FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0925/92 Received:27-AUG-92 Type:FULL

Name: Mr & Mrs N revill
Cradge Bank
Spalding
Lincs

Agent: East Midlands Design Assoc
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Dwelling and garages

Location : Cowbit Road Spalding

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

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

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

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

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

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

4 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.

5 The mixed hedge of Crataegus Monogyna with Ilex Aquifolium and Ilex

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Altacharensis on the north eastern boundary shall be permitted to grow to 6 feet in height and maintained at that height thereafter.

Reason: To prevent overlooking of the adjacent dwelling to the north.

Notes to Applicant:

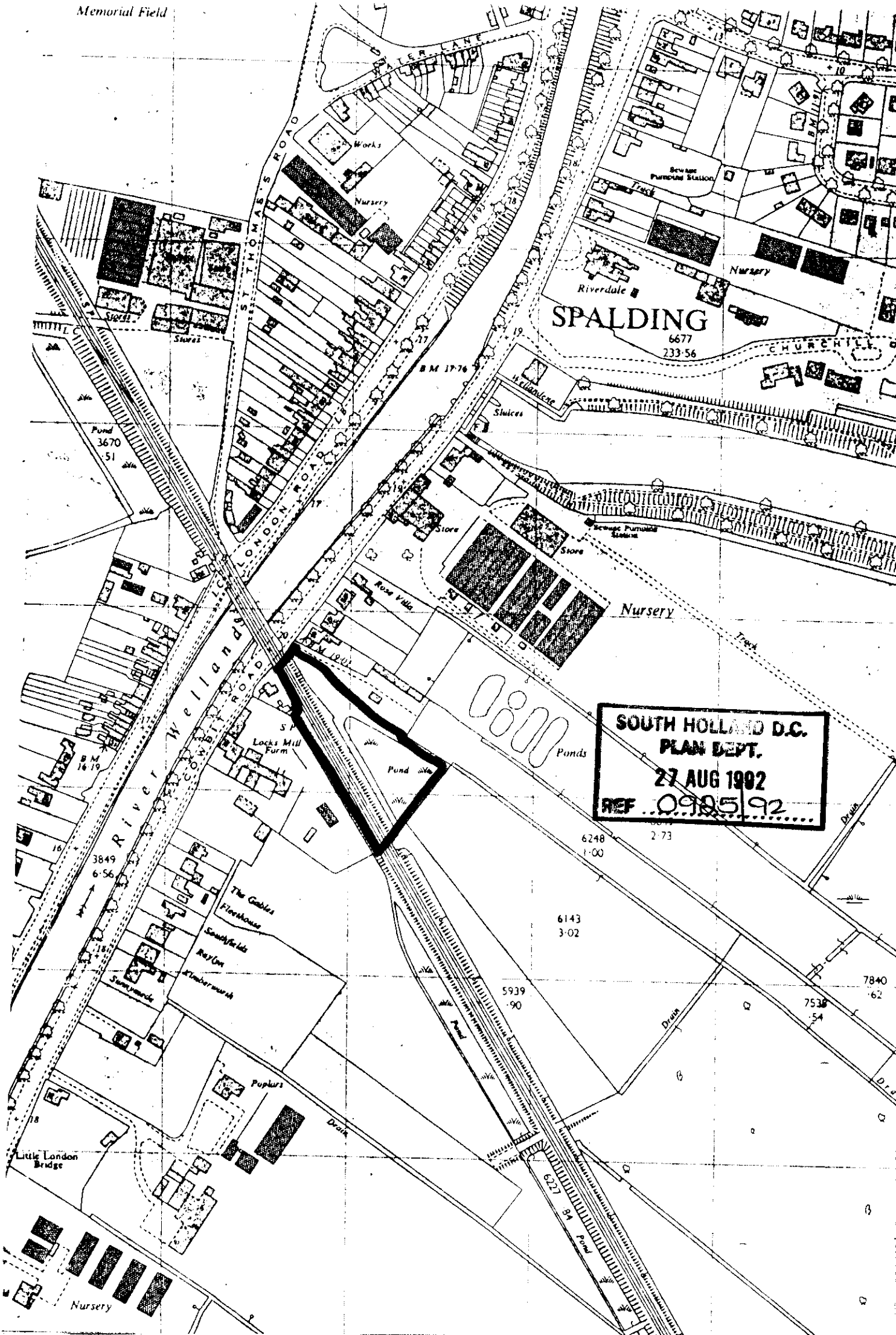
This permission is granted in accordance with the application submitted as revised by the amended plan, received by the Local Planning Authority on the 17 November 1992.

Director of Planning and Building Control Services
11-DEC-92 H16/0925/92

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

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)


Memorial Field
ST THOMAS ROAD
LONDON ROAD
Works
Nursery
Sluices
Pond
3670
·51
BM 17·76
Riverdale
SPALDING
6677
233·56
CHURCHILL
Sluices
Store
Nursery
Track
Ponds
SOUTH HOLLAND D.C.
PLAN DEPT.
27 AUG 1992
REF 0985/92
River Welland
COWBIT ROAD
Locks Mill Farm
Pond
6248
1·00
2·73
3849
6·56
The Gables
Floathouse
Southfields
Roslyn
Timbermarsh
Sunnymeads
6143
3·02
5939
·90
7840
·62
7538
·54
Drain
Pond
Poplars
Little London Bridge
6227
·84
Nursery

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16|0925|92

Date Registered 27 AUG 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. N. & Mrs. W. Revill,
Cradge Bank,
Spalding,
Lincs.

Tel. No.

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

East Midlands Design Assoc.,
"Willow Lodge",
Horseshoe Road,
Spalding, Lincs. PE11 3JA

Tel. No. 0775 767968
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Cowbit Road, Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Dwelling and Garages

Please complete

Signed. ..... Date. 27th. August 1992....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110.00..... 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 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: 1

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: 9.3 metres
(b) max. length: 14.7 metres
(c) max. width: 29.3 metres

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

D. Please state type and colour of roofing materials. Red Multi plain clay

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. Building plot

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

or

B. There will be a new or altered access to a public road ✓ → If so, name of road: Cowbit Rd
Will there be –
Individual access(es) ✓
New estate road

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

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: 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

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.		→ Date: Consultee(s):
Is this application related to a previous submission		→ 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.

