

Town and Country Planning Act 1990

Planning Permission

Reference: H01/0994/93

Received: 19-OCT-93 Type: FULL

Name: Mr S Merton
42 Clarke Court
Wyberton
Boston
Lincs

Agent: Paul Sharman
23 East Street
Crowland
Peterborough
PE6 0EN

Description: Detached dwelling and garage

Location : Land adjoining 80 Stonegate Cowbit
Spalding Lincs

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

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

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

- 2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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

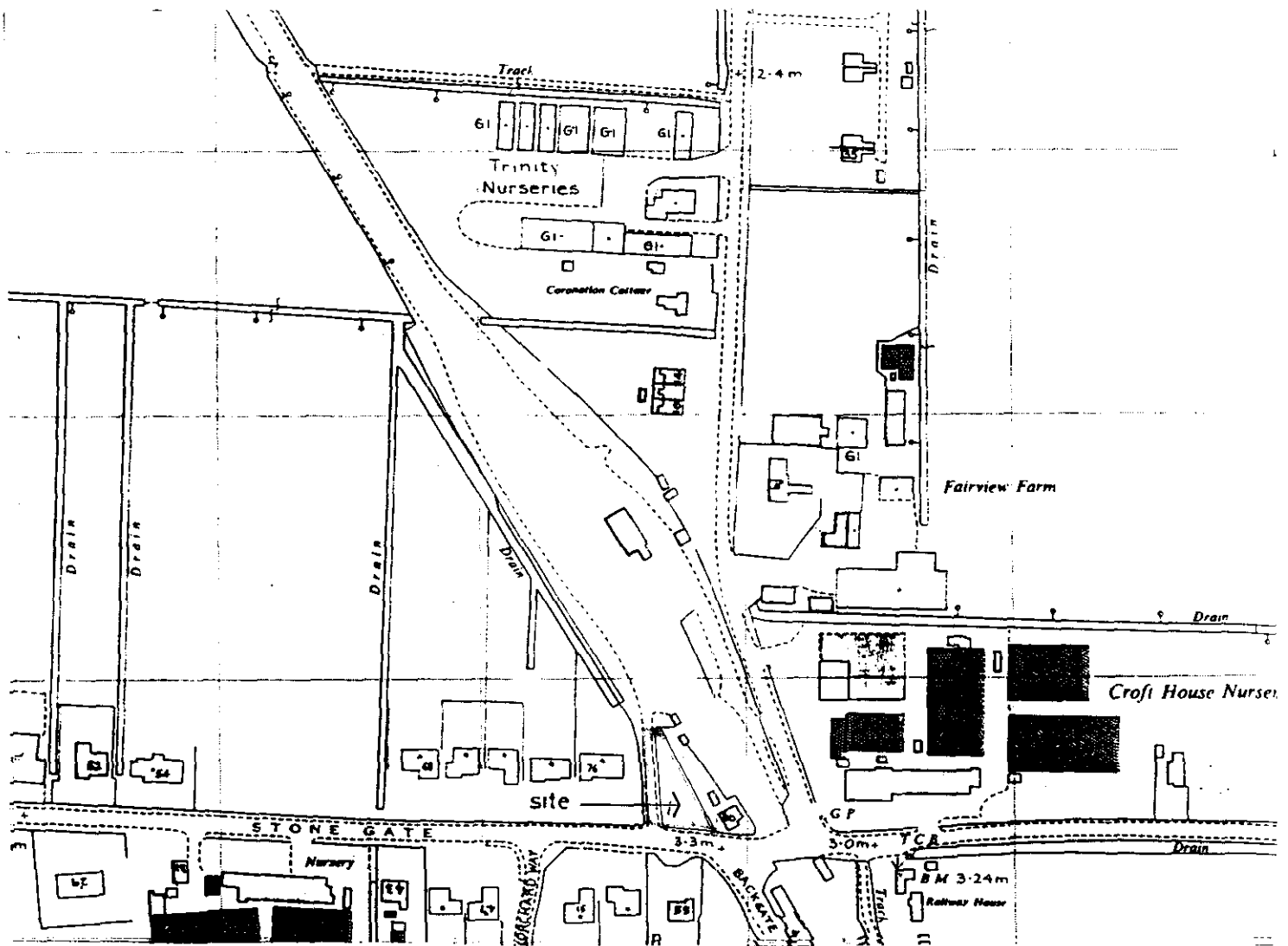
Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 4 Before the access is commenced to be used the existing hedge shall for the whole site frontage to Stonegate be lowered to a height not exceeding 0.9 metres above the lowest level of the adjoining carriageway of the highway, and so maintained thereafter.

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.

Director of Planning and Building Control Services
14-DEC-93 H01/0994/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.



LOCATION PLAN
scale 1:2500

SOUTH F.W. AND D.C.	
PLAN DEPT.	
13 OCT 1993	
REF	0994.93

PLANNING APPLICATION

For office use only

Application No. *H01/0994/93*

Date Registered

19 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

*MR. STEWART MERTON.
42 CLARKE COURT
WYBERTON
BOSTON LINCH.*

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

PAUL SHARMAN.

*23 East Street
Crowland
PETERBOROUGH
PE6 0EN*

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND ADJOINING 80 STONEGATE, COUBT, SPADING.

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DETACHED DWELLING & GARAGE.

Please complete

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.

Signed

(Signature)

Date

13-10-93

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building works

☒
 ☐

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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 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:

ONE

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

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

7850

sq. metres

(b) max. length:

11400

metres

(c) max. width:

7500

metres

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

FACE BRICKS TO BE
AGREED WITH L. AUTHORITY
SIMULATED SLATE.

D. Please state type and colour of roofing materials.

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 WITH
OUTLINE PLANNING.

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?

GARAGE PROPOSED.

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

SOAKAWAY.

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.

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

☐

The proposal affects a listed building

☐

The proposal affects a public footpath

☐

The proposal is known to affect contaminated or filled land

☐

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

☐

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

☐

Date:

Consultee(s):

Is this application related to a previous submission

☒

Application No.:

0218/93

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

Continue on separate sheet if necessary.

EXISTING TREE IS A FRUIT TREE.

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 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**. 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:

State Date notice served:

*H. HOLMES MOUNTAIN CHAPEL RD, COMBIT
T. TYRELL ALSTALLEN, BACKGATE, COMBIT.*

Signed *[Signature]* (Applicant/Agent) Date *13-10-93*

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 *[Signature]* (Applicant/Agent) Date *13-10-93*

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant:

State Date notice served:

Signed (Applicant/Agent) Date

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

Proposed development at *LAND ADJOINING 80 STONEGATE, COMBIT*
Take notice that application is being made to South Holland District Council by *S. MERTON*
for planning permission for *DETACHED HOUSE & GARAGE*.

