APPLICATION NO. : H16/0203/92

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SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H16/0203/92 Received:14-FEB-92 Type:RESERVED MATTERS

Earlier Permission: H16/0021/91

Name: Allison Homes Ltd
West Elloe Avenue
Spalding
Lincs
PE11 2BS

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 ORA

Description: Residential development (47 dwellings) with associated roads, sewers and landscaping
Location : Land west of Woolram Wygate Spalding (to be known as Phase II Wygate Park Development)

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

2 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged particularly from an appearance point of view.

3 Notwithstanding the details shown on the submitted plans this approval does not extend to authorise the play area in the position shown. The applicants shall instead submit to and agree with the Local Planning Authority details showing the play area re-located elsewhere within the site and the play area shall subsequently be provided before 50% of the dwellings approved are occupied.

Reason: To safeguard the amenities of nearby dwellings and in the interests of the amenities of future householders.

4 Notwithstanding the details shown on the submitted plans this approval does not extend to authorise the footway/cycleway/emergency link between the site and Woolram Wygate nor its associated landscaping. The applicants shall instead submit to and agree with the Local

SOUTH HOLLAND DISTRICT COUNCIL

Planning Authority revised details of the footway/cycleway/emergency link and associated landscaping and such details as may be agreed shall be carried out before 50% of the dwellings approved are occupied.

Reason: To ensure a satisfactory link between the site and Woolram Wygate is provided on land within the applicants control.

Notes to Applicant:

This approval is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 21 May 1992, and on the basis that a management company will be formed in accordance with the details contained in the letter, dated 1 May 1992, from Messrs Roythorne & Co.

Director of Planning and Building Control Services
22-JUN-92 H16/0203/92

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)

PLANNING APPLICATION

For office use only

Application No. H16/0203/92

Date Registered 14 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Allison Homes Ltd
West Elloe Avenue
Spalding
Lincolnshire PE11 2BS

Tel. No.

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

Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street, Helpringham,
Nr Sleaford, Lincolnshire NG34 ORA

Tel. No. Swaton (052921) 646/7
(Personal contact name) Robert Doughty

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land west of Woolram Wygate, Spalding: to be known as Phase II, Wygate Park Development.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of : 3 no 3 bed detached bungalows,
and 1 no 4 bed detached dwelling,
and 5 no 3 bed detached dwellings,
and 38 no 2 bed town houses together with associated roads, sewers & landscaping.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £5,170:00 .... If you consider no fee is payable include a written explanation instead.

Signed ..... Date. 14:02:92 ..... 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.	H16/0021/51
B. Please state which reserved matters are dealt with in this application.	1,2,3 & 4 (i-v)
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:

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

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

(b) max. length:) See plans metres

(c) max. width:) metres

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

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

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

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

or

B. There will be a new or altered access to a public road ☐ ➡ If so, name of road:

Will there be –

Individual access(es) ☐

New estate road ☐

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

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

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 ☐

OTHER MATTERS Please complete

State Yes or No

The proposal is in connection with agriculture ☐ ➡ If so, **please give details in Part 6**

The proposal affects a listed building ☐

The proposal affects a public footpath ☐

The proposal is known to affect contaminated or filled land ☐

The proposal is for industrial, warehousing, offices or shopping purposes ☐ ➡ 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).

Owners

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 14:02:92

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 14:02:92

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 .....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

P2n 26-2

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours No Other

Boundaries Site Features

Inspected by: PM
date: 24-3

Case Officer Conclusions (issues)

Undeveloped land. Reasons dealing with footway of W.W. as are boundaries

David
Can we discuss how we deal with this.
11
4/3

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

- Any objection received? No
- If yes, is any obj. material? Yes / No
- Yes / No ....

[Reason:

Other circumstances needing Committee decision — Yes .... / No ....

- Flagged by Senior Officer
- Signed .....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... / Yes ....

ANY ONE OF ABOVE

- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 510.00

Receipt Issued ..... No. 2685

Date First Received 17 FEB 1992

REGISTRATION

REFERENCE H16/0203/92

Cross-Ref R/KH/24-3

Date 17/2/92

VALIDATION Date 18/2/92

Type 200 Earliest permission date (Cert B) .....

Site area ..... No. of dwellings 17 Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref H16/0021/91

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current				✓	

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 510 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 21.2

Index Sheets 193 OS Nos ..... Grid Ref S 23650 33450

Ward ITT Parish [illegible]

Inside CBD ☐ Inside LP Area [illegible]

TR Rural	☐	CA	☐	Grade
TR Bypass	☐	LB	☐	
Level crossing	☐	TPO	☐	
Footpath	☐	Other:		

Linked to site.....Ref...357 Linked to property.....Ref.....

Planning Records:
Earlier apps [illegible]

[illegible]

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

—

Hammond informed me that he has had to inspect bottoms for block 7 and the road is not yet in.

outline P.P. is 21/91 which has cond^n 6. C2(a) requiring construction of carriageway base course.

Keith asked to investigate.

PM 21-8.

Keith spoke to Williams Valley Construction Inc Sand Road could be flagged at as needing warning subs use of contractors then restricted

PM 21-8

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H16/0203/92/A1 Date Received: 7 August 1992

Applicant: Swallow Homes Ltd
T/A Allison Contractors Ltd
The Old Brewery
Cradge Bank
Spalding
Lincolnshire
PE11 3AB

AGENT:

Description of Original Development: Residential development - 47 dwellings with associated roads, sewers and landscaping

Location: Land west: Woolram Wygate, Spalding (to be known as Phase II Wygate Park Development)

Amendment Submitted: Amend colour of table top junctions from a buff coloured block to a brindle coloured block.