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 27/08/92

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:

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 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 ..... Applicant/Agent) Date 27/08/92

Certificate 2

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

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

Take notice that application is being made to South Holland District Council by

for planning permission for

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.

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other Railway line discussed. Stables noted to South House to north. Open to rear (Cond. 6.) Screening

Inspected by GS
Date 9.9.92

Notice posted by GS
Date 9.9.92

Resident Notices required

Sent | Delivered

Case Officer Conclusions

Already some std trees planted along boundary with Stables motel & rear boundary. Pond appears to be filled.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PM

Senior Officer .....

Case Officer Recommendation

Approve ✓ Refuse

Signed PM 5-10

Conditions/Reasons (continue overleaf)

Sc 27
B22 reason B21
Sc 12

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

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

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PM 3-9 +R 3/9 Check TPO with Diane (Check Pond!)

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

Case Officer PM.

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110.

Receipt Issued P1603

Date first Rec'd 27 AUG 1992

Registration

Reference H16/0985/92

Cross-Ref R

Date 28-AUG-92

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 110

Additional
Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 220

OS No's

Grid ref 524500 321930

Ward 5

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO YES

Inside IBD NO

Inside LP area YES

Linked to site

Ref 780

Linked to property

Ref

Planning Records:
Earlier apps 1035/89

B Reg Records:
Already submitted - Ref
Request
Requested

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: H16/0925/92/A1 Date Received: 18 03 93

Applicant: Mr & Mrs N Revill
Cradge Bank
Spalding
Lincs

Agent: East Midlands Design Associations
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description of Original Development: Dwelling and garages

Location: Cowbit Road, Spalding

Amendment Submitted: Garage block re-designed

23 March 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

Director of Planning and Building Control Services

amd.3

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: H16/0925/92 Type: FULL

Applicant: Mr & Mrs N revill
Tel:

Agent: East Midlands Design Assoc
0775 767968

Description: Dwelling and garages

Location: Cowbit Road
Spalding

Valid date: 27-AUG-92
Target dates:
To case officer 01-SEP-92
Inspected by 06-SEP-92
Extra contacts 11-SEP-92
Report if not clear by 01-OCT-92

Terminal date: 22-OCT-92
Target Committee: 07-OCT-92
Report deadline: 23-SEP-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	04-SEP-92	18-SEP-92
Cllr C Evans	04-SEP-92	18-SEP-92
Cllr M C White	04-SEP-92	18-SEP-92
Site/Press Advert MIN	~~11~~-SEP-92	~~02-OCT~~-92

L-C-C - Obs Attached jocs 10/9/92. 9 30 Sep

SITE DETAILS

Grid ref: 524500 321530
OS Sheets: 220 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0925/92 Received:27-AUG-92 Type:FULL

Name: Mr & Mrs N revill
Cradge Bank
Spalding
Lincs

Agent: East Midlands Design Assoc
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Dwelling and garages

Location : Cowbit Road Spalding

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

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

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

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

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

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

4 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.

5 The mixed hedge of Crataegus Monogyna with Ilex Aquifolium and Ilex

Altacharensis on the north eastern boundary shall be permitted to grow to 6 feet in height and maintained at that height thereafter.

Reason: To prevent overlooking of the adjacent dwelling to the north.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plan, received by the Local Planning Authority on the 17 November 1992.

Authorised to issue:

09-DEC-92 H16/0925/92 AD..AV.....DC.....

11/12

APPLICATION REFERENCE: H16/0925/92 DATE RECEIVED: 27 08 92

APPLICANT: Mr N & Mrs W Revill
Cradge Bank
Spalding
Lincs

AGENT: E.M.D.A.
Willow Lodge
Horseshoe Road
Spalding
Lincs
PE11 3JA

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 DEC 1992

TYPE: Full

DESCRIPTION: Dwelling and garages

LOCATION: Cowbit Road, Spalding

County Highways: Request conditions.

PREVIOUS DECISIONS
H16/1025/89 - Residential Development - 2 dwellings - Granted.

PLANNING ISSUES
1 The application is for a very large six bedroom house with a triple garage on an exceptionally large site.
2 The dwelling is located approximately 30 metres back from the highway and this results in the potential for front to back overlooking with the properties to each side. The earlier application had an illustrative plan for two properties and despite being behind the frontage properties, could have overcome front to back overlooking by design, in that single storey garages were shown placed on the boundary screening the dwelling windows. The proposed dwelling also covers virtually the full width of the site.
3 The proposed landscaping will result in the view of the proposed dwelling from Cowbit Road being very well screened in the future. It is also intended to plant a hawthorn hedge mixed with some holly on both side boundaries. This will take time to mature and during that period any potential screening of front to back overlooking will not take place.

CONCLUSIONS
1 The main concern with this planning application is on the issue of front to back overlooking and it is not considered that this can be overcome by immediate screening.

RECOMMENDATION - Refuse Permission.

1 In the opinion of the Local Planning Authority the proposed dwelling by virtue of its design and being set behind the existing frontage development on Cowbit Road will result in overlooking the back of existing property fronting onto Cowbit Road, seriously affecting the level of privacy the occupants are entitled to enjoy. It is not considered that this problem can be overcome by immediate screening.

ADDENDUM

This planning application was considered by the Planning Committee on 18 November, 1992, when it was resolved to defer a decision owing to the receipt of an amended block plan.

It is considered that this satisfactorily shows that the problem of overlooking will not be as harmful as it was initially considered and subject to the hedge being allowed to grow to approximately 6ft in height, the proposal is acceptable.

PLANNING OFFICERS RECOMMENDATION - Grant permission.

1 TL1

1 SC27 (Implementation of planting).

2 SC12 (Materials).

3 B22 (Access and turning space).

4 The mixed hedge of Crataegus Monogyna with Ilex Aquifolium and Ilex Altacharensis on the north eastern boundary shall be permitted to grow to 6ft in height and maintained at that height thereafter.

Reasons

1-2 Standard.

3 B21.

4 To prevent overlooking of the adjacent dwelling to the north.

Note

1 SN1 (amended plan)...received 17 November, 1992.

APPLICATION REFERENCE: H16/0925/92 DATE RECEIVED: 27 08 92

APPLICANT: Mr N & Mrs W Revill
Cradge Bank
Spalding
Lincs

AGENT: E.M.D.A.
Willow Lodge
Horseshoe Road
Spalding
Lincs
PE11 3HA

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 18 NOV 1992

TYPE: Full

DESCRIPTION: Dwelling and garages

LOCATION: Cowbit Road, Spalding

County Highways: Request conditions.