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

[Signature]

13-10-93

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by *PM*
Date *28-10*

Site Notice posted by *PM*
Date *28-10*
Expiry *in force of 76*

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

76 + 80

Stonegate, lowbit *29/10/08*

Case Officer Conclusions

*Plot beside old crossing house, 4 window dormers 1 up stairs
Access to side + burglar burgled. Houses opposite.
Appl. bees on site need removing*

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

DPBCS AUTHORISED

Decision Issue confirmed

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

Sc 12

DC INSTRUCTION SHEET

APPLICATION REF: **HO1/0994/93**

Directions

17

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

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:

Additional Consultation/Publicity Required

Don 22-10

RECONSULTS

Publicity: >>

Departure
Setting of LB
Public Right of Way
Discretionary

Consultations:

County
E Heritage
Societies G ROW

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
Other Order No:
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: *PM*
Senior Officer Confirmed *R*.....

Date.....

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120

Receipt No P3403

Date first Rec'd 19 OCT 1993

Registration

Reference H01/0994/93

Cross-Ref R 25/10

Date 20-OCT-93 2AC

Validation

TYPE FULL

Site area
No of dwellings 1
Floorspace

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

Description
to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £ 120

Nil fee

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 277 OS Plots
Grid ref 5 265603 18050

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 dismantled
FP Footpath

TPO Tree Pres

Hazards -

Linked to site

Ref 1744

Dist Bound

Linked to property

Ref

Other:

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

Planning Records:
Earlier apps

66/71
1520/88
457/92
218/93

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

J W Tyrell & Son
Backgate
Cowbit
Spalding
Lincolnshire

P J Udy

PJU/SJS
H01/0994/93

15 March 1994

Dear Sir

Planning application H01/0994/93

Observations on the above planning application, which was granted on the 14 December 1993.

The site has been checked and would appear to be in accordance with the approved plans, although the access way is wider than shown on the plan. This, however, is insignificant and does not affect building.

You also stated that you never received a Section 27 Notice which should have been served upon you, owing to the access not being owned by the applicant but by yourself. I am unable to verify and all I can state is that the submitted application form shows that you were consulted.

You also stated that a second letter was submitted to the Council, but I have been unable to trace this.

I am sorry I am unable to shed any more light.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

cc - Mr H A Holmes
The New Nursery
Moulton Chapel Road
Cowbit
Spalding
Lincolnshire

11434
443

- ① Owners of access ~~not~~ did not receive
327 notice
- ② Access road under in reality the Plan
Shows 28' It is 27.4
- ③ is site narrower & house not flt
Site appears accurate
- ④ Should be a second letter ^{to plan} not an flt
Had delivered to recipient domestic
about 3 weeks ago on 8 December (Tues)
not on file or a filing tray and hasn't had to way to me in
mean time.
- See Mr Tyrell & Noble

Tel 94 380 762
94 380 366

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

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



Application no: H01/0994/93

Applicant: Mr S Merton
42 Clarke Court
Wyberton
Boston
Lincs

Agent: Paul Sharman
23 East Street
Crowland
Peterborough
PE6 0EN

Description: Detached dwelling and garage

Location: Land adjoining 80 Stonegate Cowbit
Spalding Lincs

Type: FULL

16-DEC-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

J W Tyrell & Son
Backgate
Cowbit
Spalding
Lincs

H.A. Holmes, The New Nursery, Moulton Chapel Rd, Cowbit
J.W. Tyrell & Son, Backgate, Cowbit

Figure 1

Figure 1

O.A. Residential development off existing access at "The Hollies", Drawdike, Sutton St. James.

Two town houses at Wharf Street, Sutton Bridge.

Detached dwelling and garage on land adjoining 80 Stonegate, Cowbit.

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

**4 floodlight columns at Sir Halley Stewart
Playing Field, Winfrey Avenue, Spalding.**

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Proposal

O.A. Dwelling at Gedney Drove End Methodist Church, Marsh Road, Gedney Drove End.

**Detached bungalow and integral garage at
10 Plank Drove, Crowland.**

(c) Applications Deferred

Consideration of the following applications be deferred for the reasons indicated:-

Proposal

O.A. Three dwellings with turning space off a private roadway, at Karendel, Fleet Hargate.

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

Use for manufacture of concrete products,
storage and sales, new workshop and
offices at Carrington Drove, Crowland.

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

(Councillor B Alcock declared an indirect interest in the above application and left the Council Chamber during consideration thereof. Councillor Bray took the Chair during consideration of this item.)

Bungalow and garage at Broadway,
Crowland.

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H01/0994/93

Received: 19-OCT-93 Type: FULL

Name: Mr S Merton
42 Clarke Court
Wyberton
Boston
Lincs

Agent: Paul Sharman
23 East Street
Crowland
Peterborough
PE6 0EN

Description: Detached dwelling and garage

Location : Land adjoining 80 Stonegate Cowbit
Spalding Lincs

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 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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

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

- 4 Before the access is commenced to be used the existing hedge shall for the whole site frontage to Stonegate be lowered to a height not exceeding 0.9 metres above the lowest level of the adjoining carriageway of the highway, and so maintained thereafter.

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.

10-DEC-93

AD check.....*13/12*.....

Authorised to issue (inc Delegation).....*AP*.....

APPLICATION REFERENCE: H01/0994/93

DATE RECEIVED: 19-OCT-93

TYPE: Full

DESCRIPTION: Detached dwelling and garage

LOCATION: Land adjoining 80 Stonegate, Cowbit.

APPLICANT: Mr S Merton

AGENT: Paul Sharman

REASON FOR COMMITTEE CONSIDERATION

Previous refusals.

RECOMMENDATION

Grant Permission.



COMMENTS

- 1 Dwelling designed with gable fronting Stonegate, similar to adjoining railway crossing house.
- 2 Access road to side of plot included within site since it will be used as the means of access to the garage. The owners of the access road have been served with the official notice and no comments have been received. From comments made on previous application would seem that issue of applicant having legal right of way to use the access road has been resolved.
- 3 Outline permission previously granted on appeal (now lapsed). Previous refusals on design/overdevelopment grounds, but present proposal acceptable.

REPRESENTATIONS

Parish Council: No further comments.

SCHEDULE OF CONDITIONS

- 1 SC12 - (Materials).
 - 2 SC27 - (Implementation of Planting).
 - 3 B17 - (Visibility at Access) (amended) Before... hedge shall for the whole site frontage to Stonegate be lowered... 0.9 metres...
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.
-

Cam

H01/0994/93

FULL

Applicant: Mr S Merton
Tel:

Agent: Paul Sharman

Description: Detached dwelling and garage

Location: Land adjoining 80 Stonegate
Cowbit
Spalding
Lincs

Valid date:	19-OCT-93	Terminal date:	14-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	26-OCT-93	Report deadline:	23-NOV-93
Inspected by	02-NOV-93	Agreed TD Ext:	
Extra contacts	09-NOV-93	Case Officer:	
Report if not clear by	23-NOV-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE

Category: Newbuild

Listed building:

Conservation Area:

Other Constraints: LC,
~~dismantled~~

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 76 Stonegate	29-OCT-93	19-NOV-93
Owner/Occupier, 80 Stonegate	29-OCT-93	19-NOV-93
Site/Press Advert MIN	28-OCT-93	18-NOV-93
Clerk to Cowbit PC 0775 724536	25-OCT-93	08-NOV-93
Cllr T Barker 0406 380787	25-OCT-93	01-NOV-93

SITE RECORD

Grid ref: 526560 318050

OS Sheet: 277

Parcel:

LCC - Obs Attached *jc cb 10/11/93*

File note

H22/1135/93 - Bell. western Hills

Col Barker Phoned. 7/12. He is happy with proposal subject to there being no overloading from new works: this applies to new building plot to side as well as existing properties.