28 August 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

B Smith

Director of Planning and Building Control Services

amd.2

PLANNING AMENDMENT

For office use only

Application No. H16/0203/92/A1

Date registered 7.8.92

Case Officer NRM

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ALLISON HOMES

See new address

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)

Amend colour of table top junctions from a buff coloured block to a bridle coloured block

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*

ALLISON HOMES

The Old Brewery, Cradge Bank, Spalding, Lincs. PE11 3AB.
Tel: (0775) 724701 Fax: (0775) 762153

Our ref: SWR/JCR/S118

AMENDED PLAN
Ref. A/1

5th August, 1992

S.H.D.C. PLANNING DEPT.
-7 AUG 1992

Mr. D. Roberts,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE.

Dear Mr. Roberts,

Re: Residential Development at Wygate Park, off Woolram Wygate, Spalding

With reference to our conversation on Wednesday, 4th August 1992, I confirm my request to amend the block paving colour of the table top junctions from a buff coloured block to a brindle coloured block. As explained I am hoping to programme this work in the very near future and would be grateful if you could give this matter your urgent attention.

I thank you for your assistance.

Yours sincerely,

S.W. Robinson,
Development Manager

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0203/92 Received:14-FEB-92 Type:RESERVED MATTERS

Name: Allison Homes Ltd
West Elloe Avenue
Spalding
Lincs
PE11 2BS

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 ORA

Description: Residential development (47 dwellings) with associated roads, sewers and landscaping
Location : Land west of Woolram Wygate Spalding (to be known as Phase II Wygate Park Development)

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

1 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

2 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged particularly from an appearance point of view.

3 Notwithstanding the details shown on the submitted plans this approval does not extend to authorise the play area in the position shown. The applicants shall instead submit to and agree with the Local Planning Authority details showing the play area re-located elsewhere within the site and the play area shall subsequently be provided before 50% of the dwellings approved are occupied.

Reason: To safeguard the amenities of nearby dwellings and in the interests of the amenities of future householders.

4 Notwithstanding the details shown on the submitted plans this approval does not extend to authorise the footway/cycleway/emergency link between the site and Woolram Wygate nor its associated landscaping. The applicants shall instead submit to and agree with the Local Planning Authority revised details of the footway/cycleway/emergency link and associated landscaping and such details as may be agreed shall be carried out before 50% of the dwellings approved are occupied.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0203/92 Received:14-FEB-92 Type:RESERVED MATTERS

Name: Allison Homes Ltd
West Elloe Avenue
Spalding
Lincs
PE11 2BS

Agent: Robert Doughty
32 High Street
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Sleaford
Lincs NG34 ORA

Description: Residential development (47 dwellings) with associated roads, sewers and landscaping
Location : Land west of Woolram Wygate Spalding (to be known as Phase II Wygate Park Development)

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

1 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

2 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

3 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

4 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the

development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

5 Prior to any building works commencing on the frontage to any roads to be constructed from concrete blocks, the roads shall be laid out and constructed in accordance with a specification, programme and details to be approved.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

6 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged particularly from an appearance point of view.

7 Notwithstanding the details shown on the submitted plans this ~~permission~~ approval does not extend to authorise the play area in the position shown. The applicants shall instead submit to and agree with the Local Planning Authority details showing the play area re-located elsewhere within the site and the play area shall subsequently be provided before 50% of the dwellings approved are occupied.

Reason: To safeguard the amenities of nearby dwellings and in the interests of the amenities of future householders.

8 Notwithstanding the details shown on the submitted plans this ~~permission~~ approval does not extend to authorise the footway/cycleway/emergency link between the site and Woolram Wygate nor its associated landscaping. The applicants shall instead submit to and agree with the Local Planning Authority revised details of the footway/cycleway/emergency link and associated landscaping and such details as may be agreed shall be carried out before 50% of the dwellings approved are occupied.

Reason: To ensure a satisfactory link between the site and Woolram Wygate is provided on land within the applicants control.

Notes to Applicant:

This ~~permission~~ approval is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 21 May 1992. and on the basis that a management company will be formed in accordance with the details contained in the letter dated 1/5/92 from Messrs. Roythorne & Co.

Authorised to issue:

17-JUN-92 H16/0203/92 AD..AB.....DC....17/6

17/6

Are all these conditions OK for a RM?

APPLICATION REFERENCE: H16/0203/92 DATE RECEIVED: 14 February 1992

APPLICANT: Allison Homes Ltd
West Elloe Avenue
Spalding
Lincolnshire

AGENT: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincolnshire

TYPE: Reserved Matters

DESCRIPTION: Residential development (47 dwellings) with associated roads, sewers and landscaping

LOCATION: Land west of Woolram Wygate, Spalding (Phase II Wygate Park Development)

County Highways: Request conditions.

PLANNING POLICIES/DOE ADVICE
Spalding and Pinchbeck Local Plan.
Development Brief : Woolram Wygate area of Spalding : (approved August 1991) - advises "that a full range of dwelling sizes and types will be encourage to provide accommodation attractive to households of differing age and number".

PREVIOUS DECISIONS
H16/0021/91 - Outline - Residential development and alignment of distributor road - Granted.
H16/0430/91 - Erection of 27 detached homes and ancillary roads - Granted.

