SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H01/0942/93 Received:11-OCT-93 Type:OUTLINE

Name: Mr & Mrs G Brown
62 Wygate Road
Spalding
Lincs

Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Erection of two dwellings (including siting and means of access)
Location : Adj. Former Station House Backgate
Cowbit Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

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

Reason: The application was submitted in outline only.

3 No part of any wall, hedge or fence shall for the whole site frontage exceed 0.6 metres in height above the lowest level of the adjoining carriageway of the highway at any time.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

4 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.

5 The existing leylandii hedge on the southern boundary of Plot 4 shall be retained at a height of at least 2.0 metres and in the event of the existing hedge dying, it shall be replaced within 6 months by a hedge of leylandii. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 2.0 metres.

Reason: In the interests of the visual amenity of the street scene.

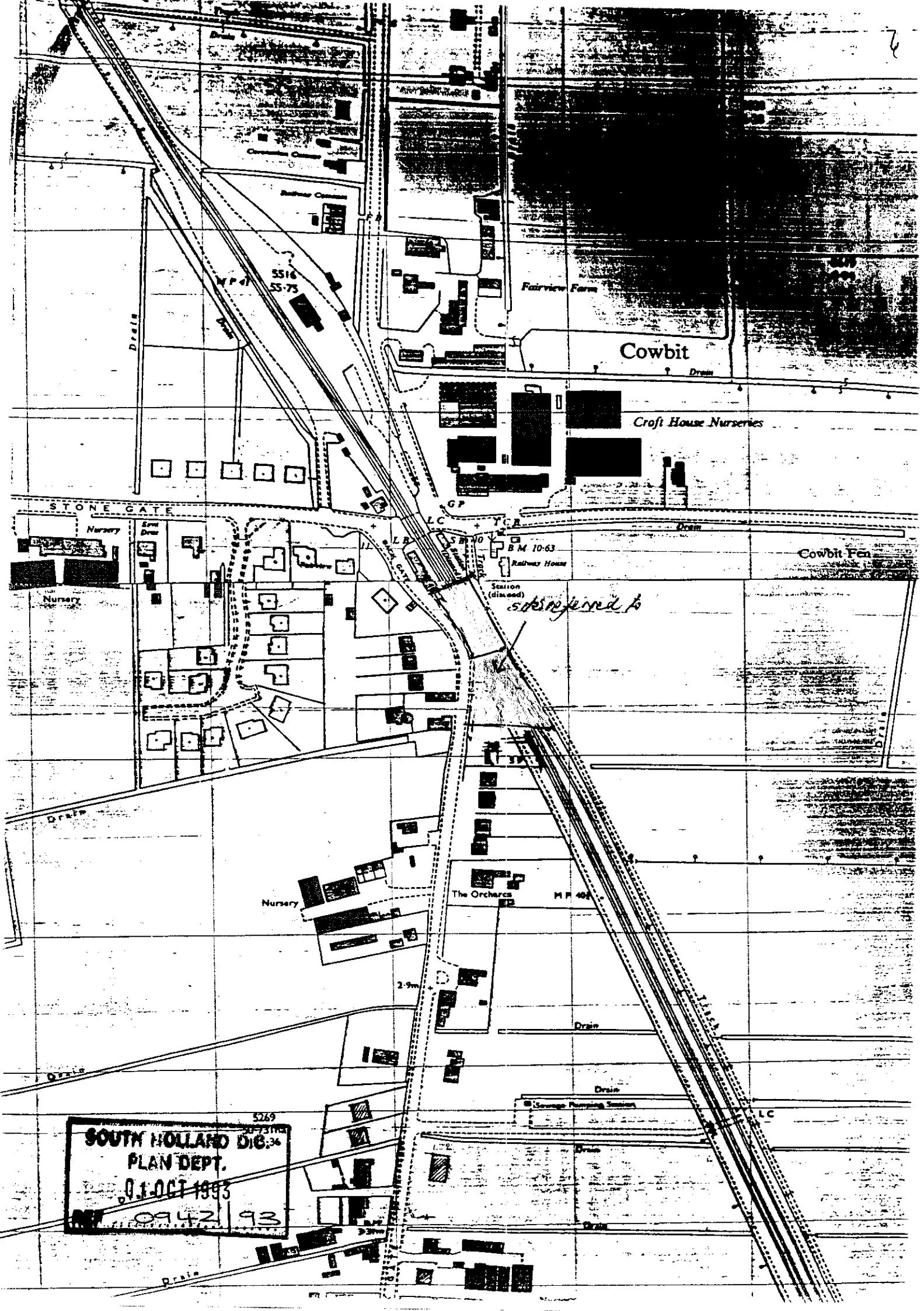
6 Before the vehicular accesses are commenced to be used the accesses and turning facilities shall be provided on site in accordance with the amended plan received 1 November 1993.