PREVIOUS DECISIONS
H16/1025/89 - Residential Development - 2 dwellings - Granted.

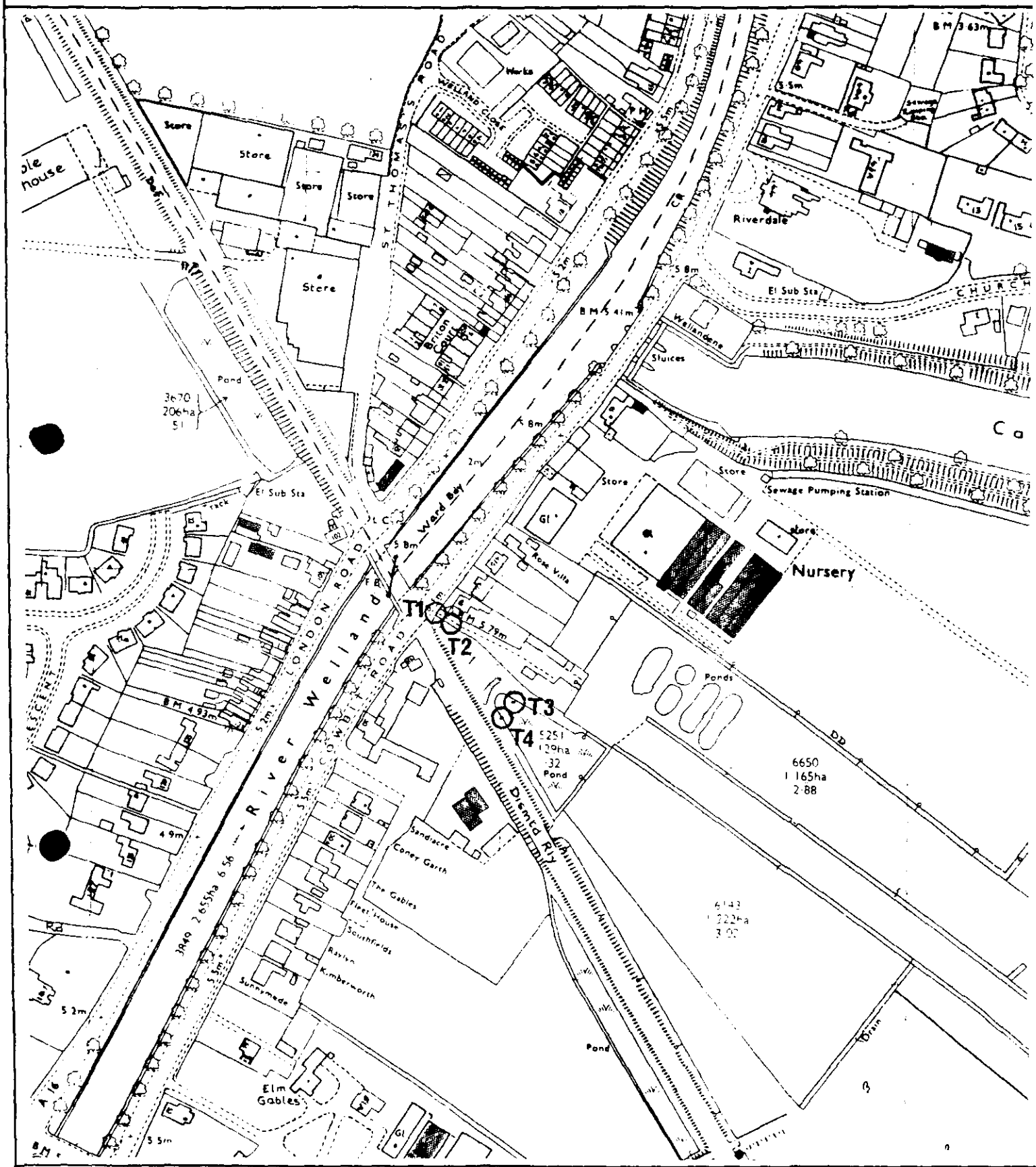
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SOUTH HOLLAND DISTRICT COUNCIL



'SPALDING' TREE PRESERVATION ORDER No. 33 1989

PLAN No.	
SCALE	1:2500
DATE	MARCH '89
BASE	

B.SMITH M.R.T.P.I.
District Planning Officer

DR2

SOUTH HOLLAND
Internal Drainage Board

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

PLANNING DEPT.
1 SEP 1992
PJ

Please contact: Mr. Staines

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

Our Ref. RS/PA-A/925/92/JAM **Your Ref.**

Date 10 September 1992

Dear Sir,

FULL PLANNING APPLICATION - MR. & MRS. N. REVILL
DWELLING AT COWBIT ROAD, SPALDING

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.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke to my Board's Exeter Drain South situated some 1000 metres to the South East. As I am sure your clients will be aware, part of the site comprises a pond.

I gather that a foul sewer connection is proposed and presume that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

Due consideration should be given to the fact that possible removal of the old railway embankment must be undertaken with care to ensure site levels are compatible with adjoining property in order to minimise embarrassment due to surface water run-off.

My assistant Mr. Staines will be glad to meet you on site to discuss this further if required.

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.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. 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. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

Your Ref: RS/PA-A/925/82/JAM Your Ref: 10 September 1992

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided.

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution	Percentage Fee
up to £25,000	15%
£25,000 to £100,000	12.5%
over £100,000	10%

MINIMUM CHARGE £35

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

Yours faithfully,

ENGINEER TO THE BOARD

East Midland Design Associates,
Willow Lodge,
Horseshoe Road,
Spalding,
Lincs.
PE11 3JA

Bdy. Russell
Idek ~~Carrots~~

16/9/92 GS.
Spoke to D.M.F re. trees and pond.
After measuring distances appears
to be OK.
GS.

A Lawther Will try to clear in next 10 days
A no probs. ie by 9-10-92

PJM 29-9-92

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference 1+16/0925/92.

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Conbit Road Spalding

3. Name, classification and number of road

I

4. Date application referred 3-9-92

5. State whether outline, detailed application etc.

Full.

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

Proposed 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.) 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: 3-9-92 Signed: Director of Highways and Planning

PLANNING COMMITTEE - 18th November, 1992

849. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant	Proposal
H23/0507/92 Mr & Mrs G Fletcher	Retention of dwelling without complying with agricultural occupancy condition (previous permission EE 76/74) at "Treetops", Millgate Road, Whaplode St Catherine.