PLANNING ISSUES
1 The application is to develop Phase II of the land covered by the previous outline permission H16/0021/91. Phase I is already under construction following the approval of H16/0430/91.
2 The proposal is for a total of 47 dwellings; of these a total of 38 will be two-bedroomed terraced units aimed at the "starter" home market, six will be detached family houses and three will be detached bungalows.

CONCLUSIONS
1 Although I am satisfied with the mix of dwellings and the layout which generally accords with the advice contained in the development brief. There are certain elements of the development which would benefit from amendment and clarification.
2 Of these the most serious is the relationship of the bungalows on Plot 28, 29 and 30 to the proposed amenity area and the relationship of the bungalow on Plot 28 to the proposed cycleway/footpath. As proposed these bungalows would project excessively into the amenity area and could result in future problems between users of the amenity area and the residents of the bungalows. This has been discussed with the applicants who are prepared to amend the proposal to overcome the problems and provide a greater area of amenity land.

3 The terraced house element of the layout also proposes off street parking courts in front of the dwellings. This approach can be acceptable providing firm management arrangements and made for their future maintenance.

4 However, if not, they can present the same problems as private driveways where there is multiple responsibility for maintenance. Where such courts are in a prominent position in front of the dwellings, the visual amenity problem can be particularly pertinent. A further problem is that any future demand by residents to build garages for the protection of their car and properties indicate a continuing nuisance in car ownership, cannot satisfactorily be assured. Given the increasing popularity of such courts with some developers, it may be appropriate for the Committee to look thoroughly at this matter, with a view to drawing up guidelines. The parking courts in this case will be substantially landscaped and have been formulated to enable residents cars to be closely supervised. The resident parking courts and approach road will be constructed in block paviors.

5 Initial discussions have been held with the Parks Superintendent who is satisfied with the amenity provision, but would require the provision of a toddlers play space. The applicants have indicated that one would be provided on part of the larger open space area, accessible from the footway/cycleway route.

6 Subject to the receipt of satisfactorily amended plans to cover the forgoing points, and the question of removing the permitted development rights for the terraced units and additional privacy fencing, I am satisfied that the development is acceptable and that I should be authorised to issue permission. It is recommended also that the proposal be considered by the Estates Plans Sub-Committee.

7 For the avoidance of doubt Members are reminded that the agent is Mr Doughty, one of the Department's Consultant Landscape Architects.

RECOMMENDATION -

A That the application be considered by the Estate Plans Sub-Committee.

B That subject to the views of the Estate Plans Sub-Committee, the Director of Planning and Building Control Services be authorised to grant permission upon receipt of satisfactorily amended plans, subject to appropriate conditions.

---

282. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred**

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

Plan No. and Applicant	Proposal
H18/0736/88/C2	Wall at Custom House Street, Sutton Bridge.

(To enable the Director of Planning and Building Control Services to consider the application more fully in view of concern as to whether or not the proposed development would comply with the requirements of planning permission H18/0736/88.)

H05/0115/92 Mr H Payne	Change of use of existing agricultural land to garden area serving aged persons accommodation on land adjacent The Anglia Motel, off Winslow Gate, Fleet.

(To enable the Director of Planning and Building Control Services to investigate this proposal further in relation to other uses of adjoining land and buildings both existing and as indicated on a plan supplied by the applicant.)

Sabella

H16/0203/92 Allison Homes Ltd	Reserved matters relating to residential development with associated roads, sewers and landscaping on land west of Woolram Wygate, Spalding (Phase II Wygate Park Development).

(To enable the Plans Sub-Committee to consider the application in detail.)

H12/0260/92 Mrs J Barwell	O.A.	Residential dwelling at Lutton Bank, Lutton.

(Pending a site inspection to enable Members to assess if the proposal would be suitable for consideration under the Council's policy and criteria for new dwellings for other local needs.)

(Councillor A E Naylor declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H19/0309/92 Mr W Price	Use of land for siting of residential caravan in conjunction with horticultural business at The Paddocks, Luttongate Road, Throckenholt.

(To enable the Director of Planning and Building Control Services to clarify the circumstances regarding the granting of planning permission for the existing caravan immediately to the south of the site.)

APPLICATION REFERENCE: H16/0203/92 DATE RECEIVED: 14 February 1992

APPLICANT: Allison Homes Ltd
West Elloe Avenue
Spalding
Lincolnshire

AGENT: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincolnshire

TYPE: Reserved Matters

DESCRIPTION: Residential development (47 dwellings) with associated roads, sewers and landscaping

LOCATION: Land west of Woolram Wygate, Spalding (Phase II Wygate Park Development)

County Highways: Request conditions.

PLANNING POLICIES/DOE ADVICE
Spalding and Pinchbeck Local Plan.
Development Brief : Woolram Wygate area of Spalding : (approved August 1991) - advises "that a full range of dwelling sizes and types will be encourage to provide accommodation attractive to households of differing age and number".

PREVIOUS DECISIONS
H16/0021/91 - Outline - Residential development and alignment of distributor road - Granted.
H16/0430/91 - Erection of 27 detached homes and ancillary roads - Granted.

PLANNING ISSUES
1 The application is to develop Phase II of the land covered by the previous outline permission H16/0021/91. Phase I is already under construction following the approval of H16/0430/91.
2 The proposal is for a total of 47 dwellings; of these a total of 38 will be two-bedroomed terraced units aimed at the "starter" home market, six will be detached family houses and three will be detached bungalows.