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

The applicants are reminded that siting and means of access have been determined as part of this application and are not reserved for subsequent approval.

Director of Planning and Building Control Services
25-NOV-93 H01/0942/93

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.


Cowbit
Fairview Farm
Croft House Nurseries
STONE GATE
Nursery
Nursery
Nursery
Cowbit Fen
Railway House
Station (disused)
B M 10·63
The Orchards
Drain
Drain
Drain
Drain
Drain
Drain
Drain
Drain
Drain
Drain
Sewage Pumping Station
5516
55·75
5269
SOUTH HOLLAND DIC.36
PLAN DEPT.
01 OCT 1993
0942/93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H01/0942/93

Date Registered 01 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR AND MRS G.BROWN
62 WYGATE ROAD
SPALDING.
Lincs

Tel. No. 71 3367

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

M.E.Cresswell. M.B.I.A.T.
Horseshoe Bridge
Spalding.Lincs
PE11 3JA.

Tel. No. 72 3656
(Personal contact name) Mary Cresswell.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Adjacent to former station House,Backgate,Cowbit,Spalding.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Building plots for 2 no dwellings with garages

OFFICE COPY

Please complete

Signed M E Cresswell Date 30th September 1993

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

Previous application No. H01/671/93. withdrawn

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 Certificate**

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

Please state Site Area 0.134 (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 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: 2 no.

4. A. If building works are proposed, other than residential, please state extra floorspace 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.

5. GENERAL INFORMATION Please complete each section

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

VACANT DERELICT RAILWAY LAND.

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: BACKGATE

Will there be –
Individual access(es) ✓
New estate road

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

TURNING + GARAGES within site.

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: SOAKAWAYS

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

C. Please state whether a land drain will be affected: No. see site plan showing restricted area.

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

	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 footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping 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.	YES	→ Date: 30 SEPT. 1993 Consultee(s): SHIDB.

6. ANY OTHER INFORMATION

Please add any details you wish in support of your application. Continue on separate sheet if necessary. Relates to former application H01/671/93 withdrawn + H01/841/93 – New dwellings will match Mater

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

2/5 of these approved dwellings.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE 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)

OWNERS + PROSPECTIVE PURCHASERS

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 .....

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: MR FEAR BACKGATE, COWBIT.

State Date notice served: 1st OCTOBER 1993

Signed M McCrossan (~~Applicant~~/Agent) Date 30.9.93

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 M McCrossan (~~Applicant~~/Agent) Date 30.9.93

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.

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

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at BACKGATE. COWBIT

Take notice that application is being made to South Holland District Council by MR+MRS G. BROWN

for planning permission for 2no BUILDING PLOTS

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.

(Sent - copy only)

Signed M McC. Date 1st October 1993.

APPLICATION ASSESSMENT

Richard Staines, distance to drain could be reduced if necessary. Shallow rooting species ok, no trees, doesn't want future TPO's to prevent work on drains.

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PJM
Date 14-10

Site Notice posted by PJM
Date
Expiry 19-10

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Garage 1:1 alison house + site with P.P for two houses and built. Road bends, dyke runs off to East [illegible]

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 PJM Date 19-9-1

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)

1, 2 } L.C.C conditions.

PTO

3

The following matters are reserved for subsequent approval by the local planning authority, and no development to which they relate shall be carried out until these matters have been approved, viz:

1) Detailed drawings to a scale of not less than 1:100 showing the ~~siting,~~ design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;

~~2) The siting and design of any vehicular access to a road;~~

2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

(Note: for implementation of landscaping, see SC 27)

Reason:

The application was submitted in outline only.

4 SC 27

5

The existing hedge (on the Southern boundary of Part 4) shall be retained at a height of at least 2.0 metres ~~along the southern boundary of the site apart from at the access point~~ and in the event of the existing hedge dying, it shall be replaced within 6 months by a hedge of ~~same~~ (replantin) Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 2.0 metres.

