



Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Ashwell

Company Name

SSJ Developments

Address

Address line 1

26 Station Road

Address line 2

Surfleet

Address line 3

Town/City

Spalding

County

Lincolnshire

Country

Postcode

PE11 4DA

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Ms

First name

Nikki

Surname

Chamberlain

Company Name

Austin John Architectural

Address

Address line 1

Rualen

Address line 2

Mill Green Road

Address line 3

Pinchbeck

Town/City

Spalding

County

Country

Postcode

PE11 3PU

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please provide a description of the approved development as shown on the decision letter

Demolition of public house and outline permission for residential

Reference number

H08-0964-21

Date of decision (date must be pre-application submission)

14/09/2022

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

We are seeking consent for all the reserved matters relating to conditions 1, 3, 4, 6, 7, 11, and 12 which relate to access, appearance, landscaping, layout and scale. Enclosed are also supporting documents such as topographical surveys and flood risk assessments which relate to landscaping, layout and scale.

Has the work already started?

- Yes
- No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

RA/1219/21/07

Design and Access Statement

RA/1219/21/01

Application Form

Preliminary Ecological Appraisal (November 2021)

Please list all drawing numbers submitted with this application for approval

2025_03_24 FRA Duke of York Gosberton Risegate

AJA_1336_24_LS1 Hard Landscaping Plan

AJA-1336-24-00 - Site Location Plan

AJA-1336-24-01(e) - Setting Out Block Plan

AJA-1336-24-02(d) - Aerial Views

AJA-1336-24-100 - Plots 1-4

AJA-1336-24-500 - Plot 5 - Proposed Plans

AJA-1336-24-600 - Plots 6 - 8

AJA-1336-24-CGI1 Indicative Renders

AJA-1336-24-G01 - Garage Details

AJA133624MS1 Material Schedule

SE1443-1 REV A

If applicable, please state the reasons for any changes to the original drawings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes
 No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Nikki Chamberlain

Date

29/05/2025