CONCLUSIONS
1 Although I am satisfied with the mix of dwellings and the layout which generally accords with the advice contained in the development brief. There are certain elements of the development which would benefit from amendment and clarification.
2 Of these the most serious is the relationship of the bungalows on Plot 28, 29 and 30 to the proposed amenity area and the relationship of the bungalow on Plot 28 to the proposed cycleway/footpath. As proposed these bungalows would project excessively into the amenity area and could result in future problems between users of the amenity area and the residents of the bungalows. This has been discussed with the applicants who are prepared to amend the proposal to overcome the problems and provide a greater area of amenity land.

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0203/92 Type: RESERVED MATTERS

Applicant: Allison Homes Ltd Agent: Robert Doughty
Tel: (052921) 646/7

Description: Residential development (47 dwellings) with associated roads, sewers and landscaping
Location: Land west of Woolram Wygate Spalding (to be known as Phase II Wygate Park Development)

Valid date: 14-FEB-92 Terminal date: 10-APR-92
Target dates: Target Committee: 25-MAR-92
To case officer 19-FEB-92 Report deadline: 11-MAR-92
Inspected by 24-FEB-92
Extra contacts 29-FEB-92 Case Officer:
Report if not clear by 20-MAR-92 ~~D J UDY~~ DJR

DEVELOPMENT/CONSTRAINTS

Size: 47 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	26-FEB-92	11-MAR-92
Cllr Mrs A M Newton	0775 762210	26-FEB-92	11-MAR-92
Cllr R C West	0775 760231 (Of	26-FEB-92	11-MAR-92

L.C.C ~~plan taken CS 12-3-92~~, Obs Attached JC 19/3/92

SITE DETAILS

Grid ref: 523650 323450
OS Sheets: 182 Parcel:

Mr D Underwood,
14 Wygate Meadows,
Spalding,
Lincs.
PE11 1XZ.

Mr D Roberts

DJR/JJ M16/203/92

26th June 1992

Dear Sir,

RESIDENTIAL DEVELOPMENT, CYCLE TRACK NORTH OF WYGATE MEADOW, SPALDING.

In reply to your letter of 2nd June and further to our subsequent telephone conversation on 24th June. This is to advise that the above application was permitted on 22nd June. Regard was had to your comments however and the decision notice carried a condition asking for revised details of the footway and associated landscaping. The decision notice may be inspected at my offices during normal office hours (8.45 am to 5.15 pm Mondays to Thursdays; 8.45 am to 4.45 pm Fridays).

As was explained, the footway link was a requirement of an earlier development brief and its principle therefore has been firmly established. It was for this reason it was decided that your letter should not delay the issue of the decision notice.

You also mentioned the question of footway lighting. At this stage details of this are not known but because the footway will eventually be adopted by the Highway Authority it may be adviseable for you to contact them direct to make your concern known. Mr Briggs (0522 553127) should be able to advise in the first instance.

I hope this is satisfactory.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

4 Wygate Meadow
Spalding. Lincs.
PE11 1XZ

20/92

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 JUN 1992

District Planning Officer
South Holland District
Planning Dept.
Priory Road
Spalding PE11 2XE.

2 June, 1992

Attn Mr Roberts

Dear Sir,
Cycle Track / Footpath / Emergency Carriageway
North Of Wygate Meadow.

I refer to my discussion on Monday afternoon with Mr Eddy and would confirm my concern about the planning application which you have received from Allison Homes.

As part of their recent sale to me Broadgate Builders conveyed their interest in the half dyke on the Northern Boundary of my property, a similar transaction being limited to three other owners of property within the Wygate Meadow development. It would appear therefore that unless with others I agree to the Allison Homes request to relinquish the ownership and or interest in the half dyke, the proposals detailed for the track embraced in the planning application could not be fulfilled in its entirety.

However my main concerns relate to the security of my property and the proposals relating to landscaping and public lighting. To this end

I am sure that it would be helpful to advise residents in the immediate vicinity of the Leaf dyke and track of this application so that they may be given the opportunity to comment accordingly.

My thanks to Mr Addy for his time and attention in dealing with my queries.

Yours faithfully

D G W. Underwood

16/6 JC

There is adequate width for proposed cycleway/footpath on the dyke — path/fencing is desirable but not essential

R

discussed with MM 16/6

Caption: Plan should not hold up decision on App.
Writer should have been aware of proposed Footway/cycleway which has always been proposed under the development Brief.

ALLISON
HOMES

Our ref: DM/JCR/R7180
Your ref: NRM/JJ H16/203/92

15th June, 1992

Mr. N. Midlen,
Principal Planning Officer,
Development Control,
South Holland District Council,
Council Offices,
Priory Road,
Spalding, Lincs. PE11 2XE.

BY FAX

Dear Sirs,

Re: Residential Development off Woolram Wygate, Spalding
Phase II, Application ref: H16/203/92

I refer to your letter dated 10th June, the comments of which are noted.

It would seem however that you may have misunderstood Roythorne & Co.'s letter dated 1st May. There is an absolute covenant on the Management Company to maintain the communal land. The words to which you refer simply give the Management Company the ability to provide other services, and deal with other matters "as it may deem necessary".

These other services are however in addition to its primary obligation to maintain and upkeep the communal areas.

I trust this has clarified matters, and that in view of the time elapsed since this application was submitted an approval may now be forthcoming.