Reason: In the interests of the visual amenity of the street scene.

DC INSTRUCTION SHEET

APPLICATION REF: H01 | 0942 | 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:

PM 13-10 Seems better home

Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

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

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:

Press
PC
WM
Residents

Case Officer : PM

Senior Officer Confirmed PM... Date...13/10 Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd

Registration

Reference H01 | 0942 | 93

Cross-Ref

Date 4 | 10 | 93

Validation

TYPE OUTLINE

Site area 0.134
No of dwellings
Floorspace

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

Description to be recorded: Erection of 2 Dwellings

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

Fees — Correct fee £ ? NIL — Nil fee ☐ Discounted ☐ — Previous app – ref: Type of app Reason:

Additional £ Refund £ — Receipt No Voucher No — Date Date

Information

Index sheet 395 — OS Plots
Grid ref 526690 317920

Ward X — Parish COWBIT

Inside IBD YES — 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 Disused ☐
FP Footpath ☐
TPO Tree Pres ☐

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

Linked to site — Ref ~~1735~~ 1493 ☐
Linked to property — Ref

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps 671/93
453/84

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

267/86
794/75
516/90
1109/89
841/90
269/89

453/84
205/D

Mr K. Gott.

looking at this site + wants to build bungalows

I would prefer to see the gap ~~between~~ between the two houses developed as Houses. However, if builds ~~2~~ 3 bungalows on the gap or 2 bungalows + a house, adjacent new built imaged house, - it may be acceptable. A single bungalow which was ultimately surrounded by houses would look wrong

Suggested negotiated for two plots + applied for two bungalows. This would allow for some grouping

PM 4-1-25

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

H01/0942/93

OUTLINE

Applicant: Mr & Mrs G Brown
Tel: 0775 713367

Agent: M E Cresswell MBIAT
0775 723656

Description: Erection of two dwellings (including siting + means of access.)
PDM 19-11

Location: Adj. Former Station House
Backgate
Cowbit
Spalding Lincs

27

Valid date:	11-OCT-93	Terminal date:	~~06~~-DEC-93
Target dates:		Target Committee:	17-NOV-93
To case officer	18-OCT-93	Report deadline:	03-NOV-93
Inspected by	25-OCT-93	Agreed TD Ext:	
Extra contacts	01-NOV-93	Case Officer:	
Report if not clear by	15-NOV-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

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

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Site/Press Advert MIN		22-OCT-93	12-NOV-93	
Clerk to Cowbit PC	0775 724536	18-OCT-93	01-NOV-93	ok
Cllr T Barker	0406 380787	18-OCT-93	25-OCT-93	ok Happy for DPO

phone call 22-10-93

SITE RECORD

Grid ref: 526650 317920
OS Sheet: 295 Parcel:

LCC Obs Attached PJCB 10/11/93
See 4/A/32 dated 14/10/93

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H01/0942/93

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

ADJ STATION HOUSE, BACKGATE, CONBIT

3. Name, classification and number of road

UC

4. Date application referred 14 - 10 - 93

5. State whether outline, detailed application etc.

OL.

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

BUILDING PLOTS FOR 2 NO DWELLINGS WITH GARAGES

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.P. 108 para 10b as shown overleaf.

Date: 10 - 11 - 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 - - - - accesses are commenced - - - - - with the amended plan (rec'd 1/11/97 - - - - - -

(2) B18 (amended) No part - - - - shall for the whole site frontage exceed 0·6m - - - -

Delete as appropriate

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

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

(1) B21

(2) B4

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

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

Application no: H01/0942/93

Applicant: Mr & Mrs G Brown
62 Wygate Road
Spalding
Lincs

Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Erection of two dwellings

Location: Adj. Former Station House
Backgate
Cowbit
Spalding Lincs

Amendment: Extend turning areas within the site to each plot (drawing no. 2/416A)

04-NOV-93

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 27-DEC-93, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Planning and Building Control Services

DPO

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 NOV 1993 PO

Please contact: Mr. Staines

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

Our Ref. RS/PA-B/942/93/JAM **Your Ref.** MEC/2/461

Date 26 October 1993

Dear Mrs Cresswell,

OUTLINE PLANNING APPLICATION - MR. & MRS. G. BROWN
2 DWELLINGS AT BACK GATE, COWBIT

Further to my receipt of your letter of the 30th September 1993 and our subsequent telephone conversations regarding your amended plan No. 2/416(2nd stage) regarding the above project, I set out below for the avoidance of doubt my observations regarding the planning application now submitted.

