SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0236/94 Received:08-MAR-94 Type:FULL

Name: Mrs J Bowles
22 Reform Street
Crowland
Lincs

Agent: Mr A D Hicks
"The Pines"
Church End
Gedney
Spalding, Lincs PE12 0BU

Description: Erection of dwelling and garage

Location : Dowsdale Bank Shepeau Stow
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 any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

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

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

accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

The landscaping scheme should include the provision of frontage hedging of indigenous species (e.g. Hawthorn).

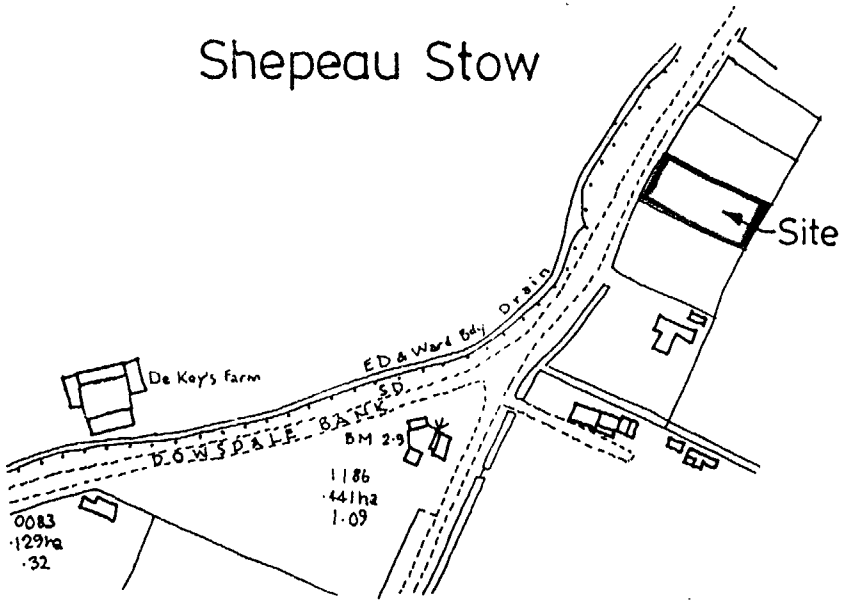
Director of Planning and Building Control Services
27-APR-94 H23/0236/94

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)