Yours sincerely,

D Mee

D. Mee,
Director

Copies: P. Osborne, Roythorne & Co.
R. Doughty

S.H.D.C. PLANNING DEPT.
RECEIVED
16 JUN 1992
Attached of
DPO NRM
DOPO BS
JC ACP
Action by ...
Discuss with ...
Copy to .....
Ack. Nos.
Acknowledge YES/NO
by
date

S/T
File on H16/203/92.

ALLISON HOMES LIMITED
West Elloe Avenue Spalding Lincolnshire PE11 2BS
Telephone (0775) 724701 Fax (0775) 762153
Registered No. 1029490/England Registered Office: 27, James Street London W1M 5HY
A WIGGINS GROUP COMPANY

'Urgent'

ALLISON HOMES

Tel: 0775 724701
Fax: 0775 762153

West Elloe Avenue,
Spalding, Lincs.
PE11 2BS.

From: David Lee To: Mr N. Midgen

Date: 15-6-92 Of: S H D C

Time: Re: #16/203/92

Number of Pages to follow.. 1

DR

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JUN 1992

15-JUN-92 MON 9:47 0775 762153 P.01

SL - can I see the letter referred to - I'd remember writing one

15/6

ALLISON
HOMES

Our ref: DM/JCR/R7180
Your ref: NRM/JJ H16/203/92

15th June, 1992

Mr. N. Midlen,
Principal Planning Officer,
Development Control,
South Holland District Council,
Council Offices,
Priory Road,
Spalding, Lincs. PE11 2XE.

BY FAX

Dear Sirs,

Re: Residential Development off Woolram Wygate, Spalding
Phase II, Application ref: H16/203/92

I refer to your letter dated 10th June, the comments of which are noted.

It would seem however that you may have misunderstood Roythorne & Co.'s letter dated 1st May. There is an absolute covenant on the Management Company to maintain the communal land. The words to which you refer simply give the Management Company the ability to provide other services, and deal with other matters "as it may deem necessary".

These other services are however in addition to its primary obligation to maintain and upkeep the communal areas.

I trust this has clarified matters, and that in view of the time elapsed since this application was submitted an approval may now be forthcoming.

Yours sincerely,

D. Mee,
Director

Copies: P. Osborne, Roythorne & Co.
R. Doughty

discn I with DPO 16/6
He considers arrangement satisfactory

16/6
Discn I with NRM. agreed
we issue decn

discn I with D Mee 16/6
advised over what we were proposing.

ALLISON HOMES LIMITED
West Elloe Avenue Spalding Lincolnshire PE11 2BS
Telephone (0775) 724701 Fax (0775) 762153
Registered No. 1029490/England Registered Office: 27, James Street London W1M 5HY
A WIGGINS GROUP COMPANY

Allison Homes Ltd,
West Elloe Avenue,
Spalding,
Lincs.
PE11 2BS.

Mr N Midlen

NRM/JJ H16/203/92

10th June 1992

FAO: Mr D Mee

Dear Sir,

PHASE II WYGATE PARK DEVELOPMENT, SPALDING.

I refer to previous correspondence from Messrs Boythorne & Co and your Agent relating to the proposed management arrangements in respect of the communal areas of the development. I have sought the advice of the Council's Director of Administration over the details of the proposed management company. As a result some reservations have been expressed over the words "as it may deem necessary", as contained in the covenant by the management company to provide appropriate services in relation to the communal land. This appears to enable the management company to decide if it so wishes, not to maintain or repair, and to decide what standards of maintenance are acceptable.

My fear therefore is that the management company, once it has assumed full responsibility, could vote to take no action regarding future maintenance or repair and so negate the intended purpose of its formation. Although I accept that this may be an unlikely scenario, it does nevertheless represent a potential weakness in the arrangements and needs to be addressed.

I would request therefore that you refer this matter back to your legal advisers to explore ways of overcoming this shortcoming.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

OUR REF: REA/LDS/PL.1

YOUR REF: DJR/JJ H16/203/93

DATE: 4th June 1992

SUBJECT: PLANNING APPLICATION H16/0203/92 - ALLISON HOMES LTD, PHASE II WYGATE PARK DEVELOPMENT, WOOLRAM WYGATE

Referring to your memorandum dated 21st May 1992 and to Mr. Atkins' subsequent discussions with Messrs. Midlen and Roberts, I confirm my initial response that, if the Council has accepted similar arrangements elsewhere as being acceptable, and I understand that both Allisons and Broadgate Builders have developments where communal areas are maintained by a Management Company, then I feel that it would be difficult to refuse similar arrangements on this occasion unless those earlier schemes have proved to be unsatisfactory.

My only comments on the arrangements detailed in the correspondence relate to the terms of the Deed of Covenant to be entered into on completion of the plot sale between the purchaser and the Management Company which will contain a covenant by the Management Company to provide appropriate services in relation to the Communal Land which will include, as appropriate, maintenance, repair, provisional lighting and such other services as it may deem necessary. My reservations relate to the words "as it may deem necessary" as this appears to enable the Management Company to decide not to maintain or repair, and to decide what standards of maintenance are acceptable but these points could well be covered in the formal documentation.

Director of Administration

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 JUN 1992

Attention of	
DPO NRM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

5/6/92 CEx phoned, having been phoned by DTEE, to ask if we were seeking anything new or exceptional.
RJS advised that this is not the case but need to get matter right, bearing in earlier experience.
RJS phoned DTEE: REA advice will be conveyed to Raythorne, copy to Allisons, for their response.
5/6

PLANNING AMENDMENT

For office use only

Application No. 1+16/0203+0

Date registered 21 MAY 1992

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

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

Still not using forms stating amendments — !! should be returned..