(c) Applications Deferred

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

Plan No. and Applicant	Proposal
H09/0799/92 Mr & Mrs K Storey	Double garage and garden store at 33 North Parade, Holbeach.

(To enable the Director of Planning and Building Control Services to submit a report to a future meeting formalising the reasons for refusal.)

(Councillor T.G.M. Tyler declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H12/0881/91 D J Mountain	Retention of dwelling without restricted occupancy condition (H12/0649/86) at Lutton Gowts, Long Sutton.

(To enable the Director of Planning and Building Control Services to consider further representations from the applicant, and to report thereon to a future meeting.)

H07/0383/92 G H Miller	O.A.	Residential development at Mole Drove, Gedney Hill.

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

H23/0785/92 Metfield Estates Ltd	19 dwellings comprising of 5 bungalows, 4 detached and 10 semi detached houses including associated access road at Cob Gate, Whaplode.

(To enable the Plans Sub-Committee to consider the proposal in greater detail and determine the application.)

H16/0925/92 Mr N & Mrs W Revill	Dwelling and garages at Cowbit Road, Spalding.

(To enable the Director of Planning and Building Control Services to consider further information now received, and to submit a further report to a future meeting.)

H16/1007/92 P L Ely (Contractors)	House and garage at Plot 1, East: new local distributor road, Holland Park, Spalding.

(To enable the Plans Sub-Committee to consider the proposal in greater detail in conjunction with application references H16/1010/92, H16/1011/92, and further applications now received in respect of adjoining land.)

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

NRA

National Rivers Authority
Anglian Region

6th October 1992

Our Ref GT/92/1/SH/0251

Dear Sir

PLANNING APPLICATION NO. H/16/0925/92
FOR PROPOSED ERECTION OF DWELLINGS AND GARAGES AT COWBIT ROAD SPALDING FOR MR & MRS N REVILL

With regard to the above-mentioned application received on 11 September 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

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

Only clean surface water from roofs and roads should discharge to any soakaway.A percolation test should be undertaken to ensure that soakaways will work adequately. They should be subject to the approval of your Council. If after the tests it is found that soakaways do not work satisfactorily then we must be consulted further.

Details of surface water drainage for the site shall be submitted to, and approved by, the local planning authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans.

Yours faithfully

R F Morgan
Planning Engineer

LMP

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 OCT 1992

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

East Midlands Design Associates

ARCHITECTURAL DESIGN CONSULTANTS

"Willow Lodge", Horseshoe Road, Spalding, Lincolnshire PE11 3JA
Telephone: (0775) 767968

Our Ref: 92/36

~~Your Ref: H16/0925/92~~

Date: 17/11/92

South Holland District Council,
Planning Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs.

SOUTH HOLLAND D.C.
PLANNING
17 NOV 1992
REF ...Ack...kL...

For the attention of Mr. N. Midlen.

Dear Sir,

Re : Proposed dwelling and garage at Cowbit Rd., Spalding.

Further to our conversation this afternoon I enclose 4 copies of my drawing No.92/36/04/A which has been amended to show the positon of the adjacent dwelling which you felt would be overlooked by the north facing bedroom window of the proposal. This was the reason stated for the recommendation to refuse this application.

The owner of the adjacent dwelling, Mr. Cobbins, was most obliging in permitting his property to be surveyed and having plotted this on the block plan it is evident that the rear of his property would not be adversely overlooked by the proposal.

I appreciate that with the Planning Committee meeting being tomorrow evening it is not normal to present such information in addition to the current recommendation but feel that it would save time and effort on all parties if, in this instance, an exception could be made.

Yours faithfully,

Andrew R. Lowther

PLANNING AMENDMENT

For office use only

Application No. H16/0925/92/A1

Date registered 18 MAR 1993

Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. H. REVILL
CRADGE BANK
SPALDING
LINCS.

Tel. No.

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

E.M.D.A.
"KILLOW LODGE", HORNCASTLE RD,
SPALDING LINCS

Tel. No. 0775 767968 (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

COWBIT ROAD, SPALDING

Please complete

EARLIER APPLICATION No.

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

H16/0925/92.

Building Regulation reference relating to same development.

2. Please tick **one** box only

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

or

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

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

Please complete

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

Signed ..... Date 18/03/93

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

DWELLING & GARAGE.

As **NOW PROPOSED**, if different

State details of amendments proposed

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

GARAGE BLOCK RE-DESIGNED

State drawing no's of the current submission

92/36/03B & 04C

State Officer dealing with the application, if known.

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

PLANNING AMENDMENT

For office use only

Application No. H16/925/92

Date registered 17 NOV 1992

Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

LATE OSS: Offr..... Date.....
Salient points highlighted

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

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

Building Regulation reference relating to same development.