As you will be aware, the 750 mm diameter storm sewer shown on your plan is my Board's Mill Dyke that conveys storm water flows from the West of Back Gate along the line of the former open watercourse fronting both plots to the manhole shown in plot 3, thence Eastwards along the route shown.

This structure is subject to the Board's Byelaws that are summarised on the enclosed standard conditions, the 9 metre clearance referred to being measured from the centre of the Board's pipeline.

You will recall that prior to any construction works on these properties being commenced, it has been agreed to meet on site to check and establish the position of each dwelling in relationship to my Board's structures.

In the interests of plot demarcation, boundary fences will be permitted upon the 9 metre clearance strip provided they are of a temporary nature and easily removable at no cost to my Board should the need ever arise.

My Board do not claim ownership of the watercourse and upon completion will raise no objection in principal to the infilled area being utilised as garden subject to compliance with the Byelaws. My Board will approve in principle the indicated planting provided only shallow rooting varieties of shrubs are utilised upon the 9 metre strip and subject to removal at no cost to the Board should the need ever arise.

Similarly there will be no objection to the provision of the parking and turning areas provided that they are not surfaced with tarmacadam or concrete over the Board's pipeline and that any services to be provided to each plot across the Board's culvert are contained within the width of each access and are installed with a minimum vertical clearance of 300 mm from the Board's structure.

All the above matters can of course be finalised when more detailed plans of each plot are prepared at which time the Board's formal consent will be issued subject to a simple agreement and acknowledgement of £1.00 per annum for each plot payable 5 years in advance.

To the North of the Board's inspection chamber fronting plot 3, you will recall the presence of the ancient 450 mm diameter brick culvert that is vested in British Rail. I would be glad to learn the future of this structure under plot 3 in view of the adjoining development on plot No. 2.

Our Ref: RS/PA-B/942/93/JAM Your Ref: MEC/2/461 26 October 1993

I understand 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, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

A copy of this letter is being sent to the Director of Planning so that he is aware of my Board's interest.

Should you wish to discuss any of the above points further, please contact my assistant Mr. Staines.

Yours sincerely,

J J Ebey.

ENGINEER TO THE BOARD

Mrs. M.E. Cresswell,
Horseshoe Bridge,
Spalding,
Lincs.PE11 3JA

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 2/11

Terminal date/committee updated 3/11

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Has this amendment been requested? Yes/~~No~~ *

If Yes, is it what was asked for? Yes/~~No~~ *

Who do you need to reconsult as a result of this amendment?

PC
WM
Press
Residents
Other –

None ☑

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/~~No~~ (Refer to Admin ?)

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: DS

Superseded details removed ☐

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated: 4/11

DC Professional Assessment

NOTES:

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 D.C.
PLAN DEPT
- 1 NOV 1993
REF 0942/93

SOUTH HOLLAND DISTRICT COUNCIL

Dear Sir/Madam

Suggested Amendment to Application - Request for Further Time

It has been suggested that changes to your proposal are desirable. Because we may need to repeat certain procedures as a result of the amendment, should you agree to it, the period which the Authority has to determine the application will need to be extended, based on the date of receipt of the amendment. It may not necessarily take that length of time to reach a decision, of course.

Should you submit amended details, please complete the attached amendment forms so that we may process the submission without delay; and at the same time return this letter indicating your agreement to the extra period. If I do not hear from you within two weeks, I shall have to determine the application as originally submitted, so if there may be a delay in supplying the amended details, please let me know.

On the other hand, if you do not agree to making the changes suggested, or to the extension of time, please let me know by returning this letter with the reply section completed appropriately, and your application will then be determined as originally submitted.

Yours faithfully

B SMITH MRTPI
Director of Planning & Building Control Services

---

*I agree to an extension of time to eight weeks after the date of submission of amended details.

or

~~*I do not agree to the amendment suggested or to an extension of time~~.

(*Please delete whichever does not apply)

Signed ..... Date 28.10.93

Application reference: H01/0942/93.

PLANNING AMENDMENT

For office use only

Application No. H01/0942/93

Date Registered 01 NOV 1993

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS G. BROWN
62 WYGATE ROAD
SPALDING.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

[illegible]

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ADJACENT TO FORMER STATION HOUSE · BACKGATE · COWBIT

Please complete

EARLIER APPLICATION No.