File note

H 1099/93 : Bay trees -

Col Barker phoned 7/12 - He has no objection to his view.

File note (p R I S)

P.U. 994/93 - motor - combat

LATE OBS Offr. Date

Salient points highlighted

Col Barker phoned 7/12.

will not be attending tonight's meeting - gives apologies.

Bert wants to make following comments in respect of 994/93

"Support - Bert believes a bad mistake was made by the inspector as on ground" - Col Barker wants his recorded at meeting.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H01/0994/93

Applicant: Mr S Merton
42 Clarke Court
Wyberton
Boston
Lincs

Agent: Paul Sharman
23 East Street
Crowland
Peterborough
PE6 0EN

Description: Detached dwelling and garage

Location: Land adjoining 80 Stonegate Cowbit
Spalding Lincs

Type: FULL

Date received: 19-OCT-93

25-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 08-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:

No further comments.

Signed:

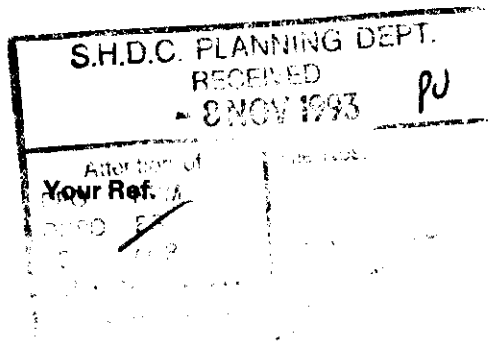
[Signature]
7/11/93

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

Our Ref. RS/PA-B/994/93/JAM



Tel: Holbeach (0406) 24933

Date 4 November, 1993

Dear Sir,

FULL PLANNING APPLICATION - MR. S. MERTON **DWELLING ADJ. 80 STONEGATE, COWBIT**

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application on behalf of your client seeking permission for the above development. The submitted details have been inspected and I have the following observations which should be brought to your clients and prospective purchasers attention.

No Board's watercourse adjoins the site that inspection reveals to be low in relation to the existing access shown on your plan, the public highway and the neighbouring property.

At the time of the nearby development to the West, complaints were received that surface water ponding and waterlogging were occurring on the site as a result of the neighbouring developer having blocked a pipeline that was alleged to exist across the existing access. No evidence of this structure was found but as a gesture of goodwill, that developer at their expense, laid a pipe across the access thence it is understood, in a Northerly direction to outfall into the private dyke network.

The maintenance of this private structure is not vested in the Board, this matter resting between the respective owners of the property and the access.

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, bearing in mind that high ground water levels may be experienced during periods of prolonged heavy rainfall. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

Should site raising operations be contemplated, consideration must be given to preventing surface water run-off causing embarrassment to adjoining property.

I shall be pleased to receive a copy of your plan for my files.

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

Yours faithfully,

P. Sharman, Esq.,
23 East Street,
Crowland,
Peterborough, Cambs. PE6 0EN

ENGINEER TO THE BOARD

BRIA 411TH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3403
Date received : 19-OCT-93

Received from

S A & S D Merton

Address

42 Clarke Court
Wyberton
Boston

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HAMMO District Council

Application
Reference

H01/0994/93

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a
central point on site

horizontal				vertical		
	2	6	5	1	8	0

2. Address or location

ADJ 80 STONECRAZE, COWBIT

3. Name, classification and number of road

II

4. Date application referred

10-11-93

5. State whether outline, detailed application etc.

FULL

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

DETACHED DWELLING & GARAGE

7. 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:—

Delete as
appropriate

~~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:

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) B 17 (amended) Before ~~the~~ hedge shall
for the whole site frontage to Stonegate be lowered ---
0.9m ---

Delete as
appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B 4

LATE OBS: Offr P20. Date 2-12

Salient points highlighted

994/93 7/12/93

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 DEC 1993 P1

DE	1	1
DC	1	1
JE	1	1
JO	1	1
DO	1	1
CO	1	1

7/12

OBJECTION

H.A.Holmes,
The New Nursery,
Mouton Chapel Rd,
Cowbit,
Lincs Pe12 OXD.

J.W.Tyrell & Son
Backgate,
Cowbit.

District Planning Officer.
South Holland District Council.

30th November, 1993.

Dear Sir,

It has been brought to our attention that Mr.Merton has submitted another application to build a dwelling on land adjacent to 80 Stonegate, Cowbit.

With reference to a letter of objection written to the committee this summer, we feel we again have to lodge our objections concerning Mr.Merton's latest proposals.

Mr.Merton is claiming that he owns a right of way down the farm roadway adjacent to his plot, to a length of 101ft. If this is right it forces the residents of no 80 Stonegate into having no off-road parking. However the residents of no 80 claim that they have not sold as much land as Mr. Merton is claiming to own and therefore they will still be within 101ft. They cannot both be correct and we believe that this dispute needs to be sorted out before any building work can be started.

We would also like to point out that Mr.Merton claims that no part of his plot is part of an "agricultural holding", when infact it is registered with MAFF for "arable aid" purposes.

We strongly believe that Mr.Merton's application needs to be ammended in order that his plans are not detrimental to our business'. Both companies use the afore mentioned roadway all hours of the day and evening, all the year round for access to an area important in the everyday storage of produce and farm machinery.

We would be pleased if you could take these points into consideration when considering Mr.Merton's application. A previous letter conveys other objection we have concerning this matter.

Yours faithfully,

H.A.Holmes

H.A.Holmes.

J.W.Tyrell & Son

J.W.Tyrell & Son.

P.P. J.W. TYRELL & SON.

P.T.O.

The applicant has never informed the owners of the
acres that he is applying for planning permission
up it W.S. Gould

H.A. Holmes,
The New Nursery,
London Chapel Rd.,
Cobalt,
Lines PL12 6AD.

J.W. Tye & Son
Buckingham,
Cobalt.

District Planning Officer
South Holland District Council.

30th November, 1982.

Dear Sir,

It has been brought to our attention that Mr. Morton has
submitted another application to build a dwelling on land
adjacent to 20 Stonegate, Cobalt.

With reference to a letter of objection written to the
committee this summer, we feel we again have to bring our
objections concerning Mr. Morton's land proposals.

Mr. Morton is claiming that he owns a right of way down the
roadway adjacent to his plot, No. 20 Stonegate, Cobalt.
It is his right if he can prove the existence of a right of way
in a public or private way. However, the residents of
No. 20 claim that they have not sold as much land as Mr.
Morton is claiming to own and therefore they will still be
within 10ft. They cannot both be correct and we believe
that this dispute needs to be sorted out before any building
work can be started.