Block Plan 1:250



Location Plan 1:2500

DETERMINED
PLAN

The Pines Church End Gedney
Spalding Lincs PE12 0BU

Amendments

© Copyright Reserved

Client

Mrs J Bowles

Job

Proposed House & Garage
Dowsdale Bank Shepeau Stow

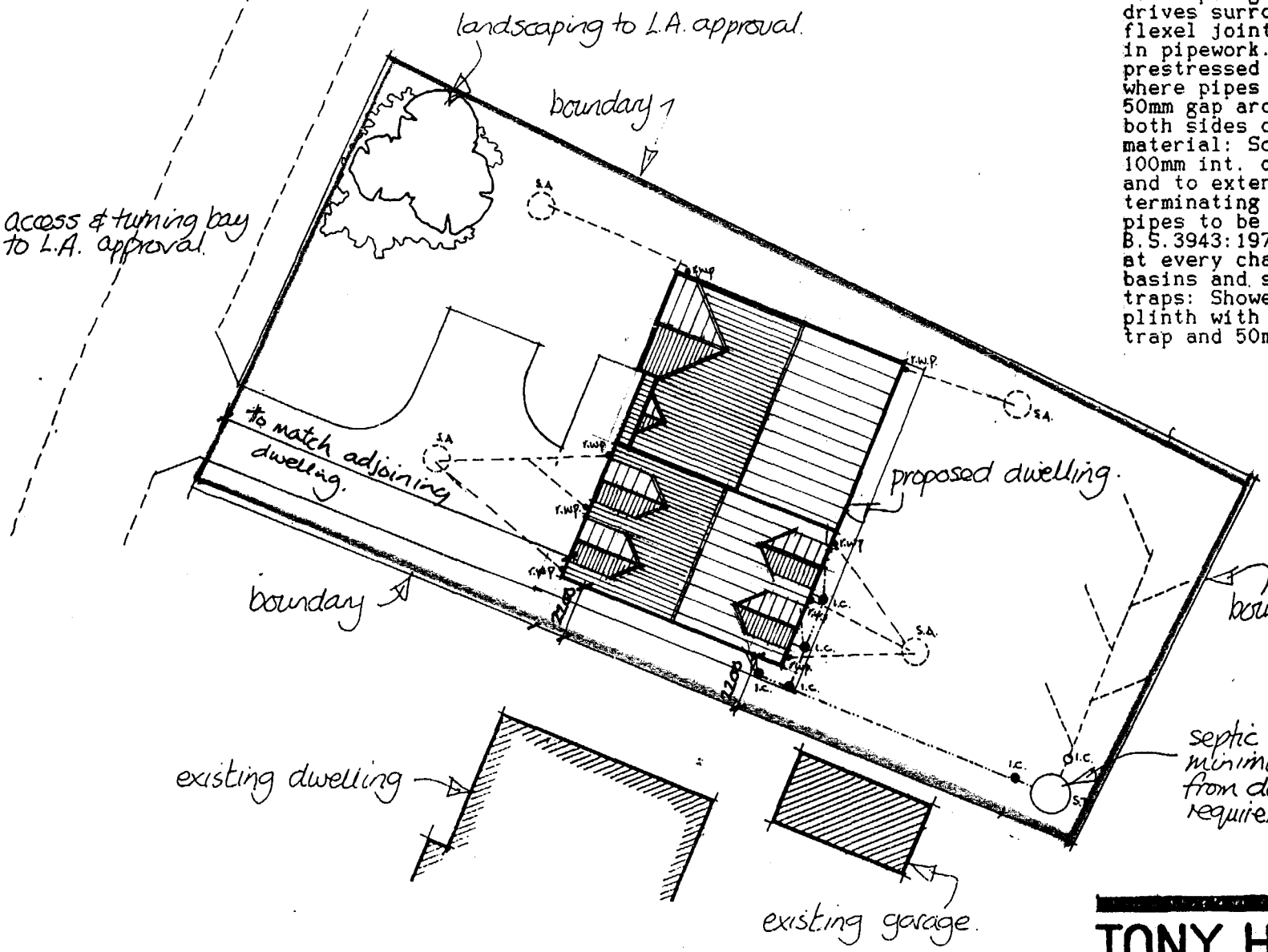
Drawing

Location & Block Plan

Scale	Date
1:2500 1:250	March '94
No 025/3	Ref

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

FOUL DRAINAGE.
Inspection chamber construction to be 'Osma'' and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.8301:1985 Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in direction: Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.



SOUTH HOLLAND D.C.
PLAN DEPT
08 MAR 1994
REF. H23/0236/94

TONY HICKS tel 0406 362989
architectural design consultant

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/0236/94

Date Registered 08 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS J. BOWLES
22, REFORM STREET,
CROWLAND, LINCS.

Tel. No. (0733) 210245.

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

MR A.D. HICKS
'THE PINES', CHURCH END,
GEDNEY SPALDING, LINCS. PE12 0BU

Tel. No. (0406) 362989.
(Personal contact name) AS ABOVE.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

DOWSDALE BANK, SHEPEAU STON, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF DWELLING & GARAGE.

Please complete

Signed. A.D Hicks Date 7/03/94

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £140.00 If you consider no fee is payable include a written explanation instead.

Previous application No. SEE OVER.

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

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

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

Please state Site Area (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 pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many: ONE
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	0·0247	hectares
B. If building works are proposed, please state extra floor space to be created:	N/A.	sq. metres
C. Please state size of any new structure:- (a) max. height:	8·000	metres
(b) max. length:	13·602	metres
(c) max. width:	10·115	metres
D. Please state type and colour of materials for facing external walls:	TO L.A. APPROVAL	
E. Please state type and colour of roofing materials.	TO L.A. APPROVAL	
F. 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.

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: DOWNSHARE BANK Will there be— Individual access(es) ✓ New estate road
C. What provision will be made for garages or parking within the site?	SEE PLAN.	

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees	NO	
B. The proposal does involve the felling of one or more trees		➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	TO SOAKAWAY
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	NO.
D. Foul sewerage will be disposed of to:	

Mains sewer ☐ Cesspool ☐ Septic tank ✓

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO ➡	Date: Consultee(s)
Is this application related to a previous submission?	NO. ➡	Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary. ORIGINALLY PLOT APPROVED REF H23/0053/90 (9/03/9
APPROVAL OF RESERVED MATTERS FOR A DWELLING 27/02/92 ref H23/1195/91. DRG NOS

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	OWNER.

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed A Dell ..... (~~Applicant~~ / Agent) Date 7/03/94

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 A Dell ..... (~~Applicant~~ / Agent) Date 7/03/94

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 .....

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

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

Press
PC
WM
Residents

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 (See separate sheet)	
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:

Case Officer: DAVID GODSKY

Senior Officer Confirmed .....

Date.....

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Currently vacant.
Boundaries : House to south. Red brick. Single window facing site
Site Features : House to north. Blank elevation facing.

Inspected by DMG
Date 21/3

Site Notice posted by
Date
Expiry DMG 21/3.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions DMG 9/4.

Site previously had outline consent (H23/0053/90) and also "RM" (1195/91). Inside IBD.
No need for revocation in respect of 1195/91 because dwelling in same position (both cannot be built).
Current proposal rather large but not significantly greater than that already approved. Acceptable on balance.
Neighbours not materially affected in my judgement. Window on southern elevation obscure.

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

Signed DMG Date...19/4

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/~~REASONS~~

(1) SC21 . Reason Standard.
(2) SC27 — " —
(3) SC12 — " —
(4) B22 Reason B6

Note

(1) The landscaping scheme should include the provision of frontage hedging of indigenous species (eg hawthorn).