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

H01/0942/93.

Building Regulation reference relating to same development

N/A.

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. [✓]

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 M.E. Cresswell Date 28.10.93

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ERECTION OF TWO DWELLINGS (OUTLINE)

State details of amendments proposed

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

EXTENDED TURNING AREAS WITHIN SITE TO EACH PLOT.

State drawing no's of the current submission

2/416A.

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES.
MR. P. UDY.

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

NONE / ARMS + PLANTING TO ACCOMODATE TURNING.

M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincolnshire
PE11 3JA

P J Udy

PJU/SJS H01/0942/93

26 October 1993

Dear Madam

Erection of two dwellings
- Adjacent Former Station House, Backgate, Cowbit

I refer to the above application and write further to comments made by the Lincolnshire County Council, Highways Department.

I have been advised by the Highway's Department that the turning spaces for the plots are inadequate and need amendment. I enclose a copy of a plan which has been altered and I would be grateful if you would provide me with four new plans showing the suggested alteration.

I enclose the necessary amendment forms and a standard letter which I would be grateful if you would complete and return within the next 14 days.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Enclosures

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H01/0942/93

Applicant: Mr & Mrs G Brown
62 Wygate Road
Spalding
Lincs

Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Erection of two dwellings

Location: Adj. Former Station House Backgate
Cowbit Spalding Lincs

Type: OUTLINE

Date received: 11-OCT-93

18-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 01-NOV-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 Members support the application providing
Card ✓ The Screening Hedge is retained between Plot
No 4 and Mr. Feas property - reason :- The garage (Mr.
Feas) is Signed: used as a workshop
✓ The actual siting is strictly adhered to
as shown in the plans - reason:- To maintain the
9 metre clearance between dwellings + storm sewer.
Siting part of appln

20/10/93

S.H.D.C. PLANNING DEPT.
RECEIVED
21 OCT 1993

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To S.H.D.C

Planning Reference H01/0942/93

The following are my observations upon the enquiry under the reference quoted above: —

Brackenze Court

Both the proposed turning spaces for the plots are inadequate. I require the spaces to be amended in the interests of highway safety.

Date 14-10-93

Signed

Director of Highways and Planning

BRIAN SMITH Dip TP MRTPI
Dir 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: H01/0942/93

Applicant: Mr & Mrs G Brown
62 Wygate Road
Spalding
Lincs

Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Erection of two dwellings

Location: Adj. Former Station House
Backgate
Cowbit
Spalding Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
11 OCT 1993
REF Valid

Type: OUTLINE

Date received: 01-OCT-93

04-OCT-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:

A fee is required for this application as the site appears to be different from that of the previous application.

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

Accepted as valid 11/10/93 AP.
Block plan taken as the most accurate representation of the site and on that basis site is slightly smaller (losing some land to Plot 2) Site plans are based on out of date OS - ignore for dimensions.

30th September 1993.

MEC/2/461.

SOUTH HOLLAND D.C.
PLAN DEPT.
01 OCT 1993
REF .0942/93...

The Director of Planning
South Holland District Council
Priory Road
Spalding.

For the attention of Mr P.Udy.

Dear Sirs,
Proposed 2 no Building plots to site no 2
adjoining Station House,Backgate,Cowbit,Spalding.

Following the withdrawal of application no H01/671/93 and our subsequent meeting with Planning Officer Mr P.Udy I enclose an application the same as the withdrawn one with adjustments to boundaries and slightly angling the siting of the two dwellings to provide better continuity and spacings at the suggestion of Planning.

We are informed by Mr A.Pickering that in this sase,the fee submitted on 15th July 1993 will stand.

Notification of the application has been sent to the owner of the land also concerned in this proposal.Copies of the drawing 2/416 have also been sent to Mr R.Stained of South Holland Internal Drainage Board indicating that in order to obtain continuity of design,we may request an encroachment of perhaps 500mm to the front 9 metre resriction service area for the surface water drain crossing this site.

Please let me know if I can be of further assistance,I shall not be available next week.

Yours faithfully,

M.E.Cresswell.

Enclosures; 4no. copies 2/461 and O.S. site identification

PROPOSED TWO DWELLINGS · BACKGATE · COWBIT ·

for Mr and Mrs G. BROWN.