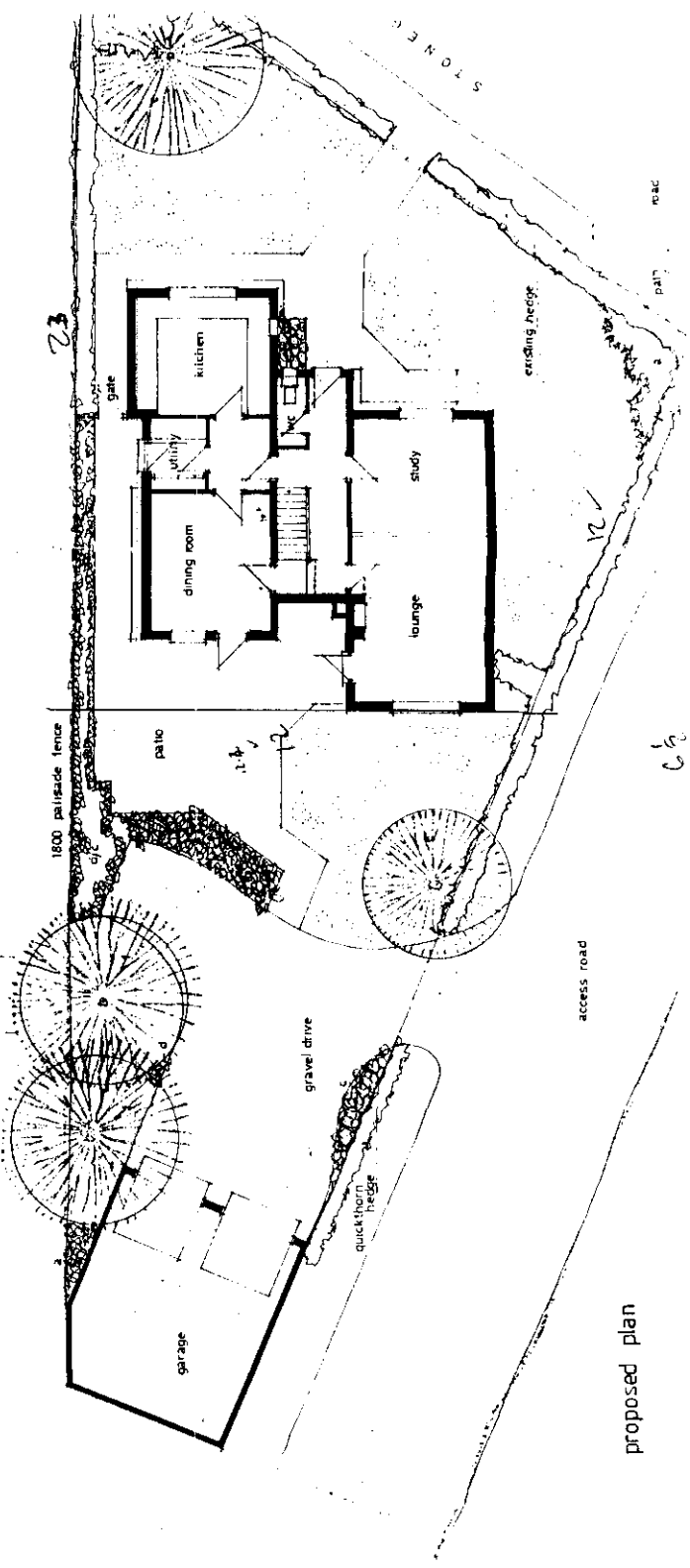
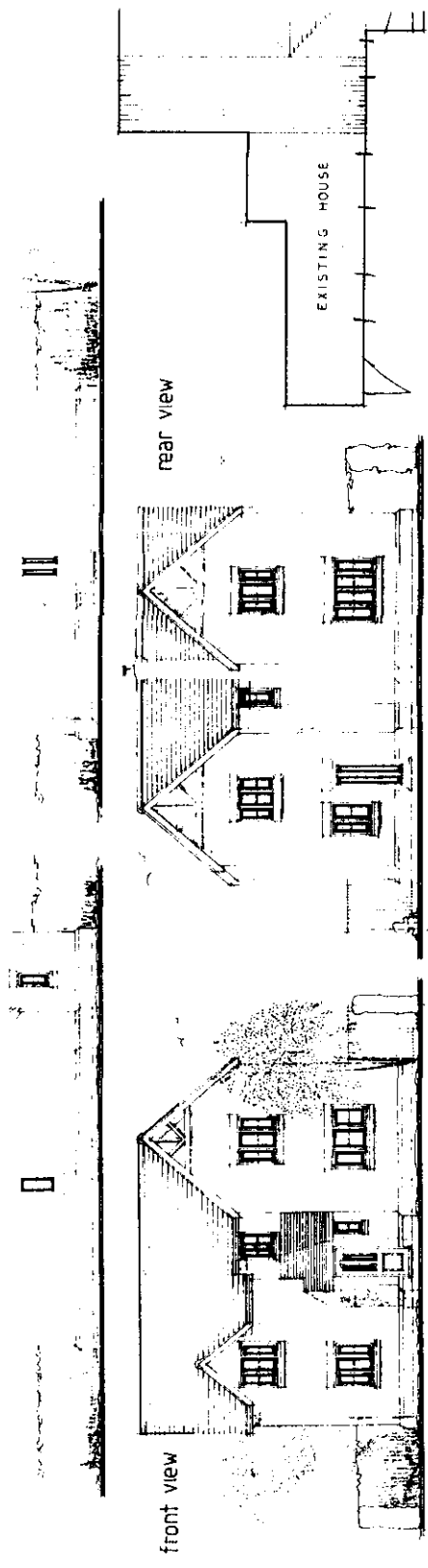
We would also like to point out that Mr. Morton claims that
part of his plot is part of an "agricultural holding". When
in fact it is registered with WAF for "arable and" purposes.

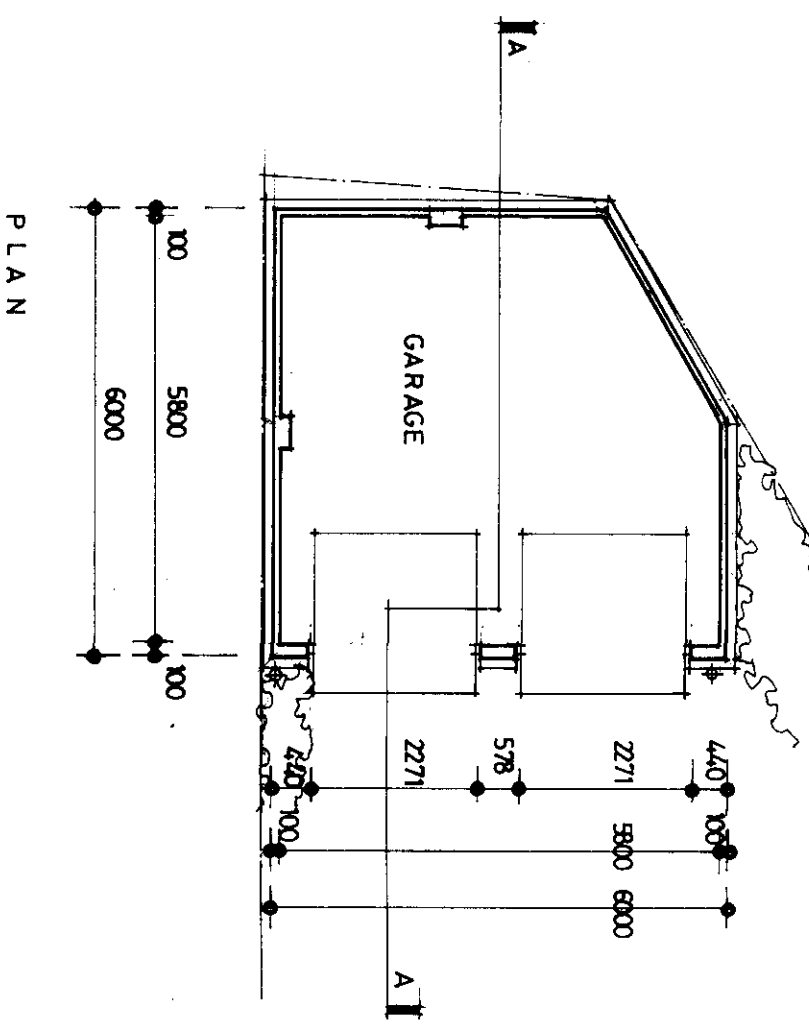
It is our belief that Mr. Morton's application needs
to be amended in order that his plans are not detrimental
to our business. Both companies are the same mentioned
roadway all round the way and evening. All the same road
for access to our area in the everyday situation.
products and farm machinery.