Condition monitoring:

non-std expiry .....
prior submission ☑
prior siteworks ☐

Determined plans indicated ☑
Departure approval confirmed ☐
Flag for on-site review ☐

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H23/0236/94 Received:08-MAR-94 Type:FULL

Name: Mrs J Bowles
22 Reform Street
Crowland
Lincs

Agent: Mr A D Hicks
"The Pines"
Church End
Gedney
Spalding, Lincs PE12 0BU

Description: Erection of dwelling and garage

Location : Dowsdale Bank Shepeau Stow
Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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 any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

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 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 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 ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

The landscaping scheme should include the provision of frontage hedging of indigenous species (e.g. Hawthorn).

21-APR-94

AD check....AP 21/4.....

Authorised to issue (inc Delegation).....21/4/94

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H23/0236/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H23/0897/94 Received:20-SEP-94 Type:CONDITION COMPLIANCE

Name: J Bowles
22 Reform Street
Crowland
Peterborough

Agent: J Bowles
22 Reform Street
Crowland
Peterborough

Description: Details of landscaping (Condition 2 of application H23/0236/94)
Location : Dowsdale Bank Shepeau Stow
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

06-OCT-94 H23/0897/94

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H23/0236/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H23/0762/94 Received:03-AUG-94 Type:CONDITION COMPLIANCE

Name: Mrs J Bowles
22 Reform Street
Crowland
Peterborough
Cambridgeshire

Agent: Mrs J Bowles
22 Reform Street
Crowland
Peterborough
Cambridgeshire

Description: Details of brick (London Brick Georgian) - Condition 4 of application H23/0236/94

Location : Dowsdale Bank Shepeau Stow
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

16-AUG-94 H23/0762/94

BRIAN SMITH D ? 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

H23/0236/94

FULL

Applicant: Mrs J Bowles
Tel: 0733 210245

Agent: Mr A D Hicks
0406 362989

Description: Erection of dwelling and garage

Location: Dowsdale Bank
Shepeau Stow
Spalding
Lincs

Valid date:	08-MAR-94	Terminal date:	03-MAY-94
Target dates:		Target Committee:	19-APR-94
To case officer	15-MAR-94	Report deadline:	05-APR-94
Inspected by	22-MAR-94	Agreed TD Ext:	
Extra contacts	29-MAR-94	Case Officer:	
Report if not clear by	12-APR-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building: ARCHAEOLOGICAL SITE Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	15-MAR-94	05-APR-94
Heritage Lincolnshir	14-MAR-94	28-MAR-94
County Monuments Off	14-MAR-94	28-MAR-94
Clerk to Whaplode PC 0406 26739	14-MAR-94	28-MAR-94
Cllr N P Judge MBE 0406 330300	14-MAR-94	21-MAR-94

SITE RECORD

Grid ref: 530230 311940
OS Sheet: 373 Parcel:

L.C.C - No Objection JCP 17/3/94

DPO

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

S.H.D.C. PLANNING DEPT.
RECEIVED
18 APR 1994
DC
ACP
YES/NO

Our Ref. RS/PAE/236/94/FES **Your Ref.**

Date 14 April 1994

Dear Sir,

FULL PLANNING APPLICATION - MRS. J. BOWLES
DWELLING AT DOWSDALE BANK, SHEPEAU STOW

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests would not seem to be directly affected I set out below general advice for your consideration and clients attention.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment.

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

The contribution rate is currently £138 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T., although these figures are subject to periodic review.

Ordnance survey maps of the vicinity show a roadside watercourse fronting the site that I believe has been piped and infilled fronting neighbouring developments. Should your current project involve further infilling of the watercourse, the prior approval and specification of the South Holland District Councils Property Services Department must be obtained.

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

Mr. A.D. Hicks
"The Pines"
Church End
Gedney
Spalding
Lincs PE12 0BU

Yours faithfully,

J.J. Elsey

ENGINEER TO THE BOARD

ADMIN RECORD SHEET

Initial

Submitted Fee £140.

Receipt No P3984

Date first Rec'd 08 MAR 1994

Registration

Reference H23/0236/94

Cross-Ref B23/0145/94.

Date 9/3/94.

Validation

TYPE FULL

Site area ⅓
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 £140.

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 373 OS Plots
Grid ref 530230311940

Ward H Parish WITHYPOOL

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 –
FP Footpath –
TPO Tree Pres –

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

Linked to site Ref 2000 –
Linked to property Ref –

Dist Bound –
Other: –

Planning Records: ~~7181~~
Earlier apps

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

Mr D M Gedney

GS/ST H23/0236/94

Mrs J Bowles
22 Reform Street
Crowland
Lincs

30 Aug 1994

Dear Madam,

APPLICATION: H23/0236/94
DESCRIPTION: ERECTION OF DWELLING AND GARAGE
LOCATION: DOWSDALE BANK, SHEPEAU STOW, SPALDING

With reference to the above it has been brought to my attention from the Building control Section that development has commenced.

I am writing to inform you that there appears to be outstanding conditions on the planning permission issued on 27 Apr 94

Condition No 2 states:

> Before any development is commenced a scheme of landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.
>
> Reason: In the interests of visual amenity.

I therefore look forward to hearing from you within the next 28 days, but I must advise you that Section 172 of the Town and Country Planning Act 1990, empowers the Council to take up proceedings against any breach of planning control.