2. Please tick **one** box only

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

or

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

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

Please complete

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

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

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

State drawing no's of the current submission

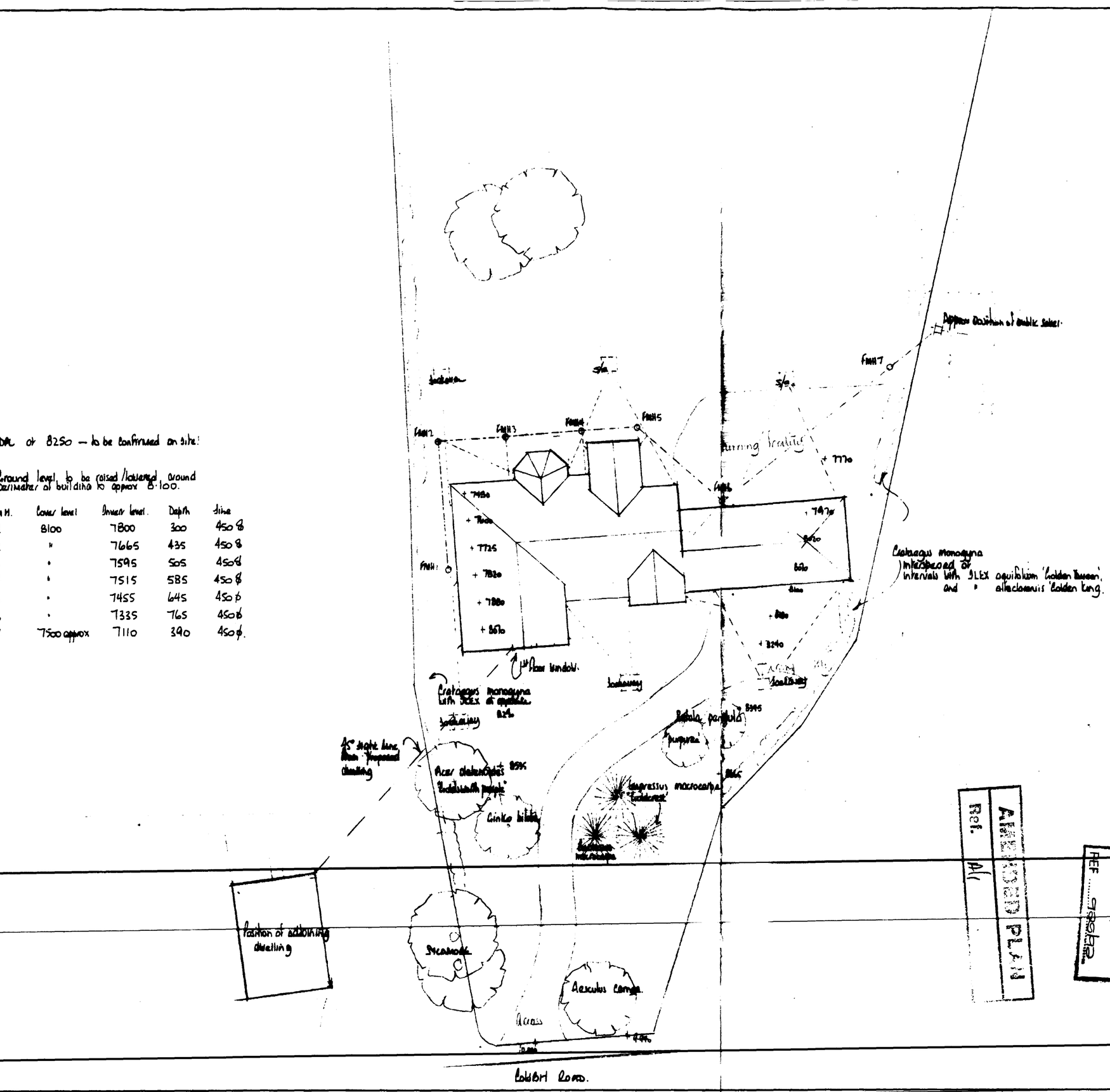
State Officer dealing with the application, if known.

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

DPC or 8250 – to be confirmed on site.

Ground level to be raised/lowered around perimeter of building to approx 8.100.

Item No.	Lower level	Invert level	Depth	Size
1	8100	7800	300	450 ϕ
2	"	7665	435	450 ϕ
3	"	7595	505	450 ϕ
4	"	7515	585	450 ϕ
5	"	7455	645	450 ϕ
6	"	7335	765	450 ϕ
7	7500 approx	7110	390	450 ϕ



NOTES:
All dimensions must be checked on site and not scaled from this drawing.

	Date	Revisions
C	Mar 93	Garage redesigned
B	Dec 92	Invert levels added.
A	Nov 92	Retaining wall added

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs, PE11 3JR
Tel : Spalding (0775) 767908

Client
MR. N & MRS. W. REVILL

Job Title
PROPOSED DWELLING AT
COUGHT ROAD.
SPALDING.

