

PLANNING APPLICATION

For office use only

Application No. **H08/0523/91**Date Registered
12 MAY 1997

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS. E. GARNER
CAWOOD LANE
GOSBERTON
SPALDING, Lincs.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G.R. MERCHANT
UNIT 4, WRIGHTS MEWS
12A PARK ROAD
HOLBEACH.

Tel. No. **01406 490800**
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

CAWOOD LANE, GOSBERTON.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

3 BEDROOM BUNGALOW, DETACHED GARAGE.

Please complete

I attach

Four copies of all plans

an ownership certificate

a fee of **£180**Signed **J. Mervant** Date **8.5.97**Please tick **one** box and answer the extra questions under that section.

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** applicationPlease state Site Area (hectares)Please tick **any** box where you are including details which you wish to be considered in 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

REF: EG

**BUNGALOW & DETACHED GARAGE
CAWOOD LANE
GOSBERTON
SPALDING
LINCS**

FOR

MRS E. GARNER

G.R. Merchant, I.Eng. AMICE. FIWO.
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincs
PE12 7EE

TEL 01406 490800

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New Dwellings
(ii) Other new building(s)
(iii) Alterations or extension
(iv) Change of use

☒
☐
☐
☐

If so, how many: **ONE**

4. A. Please state site area (in all cases)

B. If building works are proposed, please state extra floor space to be created:

C. Please state size of any new structure:-
(a) max. height:
(b) max. length:
(c) max. width:

5.8
14.3
13.8

hectares

sq. metres

metres

metres

metres

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

E. Please state type and colour of roofing materials:

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

BUTTERLEY OLD ENGLISH ROSE SANDYST CALVERDALE STONE - GREY.
YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

WALLED 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~~ altered access to a public road

☒

Please name of road: **CANSTON LANE**
Will there be:
Individual accesses? ☒
New estate road: ☐

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

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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☐

Cesspool

☐

Septic tank

☒

SOAKAWAYS.

N/A.

NO.

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

In cases where a statutory consultation will be required, please state who has been sent a copy of the application to the relevant authority, if yes, please give date sent.

Is the application related to a previous submission?

State Yes or No

NO
NO
NO
NO
NO

⇒ If so, please give details in Part 6

⇒ If so, please complete Part 7

NO

YES

Date:
Consulted:

Application No:

408/0133/95
408/1403/99

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

Continue on a separate sheet if necessary.

SEE REPORT.

This application is at the request of Mrs E Garner following application H08/0133/95 which was refused despite the fact that it was only a renewal of a previously approved application, H08/1402/89.

Unfortunately until now Mrs Garner has not been in a position to proceed with the construction of her bungalow.

Mrs Garner currently lives in a semi-detached cottage on Cawood Lane approximately 200 metres from the application site, until 1988 she lived at Cawood Hall from where the Garner family ran the farm of over 800 acres. After the death of her husband, and later her only son, Mrs Garner was unable to cope with the farm and the rambling Cawood Hall, and so the Hall and all but 60 acres of the farm were sold.

Having lived all her married life on the farm Mrs Garner wishes to spend her retirement in a retained part of Cawood Hall which she developed as an idyllic garden area. Although having disposed of most of the Farm it is felt that if continuity of life is to remain in small rural settlements such as Cawood Lane it is important that retired and/or widowed residents be allowed to remain within the community in a property more appropriate to their needs.

The proposed site of the new bungalow is within a large mature garden; retained from Cawood Hall; screened from sight by a 2/3 metre high conifer hedge on the North and East boundaries, to the South is a 2 metre high brick wall and on the West is the mature gardens of Cawood Hall with wall and Ha-Ha. The proposed bungalow would have a minimum of impact on its environment and certainly not an encroachment into the open countryside. Mrs Garner having planted and meticulously maintained the garden over many years will ensure that only those few hedges and plants required to obtain access to Cawood Hall will be removed and that the appearance and style of the garden will remain, along with the magnificent Plane Tree in the South East corner. As the site is already an established garden, there will be no change of use of land

REF: EG

surrounding the building itself and the long term management of the site will be secured, the beauty and the suitability of the site for a bungalow needs to be seen to be believed.

G R Merchant

8 May 1997

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 whether the location plus the site is 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 J. Morfitt (Applicant / Agent) Date 8.5.97

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 J. Morfitt (Applicant / Agent) Date 8.5.97

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 _____