I enclose the necessary condition compliance forms for you to complete and return to my office for consideration with the relevant plans.

Yours faithfully,

N R Midlen
Principal Planning Officer
Development Control

encl.

c.c. agent: Mr A D Hicks
The Pines
Church End
Gedney
Spalding
Lincs
PE12 OBU

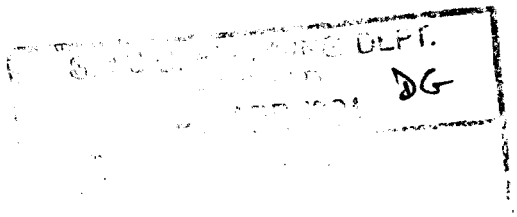
Our Ref: 94/1/SH/0083
Contact: Gill Thornaley

Date: 28 March 1994

NRA

National Rivers Authority
Anglian Region

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



Dear Sir,

Planning Application No. H23/0236/94

PROPOSAL: **ERECTION OF DWELLING AND GARAGE**
LOCATION: **DOWNDALE BANK, SHEPEAU STOW, SPALDING**
APPLICANT: **MRS J BOWLES**

I refer to your consultation received on 21 March 1994.

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R.Morgan
Planning Manager

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

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

S.H.D.C. PLANNING DEPT.
RECEIVED
28 MAR 1994 DG
Attention of
DPO NSM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Application no: H23/0236/94

Applicant: Mrs J Bowles
22 Reform Street
Crowland
Lincs

Agent: Mr A D Hicks
"The Pines"
Church End
Gedney
Spalding, Lincs PE12 0BU

Description: Erection of dwelling and garage

Location: Dowsdale Bank Shepeau Stow
Spalding Lincs

Type: FULL

Date received: 08-MAR-94

14-MAR-94

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 28-MAR-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

AGREED

Signed: M A Stones

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3984
Date received : 08-MAR-94

Received from

J R & J F M Bowles

Address

22 Reform Street
Crowland

Fee paid	£	140.00
VAT	£	0.00
Total received	£	140.00

Cash/Cheque : Cheque

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

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H 23/0236/94.

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

Dowsdale Bank, Sutterton Stow, Whaplode

3. Name, classification and number of road

III

4. Date application referred 10-3-94

5. State whether outline, detailed application etc.

Full

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

Erection of Dwelling

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

b. (b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning~~ authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as ~~shown overleaf.~~

Date: 10-3-94 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

(11822

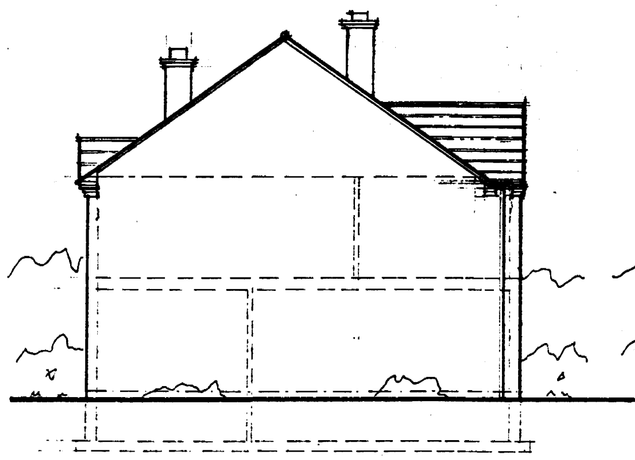
Delete as appropriate

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

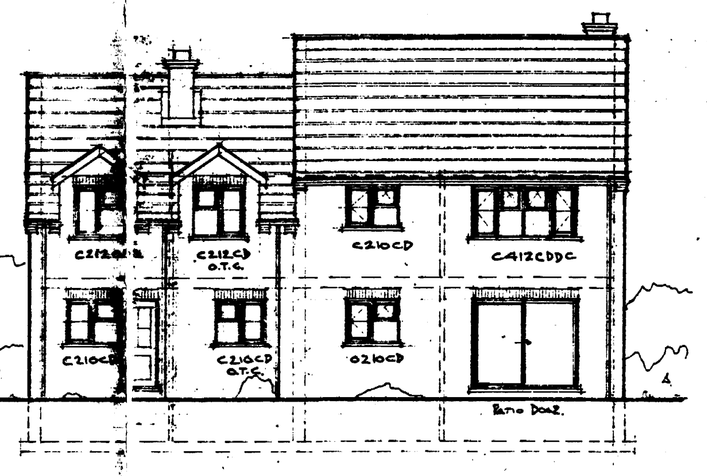
(ii) COMMENTS FOR FORM T.R. 108 para 10b

(11 B6

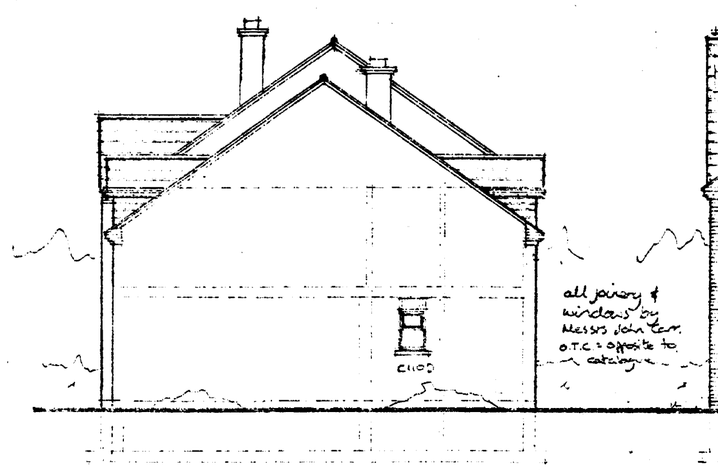
Note:— use continuation sheet(s) as necessary.