We would be pleased if you could take these points into
consideration when considering Mr. Morton's application.
We have no objection to any other objection we have concerning
this matter.

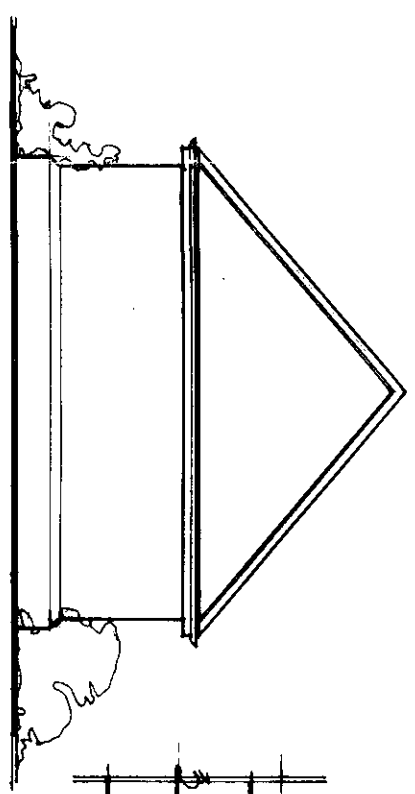
Yours faithfully,

H.A. Holmes, J.W. Tye & Son

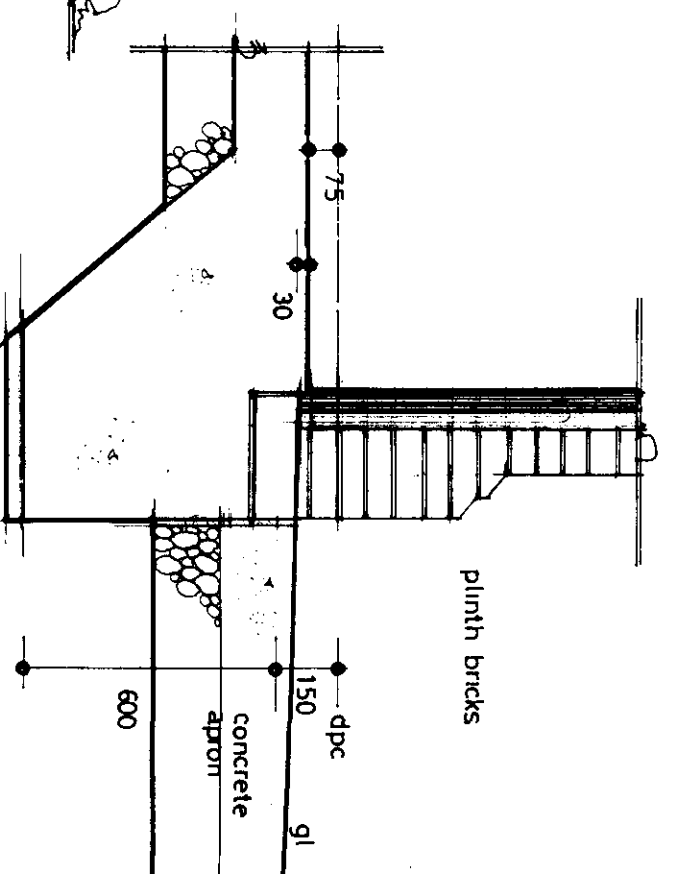




PLAN

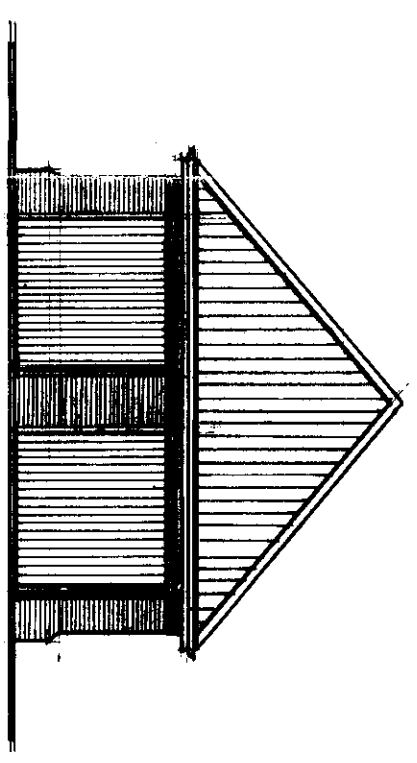


SIDE VIEW

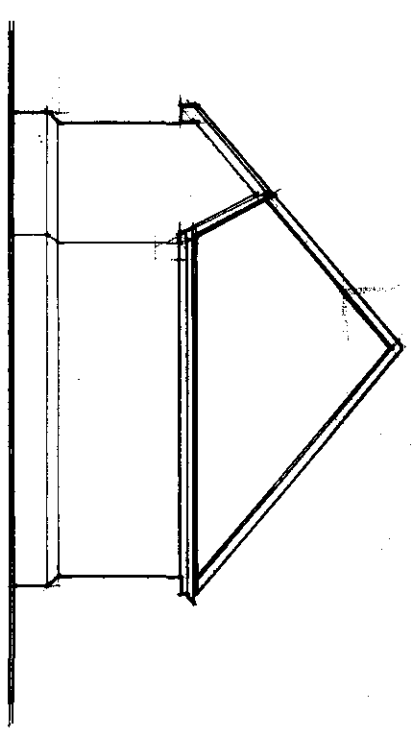


DETAIL 1

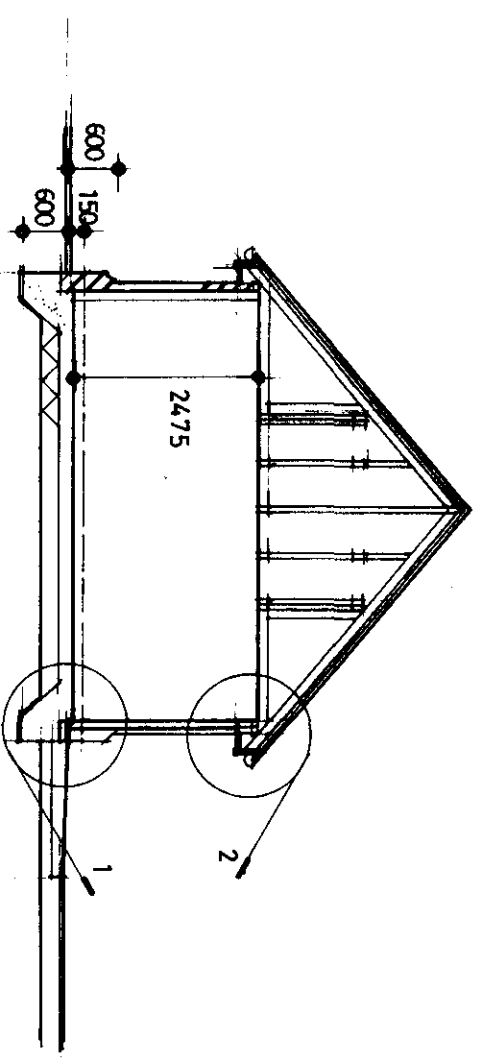
foundations as described by structural engineer



FRONT VIEW

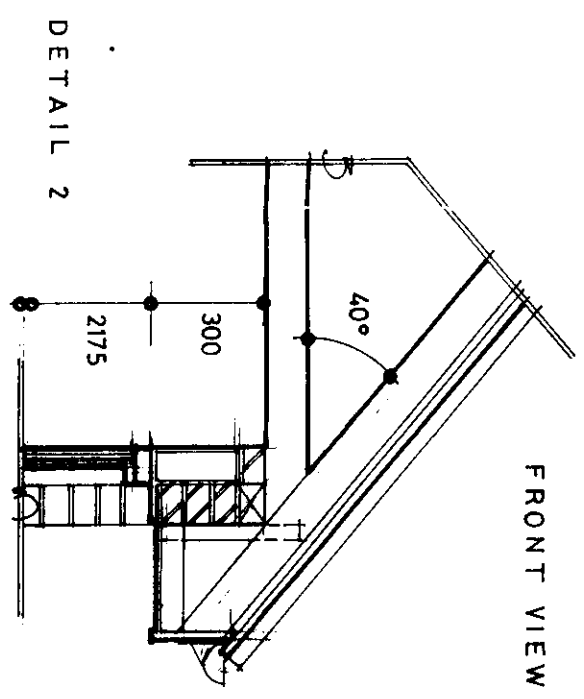


REAR VIEW



SECTION A-A

NOTE: all materials as main house.