Drawing Title
SITE PLAN

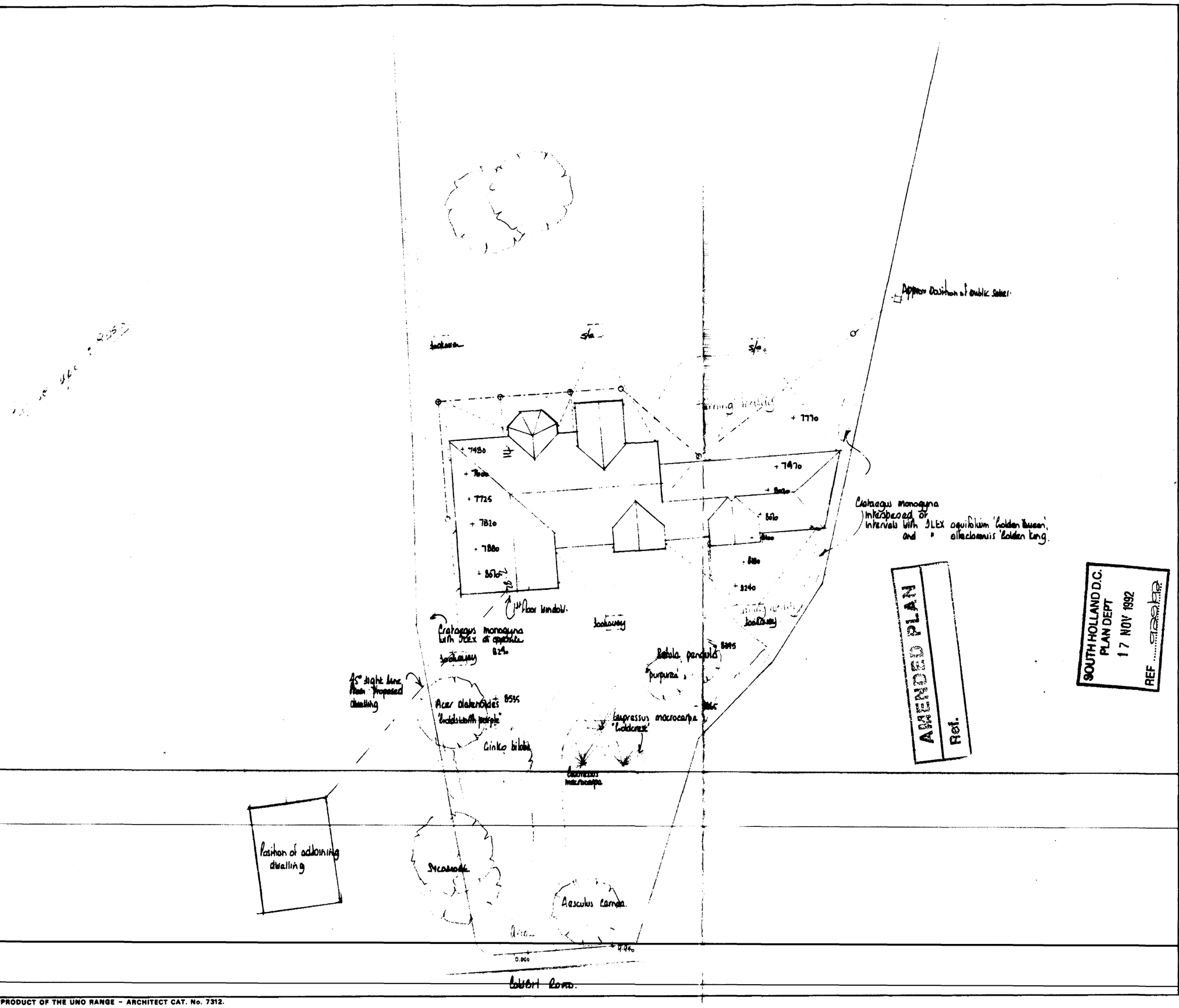
Scale 1:200

Date JULY 92 | Drawn by AL

Drg No. 92/36/04 | Rev C

A PRODUCT OF THE UNO RANGE – ARCHITECT CAT. No. 7312.

420×594mm A2



Crataegus monogyna interspersed at intervals with ILEX aquifolium 'Golden Queen' and ' alaternus 'Golden King'.

AMENDED PLAN
Ref.

SOUTH HOLLAND D.C.
PLAN DEPT
17 NOV 1992
REF

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

	Date	Revisions
A	Nov 92	Adjoining dwelling added

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs, PE11 3JR
Tel : Spalding (0775) 767908

Client
MR. N & MRS. W. REVILL

Job Title
PROPOSED DWELLING AT
LOBART ROAD.
SPALDING.

Drawing Title
SITE PLAN

Scale 1:200

Date JULY 92 | Drawn by AL

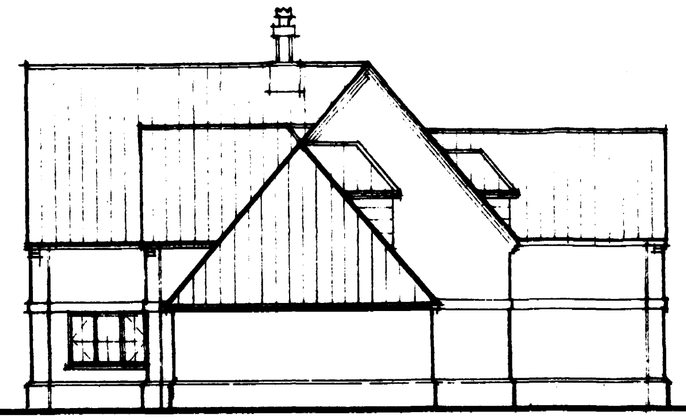
Dwg No. 92/36/04 | Rev A

A PRODUCT OF THE UNO RANGE - ARCHITECT CAT. No. 7312.

420×594mm A2



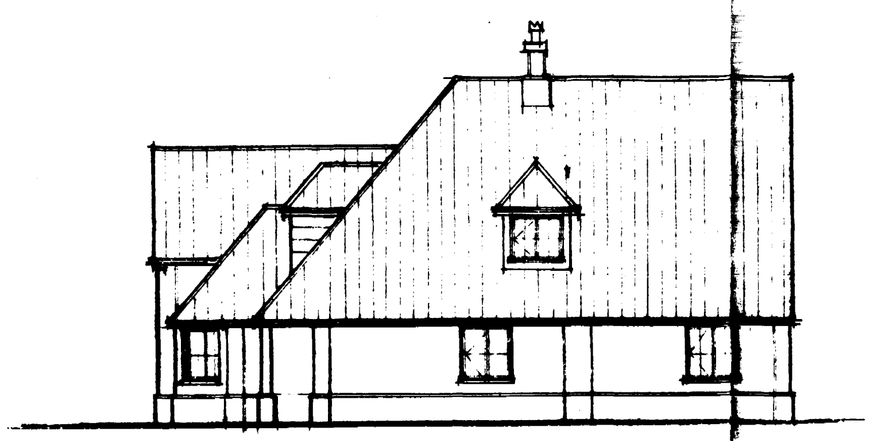
n. west



s. west

tiles - Red multi plain clay Redland Chesslyn.

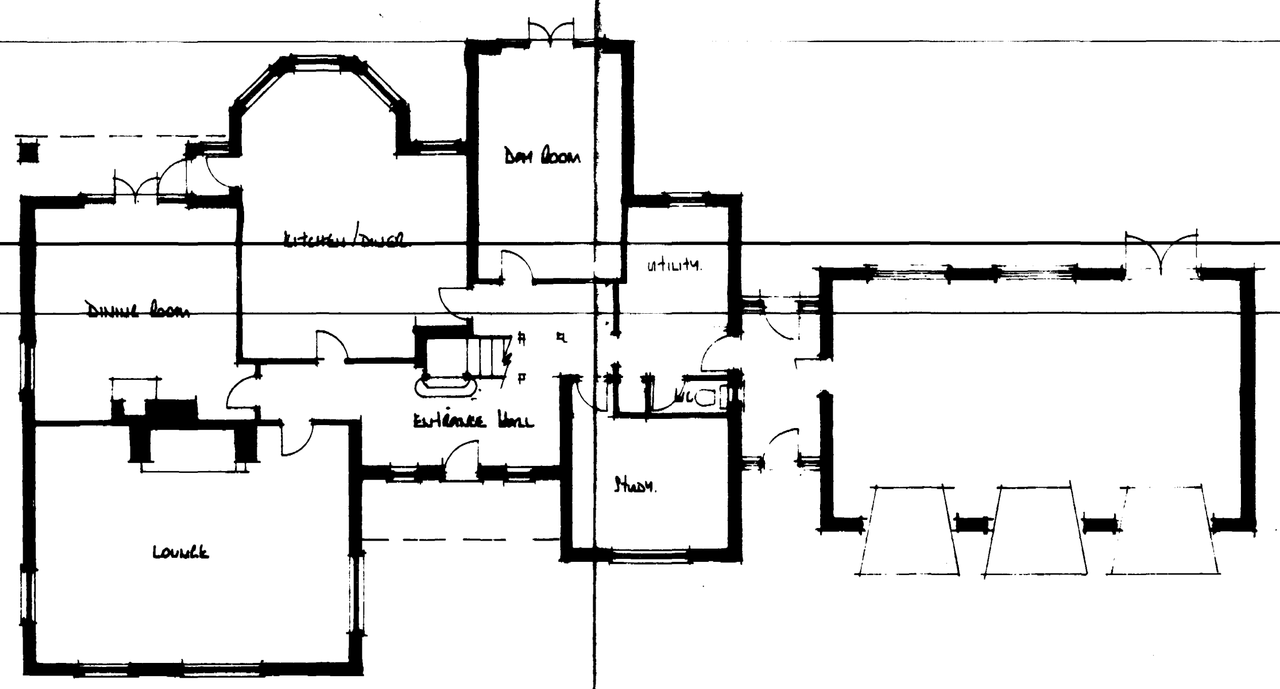
Bricks - Red multi stock.



