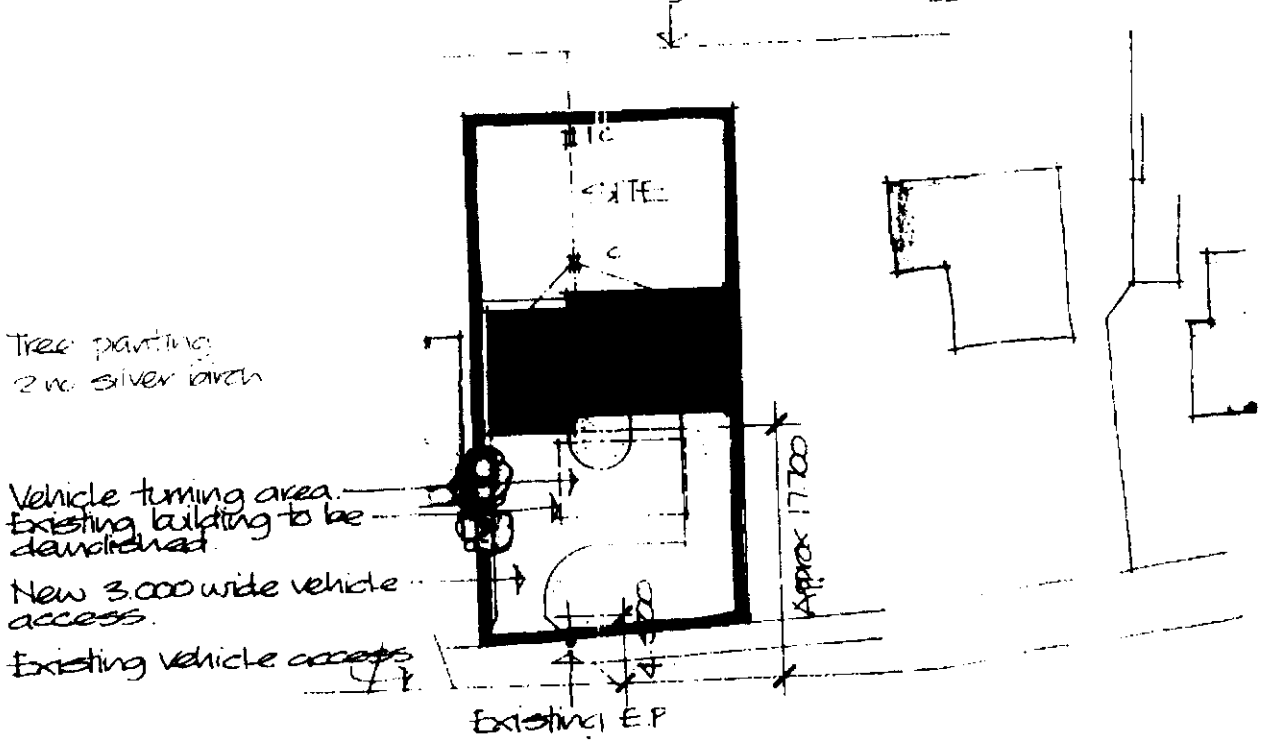
Cash/Cheque : Cheque

Signed. SA Dicks .....
(Authorised Collector)