State details of

(Give a full deti
also mark thes
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

SOUTH HOLLAND

MRP

Senior Planning Assistant
Planning and Building
Technical Services

Your Ref: JJR/JJ H16/0203/5

PLANNING APPLICATION H16/0203/
ALLISON HOMES LTD, PHASE II W
WYCATE.

The above application was con
on 4th May 1994 where it was
Planning be authorised to gra
accordance with the arrangeme
maintenance of the off street

I enclose for your information copy
from Messrs Roythornes and the appli
detailing the applicants future mainte

I would be grateful if you could consider
detailed and let me know if you see any
approach.

I would request your response within the next
all possible to enable that I can progress the app

Yours faithfully

D Roberts
Senior Planning Assistant
Development Control

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference H16/0203/92

Our Reference 106 48 RD AKD

20 May 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

For the attention of Mr D Roberts

Dear Sir

ALLISON HOMES
WOOLRAM WYGATE DEVELOPMENT, PHASE II

Further to our meeting on Monday 18 May please now find enclosed four copies of our amended 1:200 scale plans to complete the set given to Mr Roberts at that meeting.

We trust you will now be in a position to issue our permission.

Yours faithfully

Robert Doughty

SOUTH HOLLAND D.C.
REF ....Ack. 21.5

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

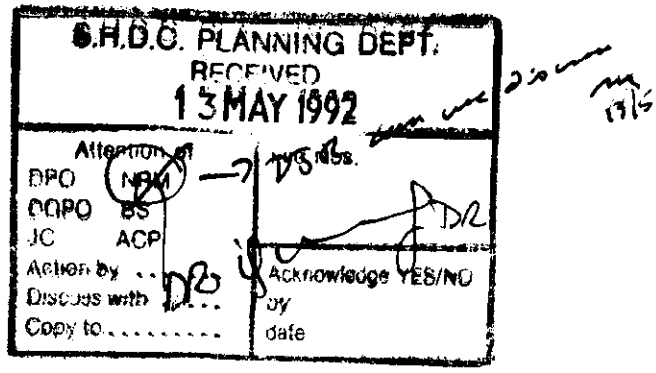
32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference H16/0203/92

Our Reference 106/48 RD SKH

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

12th May 1992



Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Mr Smith

ALLISON HOMES LIMITED
PHASE II, WYGATE PARK DEVELOPMENT, OFF WOOLRAM WYGATE, SPALDING.

Further to the recent Planning Sub-Committee decision to authorise your granting of permission to my client's development above, the following moves have been made to satisfy your requirements:

1. Agreement has been reached in principle with Peter Moore, your Council's Parks Superintendent, to those areas to be taken over as amenity and play areas, including the shrub beds designed to soften the communal parking lots.

2. Agreement has been reached with Chris Briggs of the County Highways Dept. as to which areas of road and parking circulation lengths will be taken over for future maintenance by the County Council.

3. A proposed scheme of management has been devised by Roythorne & Co and agreed by my clients for those communal areas not covered in any of the takeover areas in 1 & 2 above. The bones of the scheme are as follows:

    A. As a condition of sale all purchasers will automatically become members of the Management Company being set up.

    B. Allisons will initially be party to the Company in that they will set it up and administer it until the last house on the layout is sold. At that point they will contribute a sum to the Company so that it is in funds from day one, withdraw from any responsibility it has to the Company and pass on the administration to a firm of solicitors, or a similar body, to ensure continuity in perpetuity of the Company.

Robert Doughty Dip.TD., MRTPI, Dip.LD., ALI. V.A.T. Reg. No. 364 7780 17

C. The Management Company will then be funded by contributions from the householders and directed by those people making the contributions: administration, including the issuing of orders and contracts for renewals or maintenance will be the responsibility of the solicitors so appointed upon instruction by the householders running the Company.

D. As houses pass to new owners the responsibilities of ownership to the Management Company will similarly be passed on by covenant in the conveyance.

If the arrangement above in not satisfactory to you in any way, please let us know, for my clients are most anxious that the details of a scheme, the principles of which are not in dispute at all, should not be allowed to delay the issue of this permission.

4. Several rearrangements of the land comprising plots 28, 29 & 30 have been sketched and we should be pleased to take your guidance as to the preferred solution to the relationships of houses/bungalows to the open space and cycleways which you have brought into question.

5. Tentative agreement has been reached with the Parks Superintendent regarding the siting of a toddlers' play area, but this too might be subject to your final agreement.

Under the circumstances we feel we have addressed the matters raised in your report to Committee and, indeed, have reached agreement in certain areas: in others we have options where we need guidance. It would be most beneficial now if a meeting could be arranged to bring all the matters together to make decisions leading to the issue of a planning permission for, as usual, my clients are urgently needing such a permission to ensure continuity of work on site and in order to avoid labour lay-offs.

We now request such a meeting to enable us to proceed.