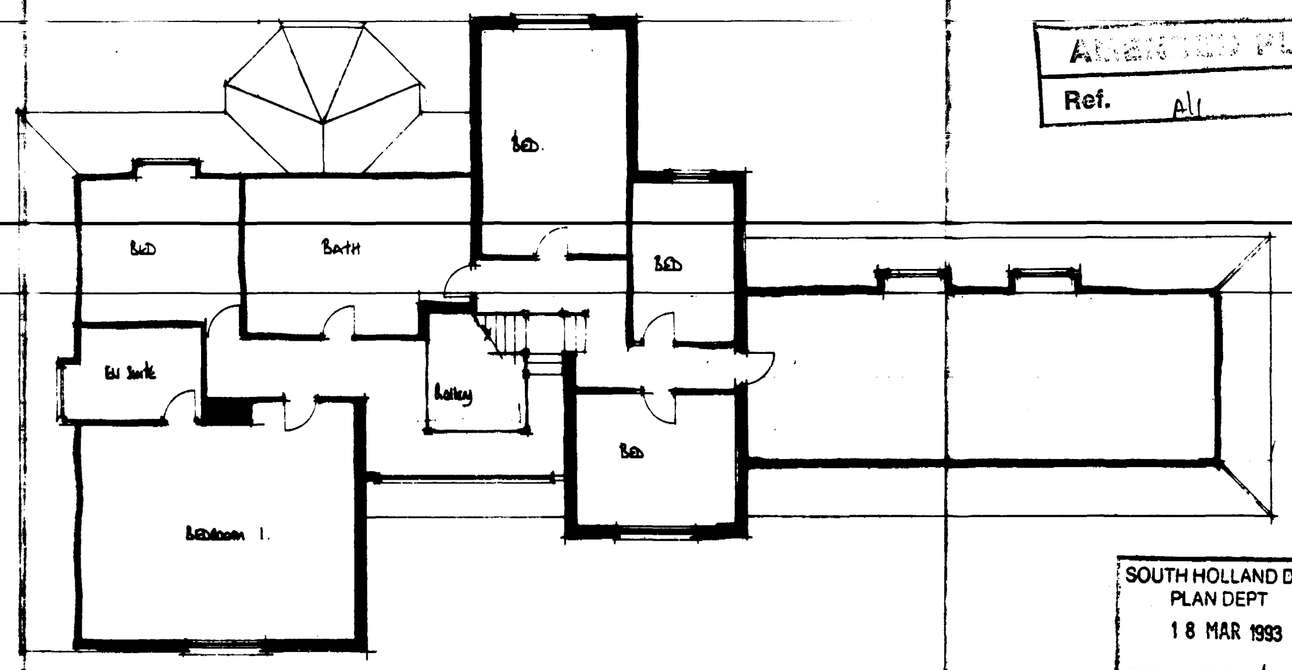
n. east



s. east



ground floor



first floor

APPROVED PLAN
Ref. A1

SOUTH HOLLAND D.C.
PLAN DEPT
18 MAR 1993
REF ..... 92/36/03.

B	March 93	Garage block redesigned.
A	Dec. 92	Site layout extended.
A	Dec. 92	Opening lights indicated in elevations.
	Date	Revisions

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East Midlands Design Associates

"Willow Lodge",
Horseshoe Road,
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Tel : Spalding (0775) 767968

Client

Mr. N & Mrs. W. Revill.

Job Title

Proposed Dwelling at
Toilet Road.
Pinchbeck.

Drawing Title

Plans & Elevations

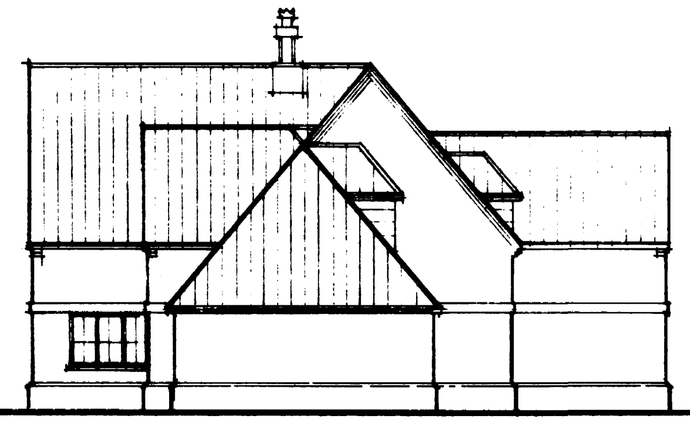
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Date Dec. 92 Drawn by DR.