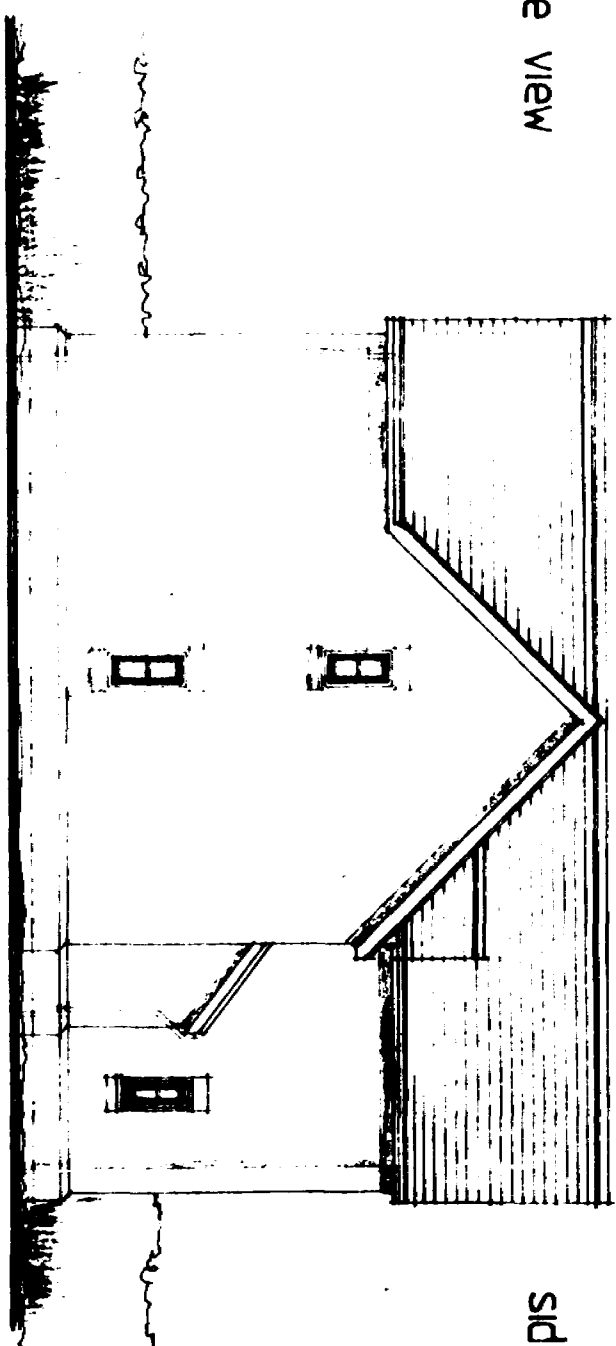


DETAIL 2

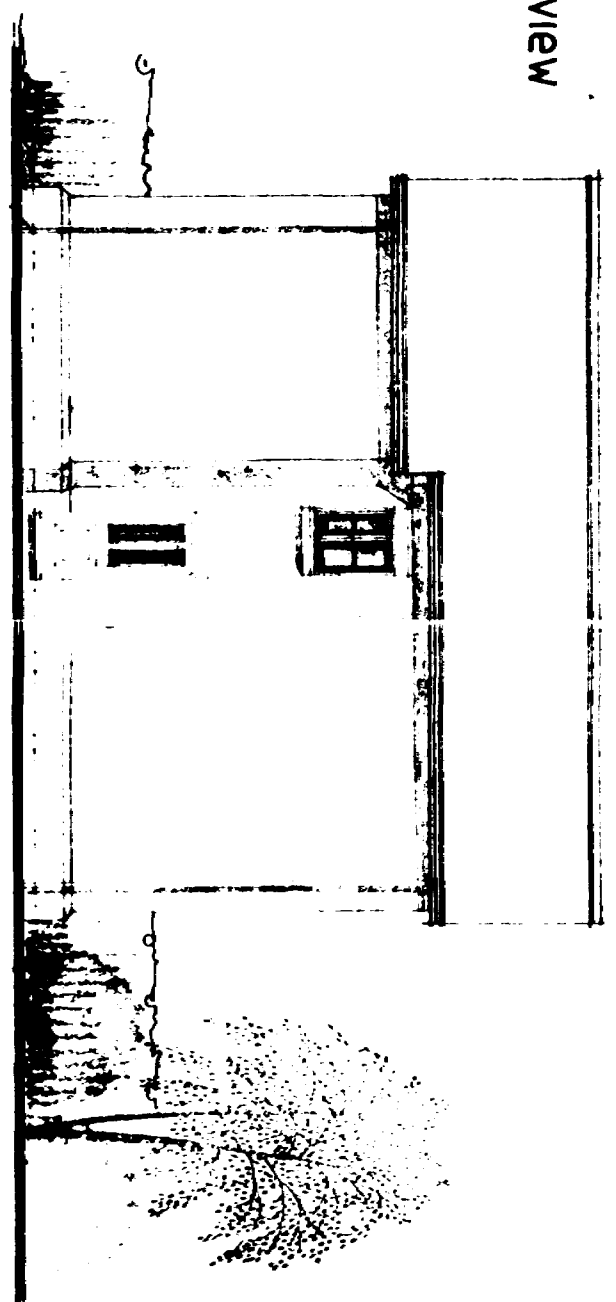
19 OCT 1993
 09914/93
 REF

Client S MERTON	Scale 1:100 1:20 Date Drawn	Drawing title GARAGE TYPE 3
Job title STD DETAIL	SD 021	