Yours sincerely

Robert Doughty

H.K. ELLIS LL.B. (London)
R.C. TONGUE, M.A. (Cantab.)
D.R. PROCTOR
G.M. ORTON
P.J. BREWSTER, M.A. (Cantab.)
G.C.H. SMITH, M.A. LL.B. (Cantab.), Notary Public
G.R. HARROD, M.A. B.Sc. (Econ.)
C.P. F[illegible]TT
A.J. F[illegible]MER, B.Sc. (Edin.)
L.P. FIDLER LL.B. (London)
D.C. BAMBRIDGE
P.R. OSBORNE, B.A.
JANET M. RATCLIFFE, M.A. (Oxon)
J.ER. DANKS
JEANETTE L. SHARPE, LL.B. (B.ham)

Associates: S.R. COLTMAN, B.A. (Cantab.)
D.G. BEST
SUSAN R. PAPWORTH, LL.B.

LATE OBS: Offr..... Date.....
S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 MAY 1992
Attention of
DPO MBM
DOPO BS
JC ACP
Action by ... 00.ee.s.ap.
Discuss with ...
Reply to .....

on sub-cttee 5 May 92

ROYTHORNE & CO SOLICITORS

ROYTHORNE & CO
10 PINCHBECK ROAD
SPALDING LINCS
PE11 1PZ
Telephone: 0775 724141
Fax: 0775 725736
DX: 26701 Spalding

Your Ref:
Our Ref : PRO
Date : 1st May 1992

[illegible] today.

Dear Sirs,

Allison Homes Limited - Phase 2, Woolram Wygate - Application No. H16/0203/92.

As you know we act for Allison Homes Limited and we have been asked to write to you in connection with the proposed starter units for Phase 2.

Within the development there will be areas of communal parking and access and other areas not suitable for adoption by either the County or District Councils nor for transferring to the individual property purchasers ("the Communal Land"). These areas will be dealt with in a similar manner to our Client Company's development at Watergate, Quadring. A Management Company will be formed which will take over responsibility for the future maintenance of those areas, which will be transferred by Allisons to the new Company following the sale of the last relevant plot. There will be a formally binding agreement between Allisons and the Management Company in this respect entered into as the development commences.

The sale and purchase Agreements relating to the individual plots will contain (inter alia) the following provisions :-

1. An obligation by the purchaser to enter into a Deed of Covenant with the Management Company on completion (see below).

2. An obligation on the part of Allisons that following completion of the sale of the last of the relevant plots to procure that one share in the Management Company is transferred to the purchaser of each of the relevant plots at par value and to procure that at that time the only persons who are members of the Management Company are the purchasers of the relevant plots and that the only directors of the Management Company are (similarly) owners of the said plots (the original officers of the Management Company from Allisons resigning at that time).

3. An obligation on the part of Allisons that pending the sale of the last of the relevant plots Allisons will procure that the Management Company carries out its obligations under the Deed of Covenant referred to.

2/Continued.....

The Conveyances to the individual plot purchasers will contain (inter alia) the following provisions :-

1. Definitions of the Communal Land and of the Management Company.

2. An obligation on the purchaser to contribute his/her share of the costs incurred by the Management Company in performing its obligations under the Deed of Covenant.

3. An obligation on the part of Allisons to form and lay out the Communal Land and maintain and repair the same until transferred to the Management Company.

4. A covenant by the purchaser not to transfer the property without obtaining the execution by the intended transferee of a Deed of Covenant with the Management Company in the terms of the Deed between the purchaser and the Management Company.

The Deed of Covenant to be entered into on completion of the plot sale between the purchaser and the Management Company will contain (inter alia) the following provisions :-

1. A covenant by the Management Company to provide appropriate services in relation to the Communal Land, which will include, as appropriate, maintenance, repair, provision of lighting and such other services as it may deem necessary, employment of contractors, payment of charges etc.

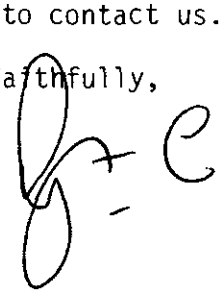
2. A covenant by the Management Company to enter into a Deed of Covenant in similar terms with any intended transferee of the property.

3. A covenant by the purchaser to pay his/her defined proportion of the costs and expenses incurred by the Management Company and to procure that any intended transferee enters into a similar Deed of Covenant with the Management Company.

Following completion of the sale of the last of the relevant units the Communal Land will be transferred to the Management Company and the shares allotted to the individual purchasers who will then be responsible for the running of that Company.

We trust that the above information is of assistance to you but if you have any queries please do not hesitate to contact us.

Yours faithfully,



South Holland District Council,
Council Offices,
Priory Road
Spalding
Lincolnshire

For the attention of Mr. D. Roberts.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

T South Holland District Council Application Reference H16/0203/92.

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

OFF WOOLRAM WYGATE - SPALDING
PHASE II WYGATE PARK

3. Name, classification and number of road

UC

4. Date application referred 12-3-92

5. State whether outline, detailed application etc.

R.M.

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

RESIDENTIAL DEVELOPMENT (47 DWELLINGS)

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: 16-3-92. Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) C2 - - - to be approved - - - ——

(2) C2(a)

(3) F4

(4) C3.

(5) Prior to any building works commencing on the frontage to any roads to be constructed from concrete blocks, ~~the~~ the roads shall be laid out and constructed in accordance with a specification, programme and details to be approved

(6) No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Delete as appropriate

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

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

(1) C2

(2) C2(a)

(3) F4

(4) C3

(5) To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles

(6) This form of construction would be permanently damaged particularly from an appearance point of view.

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

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference H16/0203/92

Our Reference 106/48 RD SKH

25 February 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

ALLISON HOMES.
WYGATE PARK PHASE II, SPALDING.