Side Elevation



Rear Elevation

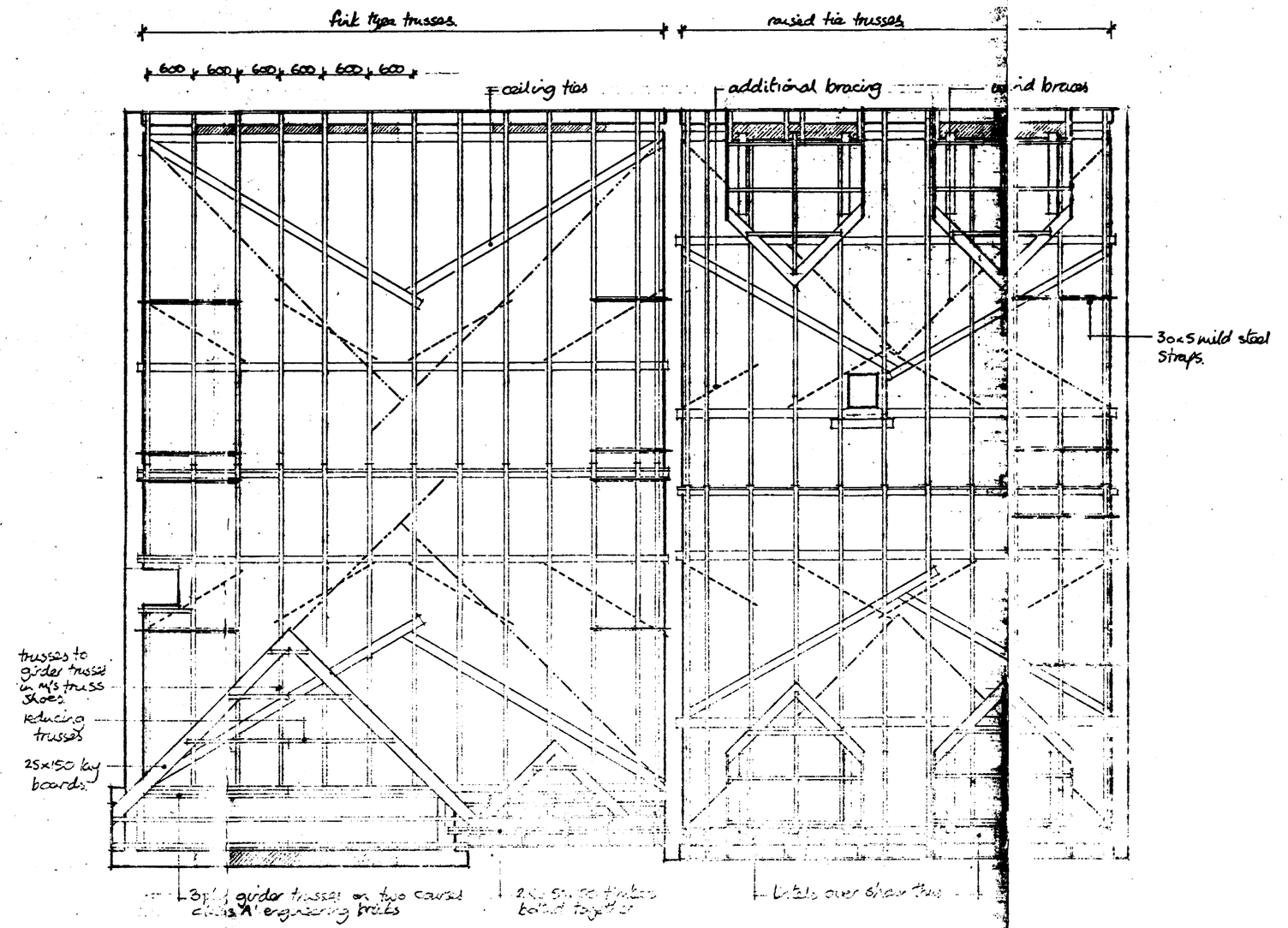


Side Elevation

all joinery & windows to recess 50m from O.T.C. opposite to an extension



Front Elevation

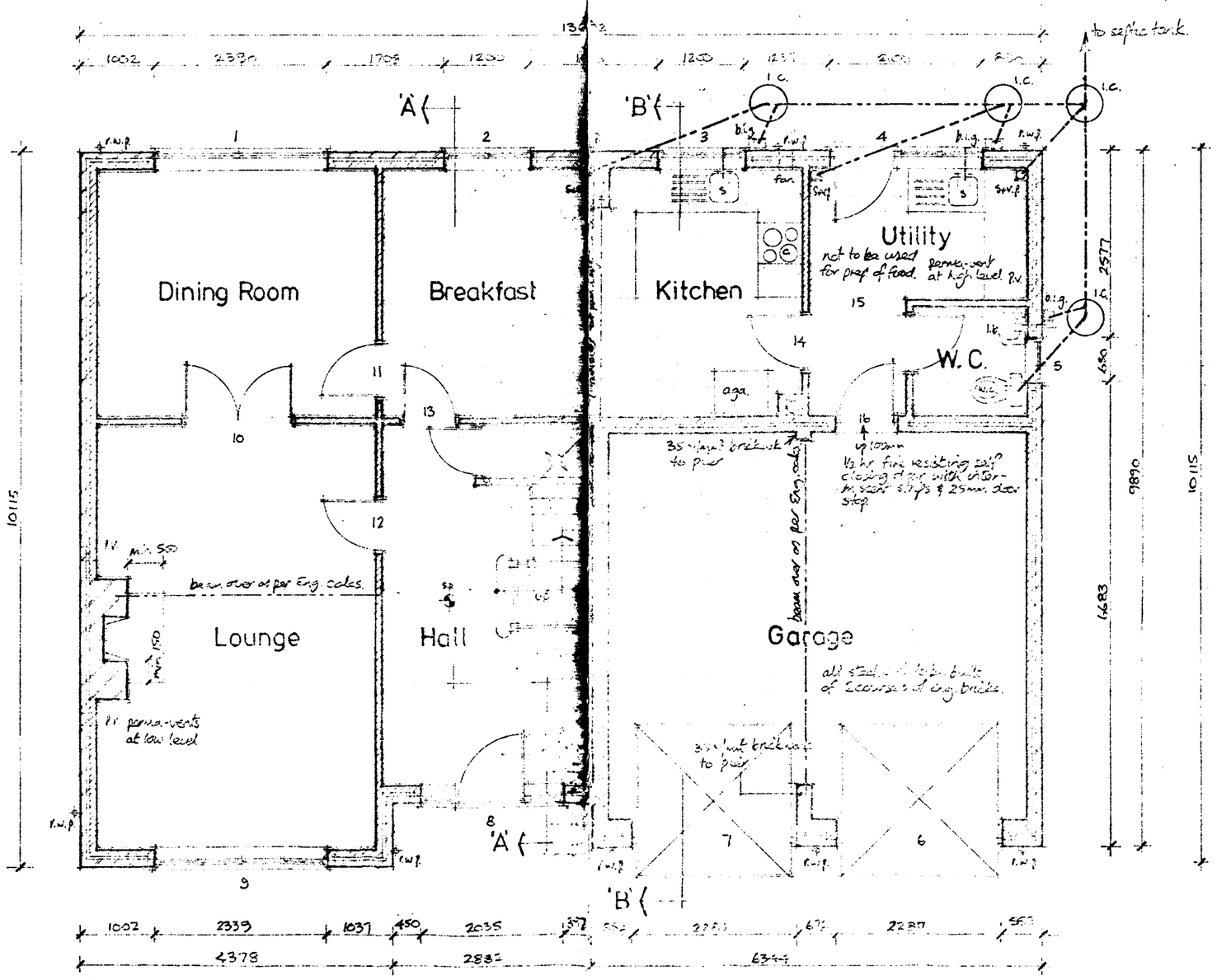


Lintel Schedule

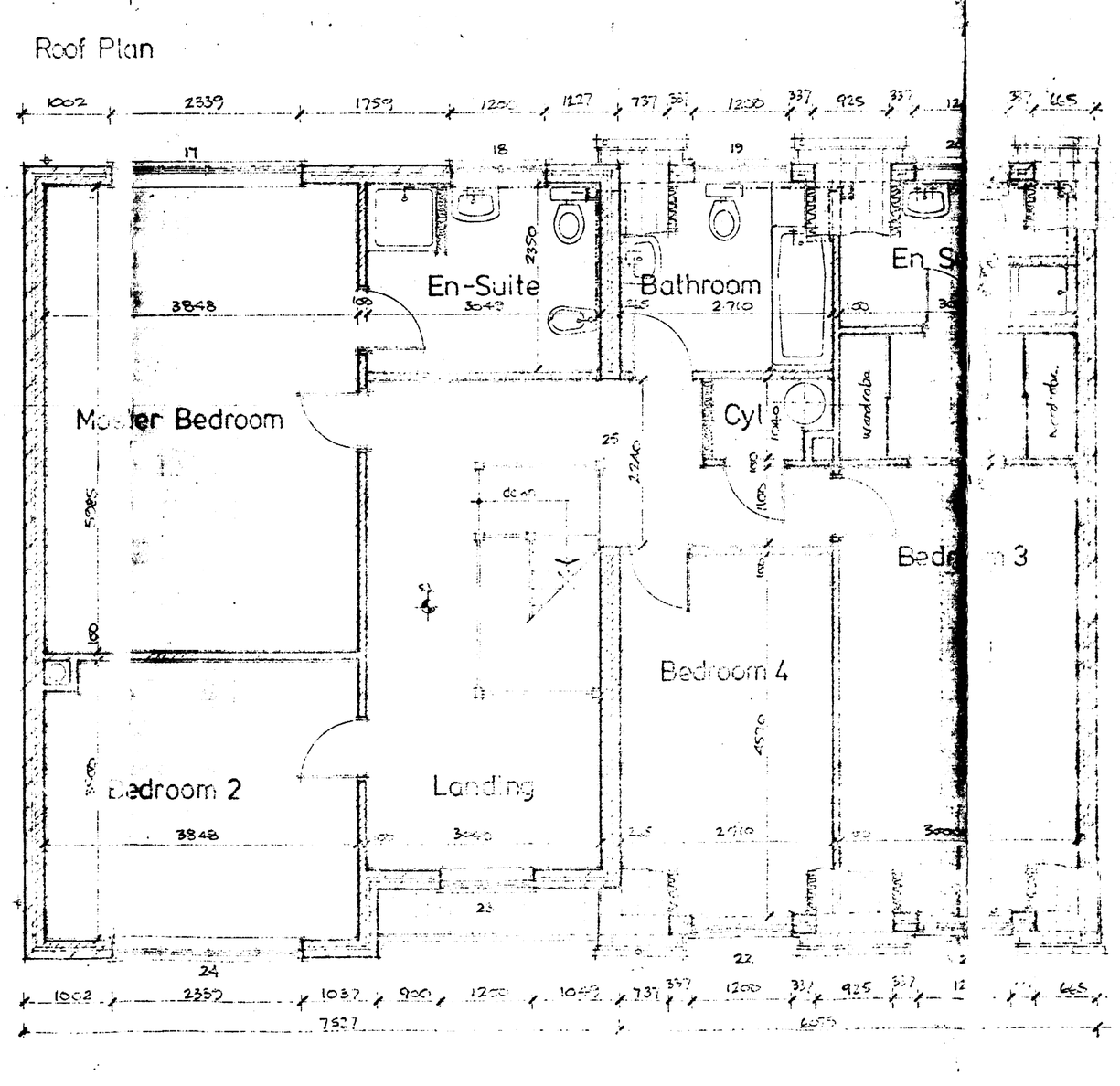
No.	Lintel Type	Length	Span	Location
1	I.G. L/S	2700	2330	Dining Room
2	I.G. L/S	1500	1200	Breakfast
3	I.G. L/S	1500	1200	Kitchen
4	I.G. L/S	1500	2100	Utility
5	I.G. L/S	1050	630	W.C.
6	I.G. L/S	2700	2280	Garage
7	I.G. L/S	2700	2280	Garage