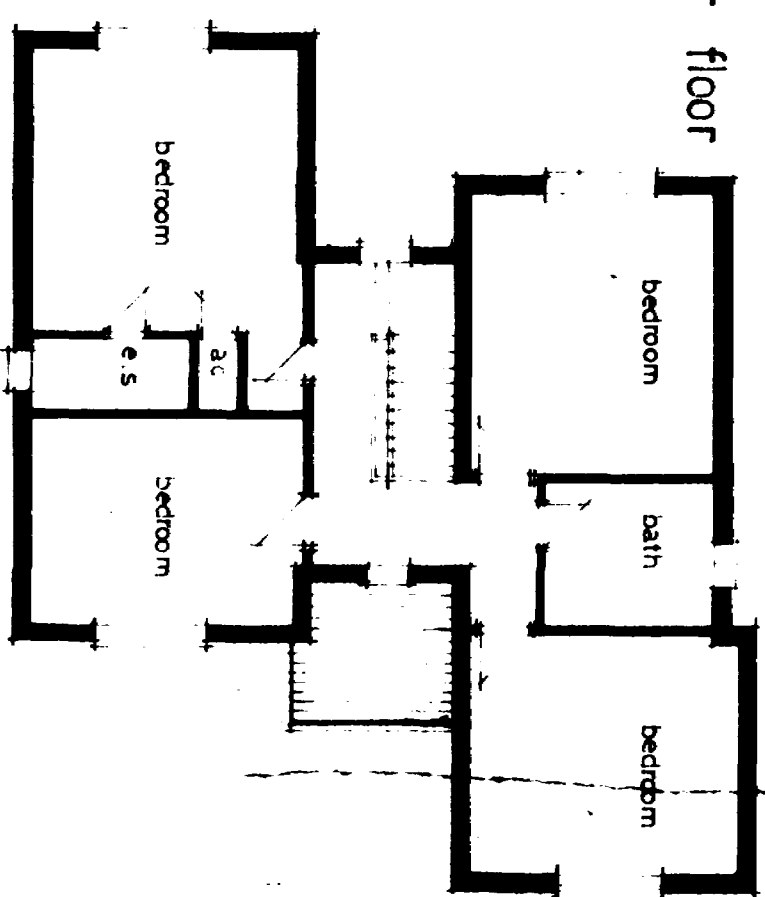
side view



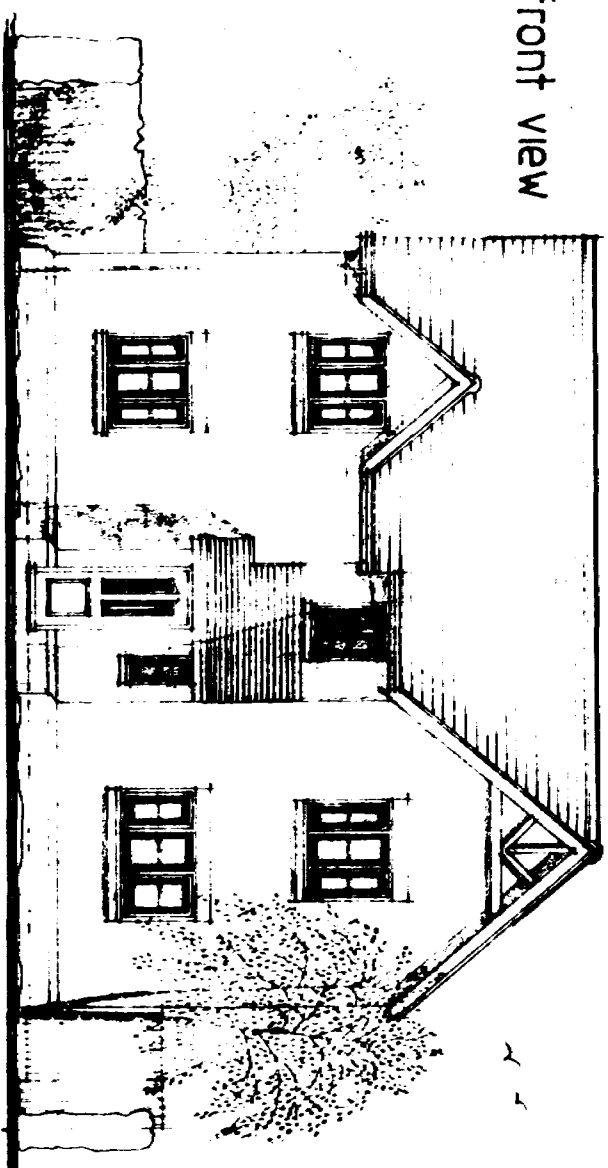
side view



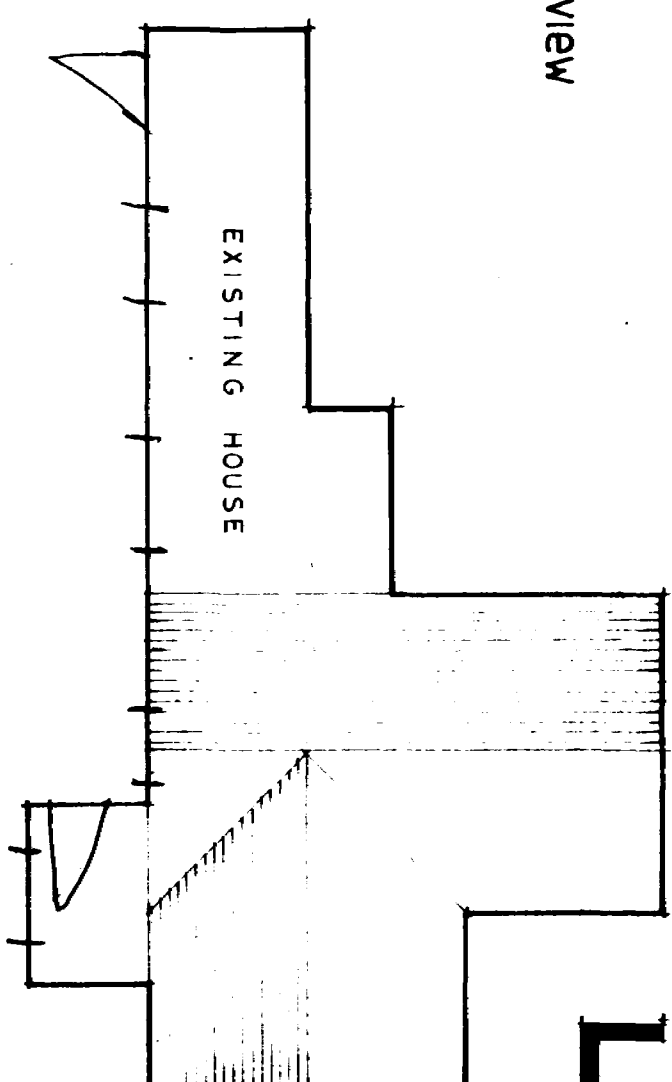
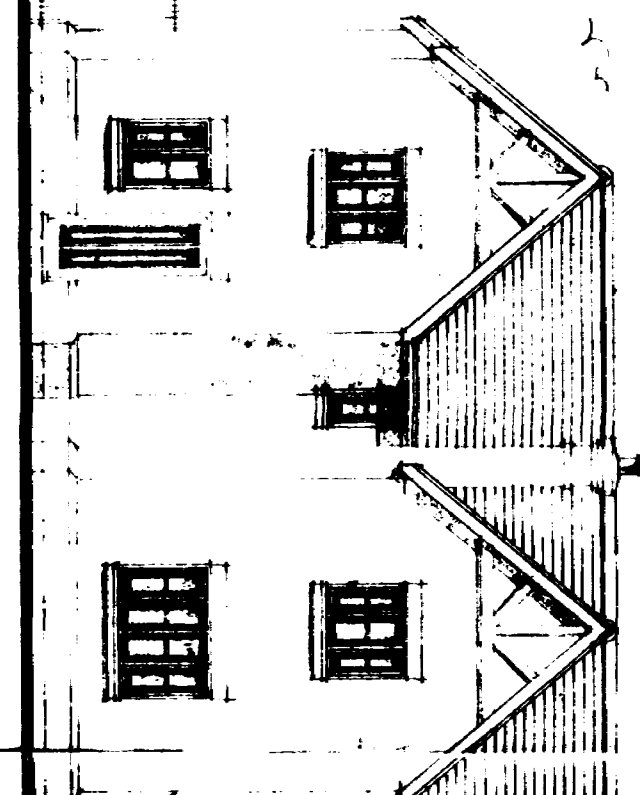
proposed first floor



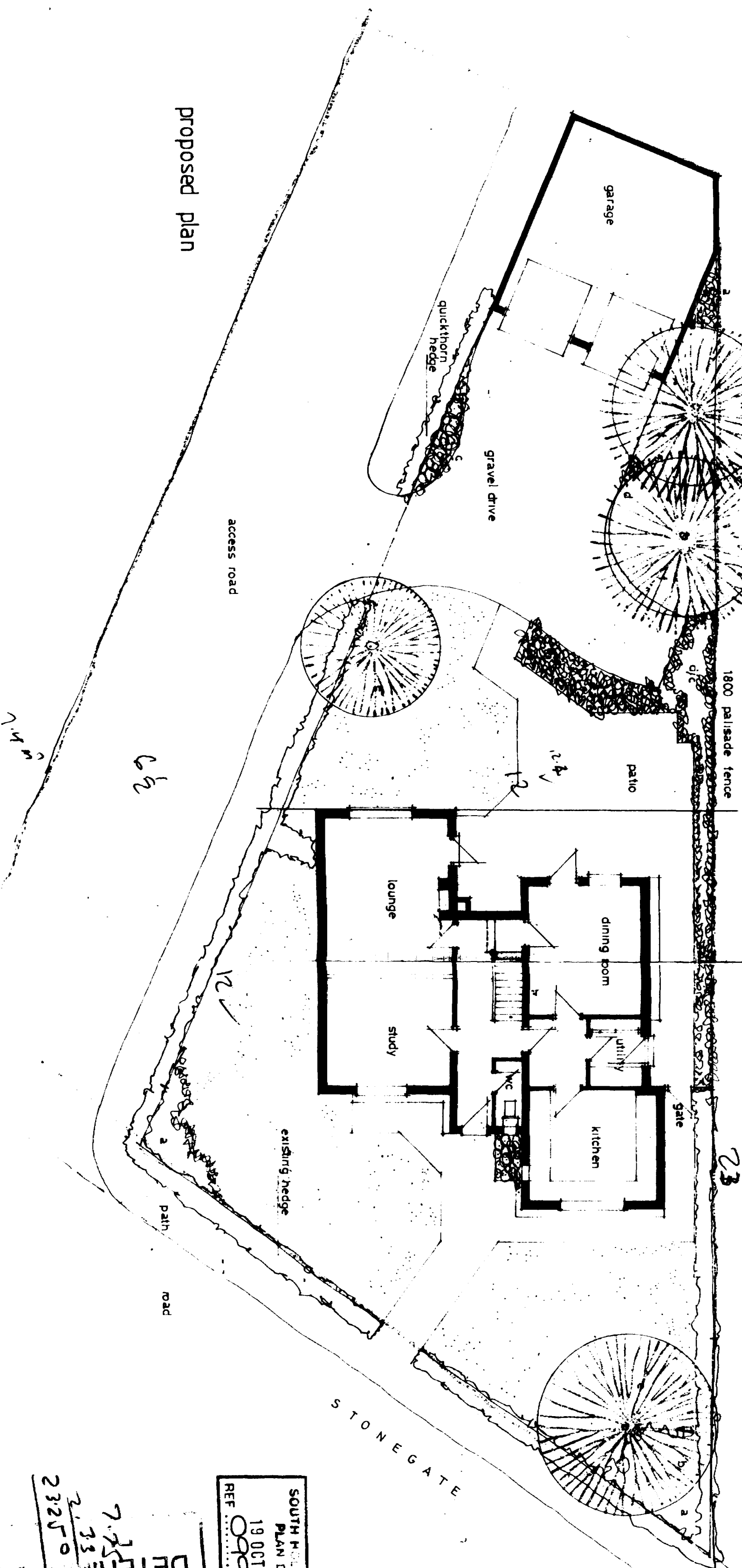
front view



rear view



proposed plan



- LANDSCAPE
- a philadelphus coronarius aureus.
 - b hypericum calycinum
 - c hebe autumn glory
 - d vinca major/minor
 - e acer pseudoplatanus brilliantissimum
 - f acer platanoides goldsworth purple

project
DETACHED HOUSE
COWBIT

PLANS
ELEVATIONS

SOUTH HOLLAND D.C.
PLAN DEPT.
19 OCT 1993
REF 0994/93

DETERMINED
7.35
2.33
23250

scale 1:100
date AUG 93
ref no 92783-01-A'B