Sept 1993.

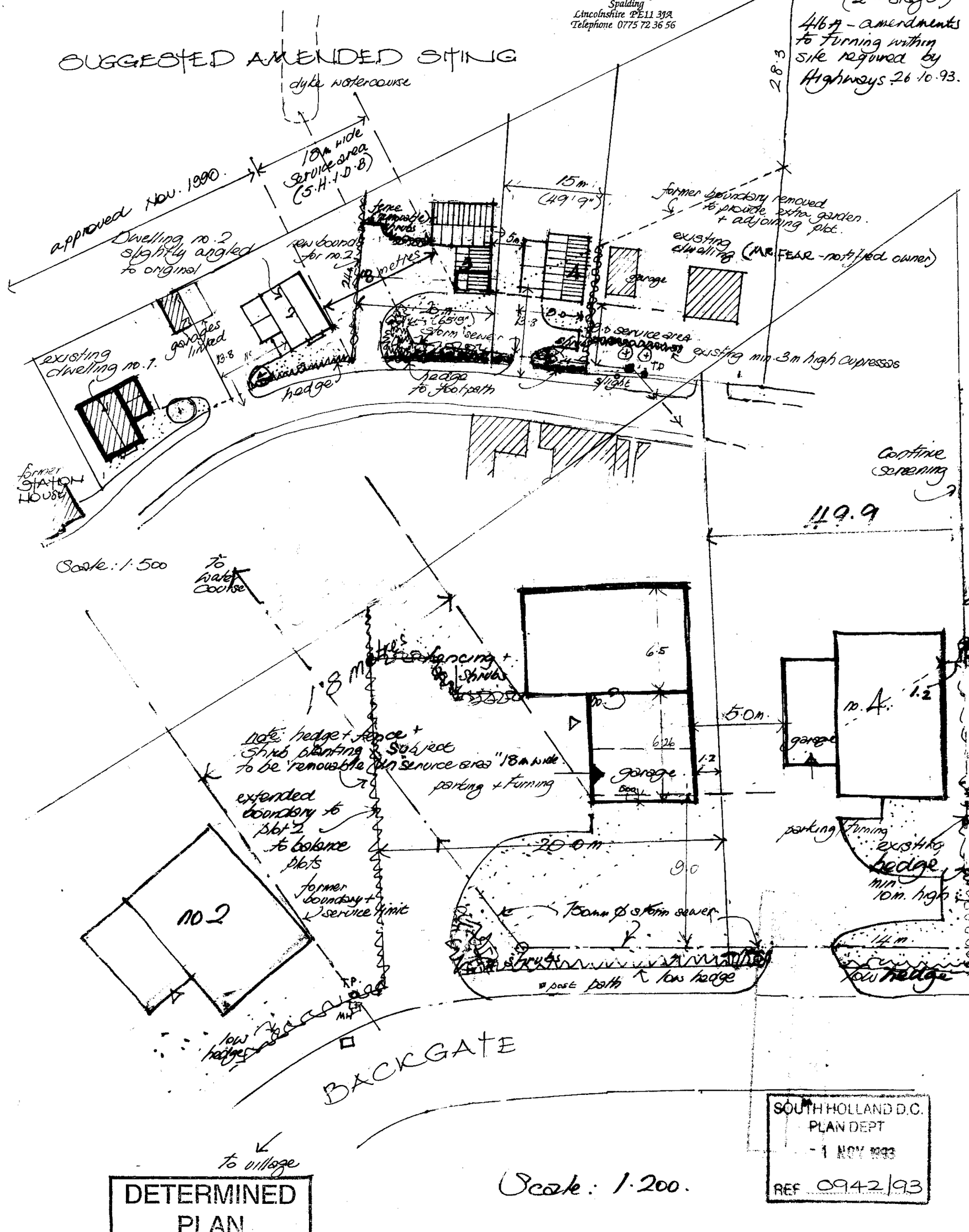
Drawing no: 2/416A

Mary E Cresswell M.B.I.A.T.
Horseshoe Bridge
Spalding
Lincolnshire PE11 3JA
Telephone 0775 72 36 56

(2nd Stage)

4167 – amendments to turning within site required by Highways 26/10/93.

SUGGESTED AMENDED SITING



SOUTH HOLLAND D.C.
PLAN DEPT
- 1 NOV 1993
REF 0942/93

DETERMINED PLAN