8	I.G. L/S	2400	2035	Hall
9	I.G. L/S	2700	2337	Lounge
10	I.G. 100 Box	1950	1650	Lounge/Hall
11	I.G. 100 box	1200	825	Dining Rm/Hall
12	I.G. 100 box	1200	825	Lounge/Hall
13	I.G. 100 box	1200	825	Br'fast/Hall
14	I.G. 100 box	1200	825	Kitchen/Utility
15	I.G. 100 box	1650	1325	Utility
16	I.G. L/S	1200	525	Utility/Garage
17	I.G. L/H.D	2700	2337	Master Bedroom
18	I.G. L/H.D	1500	1200	En-Suite
19	I.G. L/H.D	1500	1200	Bathroom
20	I.G. L/H.D	1500	1200	En-Suite
21	I.G. L/H.D	1500	1200	Bedroom 3
22	I.G. L/H.D	1500	1200	Bedroom 4
23	I.G. L/H.D	1500	1200	Landing
24	I.G. L/S	2100	2337	Bedroom 2
25	I.G. L/S	2700	2337	Landing

all other internal lintels to be 100mm wide corrugated lintel of light duty

LINTELS.
All lintels to be as manufactured by messrs I.G and to the sizes noted in accordance with makers instructions. All to have bearings of 150mm at external positions & 100mm at internal positions & to be fully built in. Internal lintels to be I.G. 100 S corrugated lintels & to be underlined with 1/2 brick thick stand or position shown on plan.