Drg No. 92/36/03. Rev B



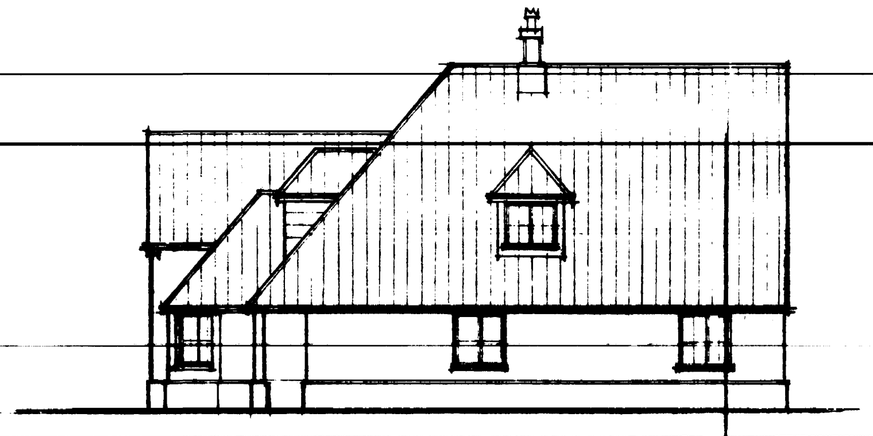
n. west



s. west

TILES - Red multi plain clay

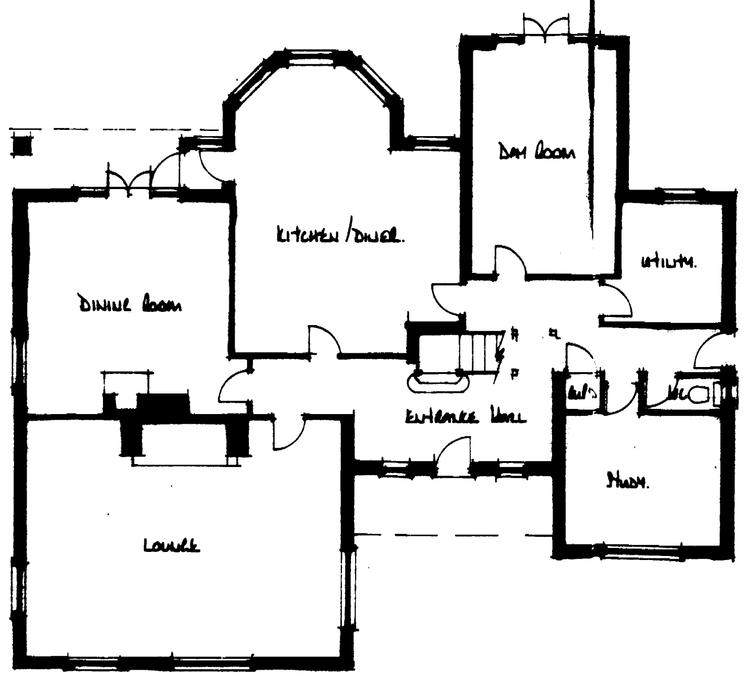
BRICKS - Red multi stock.

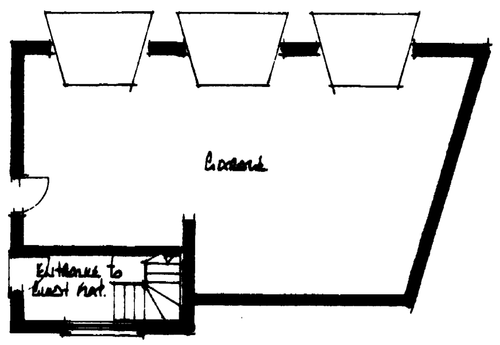


n. east

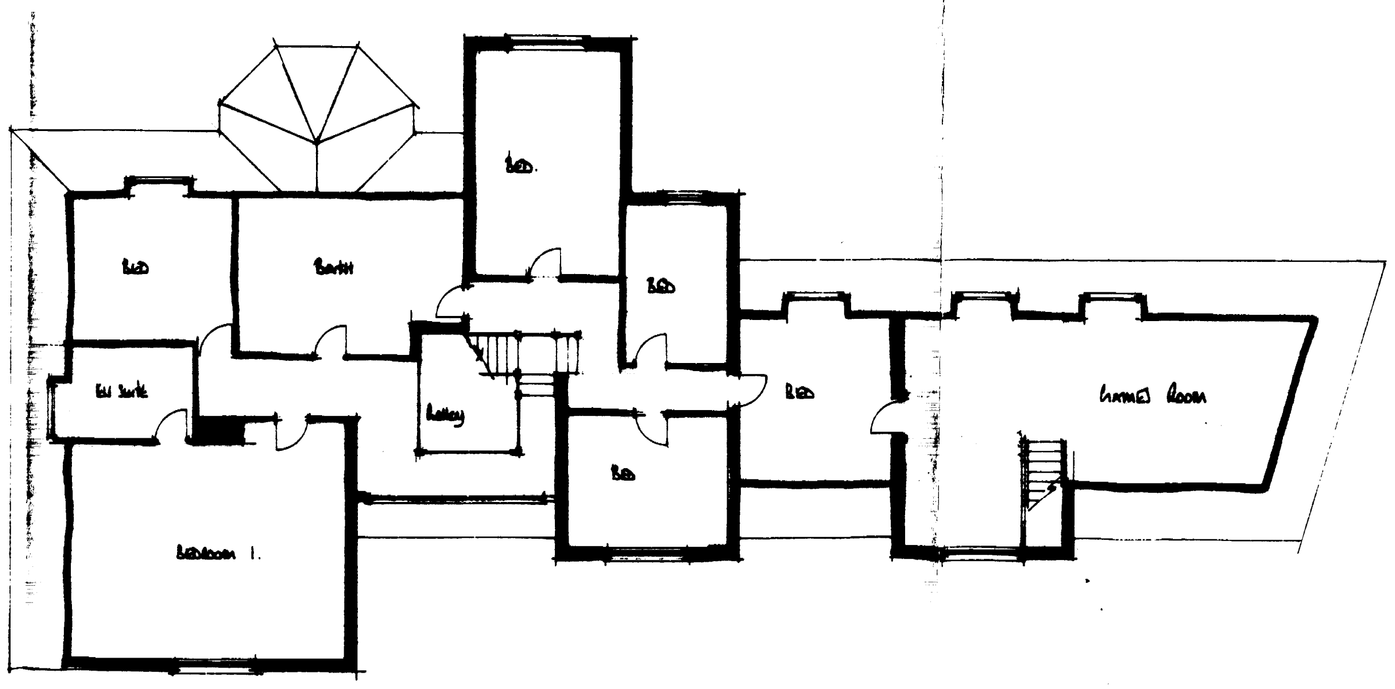


s. east





ground floor



first floor

A		
	Date	Revisions

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs, PE11 3JA
Tel : Spalding (0775) 767968

Client
Mr. N & Mrs. W. Revill

Job Title
Proposed Dwelling at
Toilet Road.
Pinchbeck.

Drawing Title
Plan : Elevations

SOUTH HOLLAND D.C.
PLAN DEPT.
27 AUG 1992
REF. H/25/92...

Scale
1:100

Date
Aug. 92

Drawn by
SR.

Dwg No.
92/36/03.

Rev