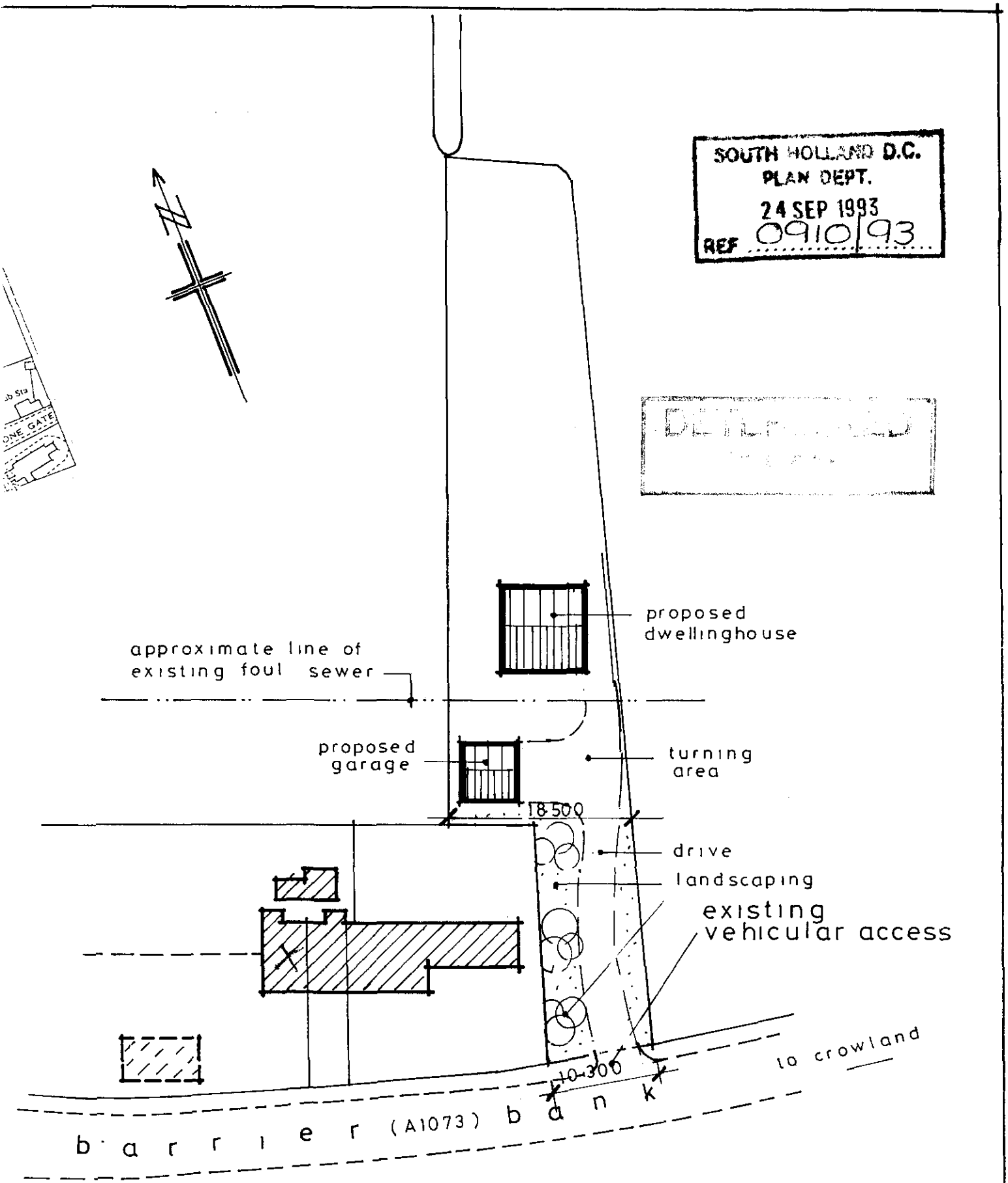
LOCATION PLAN
Scale 1:2500

SOUTH HOLLAND D.C.
PLANNING DEPT.
23 JAN 1987
REF No. H32/357



BLOCK PLAN
Scale 1:500

PROPOSED HOUSE & GARAGE
BARRIER BANK, COMBIT, SPALDING
FOR MR & MRS T.E. P.I.A. ICBOURN.



• block plan • scale 1:500 •

. lincs . PE11 2BN • tel: (0775) 723836 •

752. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

Plan No. and Applicant		Proposal
H23/0880/93 P G & C L Frith		Change of use of outbuilding to sell sports and leisure wear at Braemar, Mill Lane, Whaplode.

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

H05/0901/93 Mr D J Lynn	O.A.	Single storey dwelling at 15 Branches Lane, Holbeach.

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

(It was reported that a late letter of objection had been received.)

H01/0910/93 Mr & Mrs S W Sewell	O.A.	Dwelling with garage including details of means of access at Barrier Bank, Cowbit.

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

H23/0915/93 Laburnham Estates	Change of use to workshop and store at Stockwell Gate, Whaplode.

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

(Councillor A.E. Naylor left the meeting following consideration of the above application.)

H09/0918/93 R English Esq	O.A.	Dwelling at rear garden of 13 Cranmore Lane, Holbeach.

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

H01/0958/93 B Johnson	Boundary wall at Peak Hill House, Peak Hill, Cowbit.

(Pending a site inspection to assess the suitability of the boundary wall in its present position.)

H02/0993/93 Miss P Steels	Details of brick and tile materials (Condition 2 of application H02/1344/91) at The Tiles, 58 West Street, Crowland.

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

787. PLANNING APPLICATIONS (Continued)

(a) Determinations following Site Inspections (Continued)

RESOLVED: Subject to (a), the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the use of the outbuilding for the sale of sports and leisure wear is permanently tied to the occupiers of the existing house on the site, and (b) the unopposed revocation of planning permission (H23/0241/89) for a two bedroomed bungalow on part of the site and (c) appropriate conditions including one requiring the lowering of brick pillars to the height of the existing wall on the site, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation:-

Plan No. & Applicant		Proposal
H05/0901/93 Mr B J Lynn	O.A.	Single storey dwelling at 15 Branches Lane, Holbeach.

RESOLVED: Consideration of the above-mentioned application be deferred to enable the applicant to have the opportunity to submit indicative plans to demonstrate how the plot could be satisfactorily developed, such plans to take account of the fact that the Council might take away permitted development rights.

H01/0910/93 Mr & Mrs S W Sewell	O.A.	Dwelling with garage including details of means of access at Barrier Bank, Cowbit.

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

H23/0915/93 Laburnham Estates		Change of use to workshop and store at Stockwell Gate, Holbeach.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development contrary to his recommendation, subject to appropriate conditions, and to the concern of the Director of Environmental Services regarding the amenity of nearby residents being overcome.

H09/0918/93 R English Esq	O.A.	Dwelling in rear garden of 13 Cranmore Lane, Holbeach.

RESOLVED: Planning permission be granted for the above development contrary to the recommendation of the Director of Planning and Building Control Services, subject to appropriate conditions, including one restricting the development to a single storey dwelling.

(Councillor T.G.M. Tyler declared an indirect interest in the above application and left the meeting during consideration thereof. It was also reported that Councillor Tyler had declared an interest when the site was inspected, and had remained on the coach during the inspection. It was also explained that at the Planning Committee meeting Councillor T.G.M. Tyler was not aware that he might have an interest in this matter.)