Ground Floor Plan



First Floor Plan

Roof Plan

SOUTH HOLLAND D.C.
PLAN DEPT
08 MAR 1994
REF. H23/0081D/94

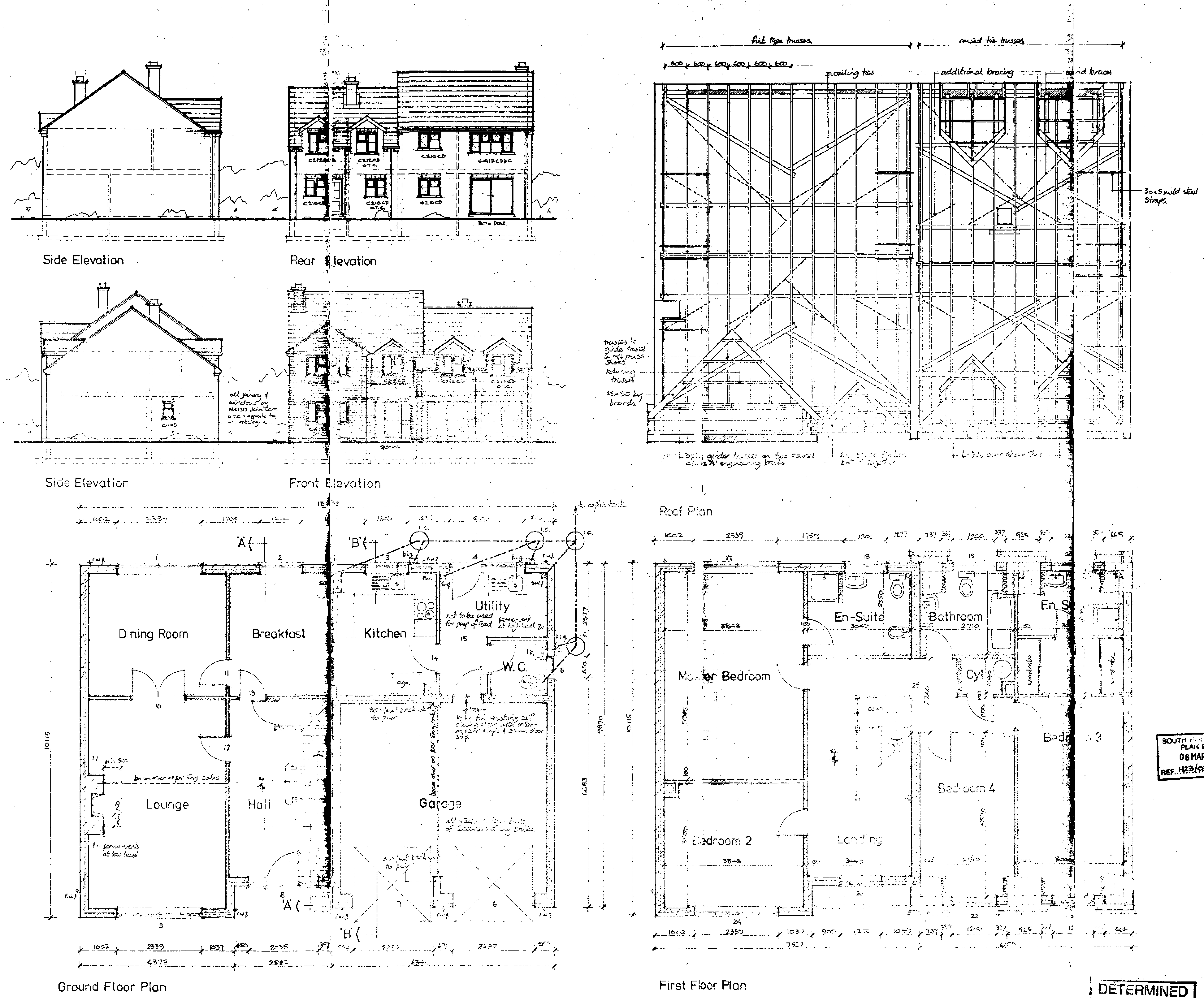
DETERMINED
PLAN

TONY [illegible]
The Lakes, Church Road, [illegible]
Spalding [illegible]

Mrs J Bowles

Proposed House & Garage
Dowsdale Bank Shepeau Stow

A1 Shown



Lintel Schedule

No.	Lintel Type	Length	Span	Location
1	I.G L1/S	2700	2339	Dining Room
2	I.G L1/S	1500	1200	Breakfast
3	I.G L1/S	1500	1200	Kitchen
4	I.G L1/S	1500	2100	Utility
5	I.G L1/S	1050	630	W.C
6	I.G L1/S	2700	2280	Garage
7	I.G L1/S	2700	2280	Garage
8	I.G L1/S	2400	2035	Hall
9	I.G L1/S	2700	2339	Lounge
10	I.G. 100 box	1950	1650	[illegible]
11	I.G. 100 box	1200	815	Dining Rm/Bkfst
12	I.G 100 box	1200	815	Lounge/Hall
13	I.G. 100 box	1200	815	Breakfast/Hall
14	I.G 100 box	1200	815	Kitchen/Utility
15	I.G. 100 box	1650	1315	Utility
16	I.G. L1/S	1200	815	Utility/Garage
17	I.G. L1/HD	2700	2339	Master Bedroom
18	I.G L1/HD	1500	1200	En-Suite
19	I.G L1/HD	1500	1200	Bathroom
20	I.G L1/HD	1500	1200	En-Suite
21	I.G L1/HD	1500	1200	Bedroom 3
22	I.G L1/HD	1500	1200	Bedroom 4
23	I.G L1/HD	1500	1200	Landing
24	I.G L1/S	2700	2339	Bedroom 2
25	I.G L1/S	2700	2350	Landing

all other internal lintels to be 100mm wide corrugated lintels of light duty

Mrs J Bowles

Proposed House & Garage

Dowsdale Bank Shepeau Stow

As Shown