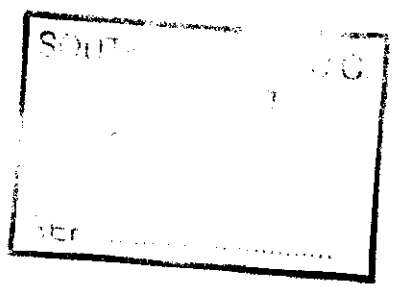
In the preparation of the layout design for the planning application now currently under consideration, reference no. above, detailed work at a scale of 1:200 was undertaken to ensure the arrangements of housing, trees and shrubs, road and parking spaces etc., as shown were feasible.

The enclosed sets of drawings show this work and, whilst supplementary to the main 1:500 scale drawings, we thought they might be of benefit to you in your consideration of the application. We feel that when this form of relatively high density housing is being designed it is essential to view it at as large a scale as possible in order to appreciate the intricacies of the design and to see exactly how all the facets link in with each other.

We trust you will consider the enclosed useful in your consideration of the application.

Yours faithfully

Robert Doughty



PJM saw Mr Underwood 1-6-9.

He lives in Wygate meadow + back the proposed footpath/cycleway.

Has received letters from Broadgate + Allsops asking if he will transfer his half of a dyke at the rear of his garden to Allsops for the provision of footpath, cycleway

Wygate meadow is still been developed + no consultation has comed to Mr Underwood is concerned about this. We wrote in.

If land not conveyed cannot implement cycle way etc as per plan

Also concerned re lighting. Should not cause developers + ourselves.

PJM

1-6-11

BRIAN SMITH Dip TP MRTPI
Dir 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: H16/0203/92

Applicant: Allison Homes Ltd
West Elloe Avenue
Spalding
Lincs
PE11 2BS

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development (47 dwellings) with associated roads, sewers and landscaping
Location: Land west of Woolram Wygate Spalding (to be known as Phase II Wygate Park Development)

Type: RESERVED MATTERS Date received: 14-FEB-92

19-FEB-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

The application is being held over until the schedule of dwellings is complete as per our telephone conversation today.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference

Our Reference 106 48 RD SKH

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

17 February 1992

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

ALLISON HOMES
WYGATE PARK PHASE II APPLICATION.

Further to the application we submitted on behalf of our clients above on Friday last 14th February, please find enclosed 4 copies of our drawing no 106/48/4, being the landscape proposals for the emergency link to the site from Woolram Wygate, omitted in error from the application.

Also enclosed are 4 copies of our latest drawing no 106/48/3 which indicates the fencing proposals for the site which should have been included on the drawing of the same number in the original submission.

Would you please now commit the original 106/48/3 drawings to the bin and subsitute the new ones included with this letter.

Yours faithfully

Robert Doughty

Enc.

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: H16/0203/92

Applicant: Allison Homes Ltd
West Elloe Avenue
Spalding
Lincs
PE11 2BS

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development (47 dwellings) with associated roads, sewers and landscaping

Location: Land west of Woolram Wygate Spalding (to be known as Phase II Wygate Park Development)

Amendment: External material schedule amended

19-JAN-94

Dear Sir/Madam

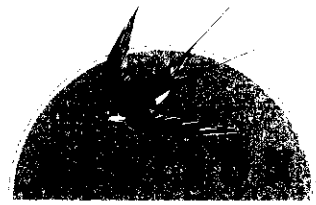
TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services



H O M E S

Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs. PE11 2BS

Tel: (0775) 724701
Fax: (0775) 762153

Our Ref: PCR/DOC/104

South Holland District Council,
Planning Department,
Priory Road,
SPALDING,
Lincs,
PE11 2BR.

FOR THE ATTENTION OF MR D. ROBERTS

A/2

13 October 1993,

Dear Sir,

RE: Woolram Wygate, Spalding Phase 2
Plots 48 & 49
Planning Ref H16/0203/92

Please find enclosed, for your information, a copy of our external material schedule for the above plots which have been amended from that of the original approved materials.

I would like to advise you that the proposed materials are selected from the range of materials previously approved for earlier phases of the Woolram Wygate development and trust that there are no objections to the proposals.

I trust you find the above and the enclosed information meets with your approval. However, should you have any comments or queries, please do not hesitate to contact this office. In the mean time I look forward to receiving your approval in the near future.

Yours sincerely,

P.C. Roe
Architect.

Enc:

S.H.D.C. PLANNING DEPT.
RECEIVED
14 OCT 1993

PLANNING AMENDMENT

For office use only

Application No. H16/203/92/A2

Date Registered 14 Oct 93

Case Officer D. Roberts

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Allison Homes

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Robert Doughty

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land west of Woolsbridge Estate

Please complete

EARLIER APPLICATION No.

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

H16/203/92

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.

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

State details of amendments proposed

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

Amended material schedule for Plots 48 and 49

State drawing no's of the current submission

N/A

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

NO

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

N/A

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: H16/0203/92

Applicant: Allison Homes Ltd
West Elloe Avenue
Spalding
Lincs
PE11 2BS

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development (47 dwellings) with associated roads, sewers and landscaping

Location: Land west of Woolram Wygate Spalding (to be known as Phase II Wygate Park Development)

Amendment Submitted: External material schedule amended

22-OCT-93

Dear Sir/Madam

AMENDMENT TO PROPOSAL

I acknowledge receipt of your proposed amendment to the above proposal. Unfortunately, it is not clear exactly what your intention is regarding the amendment.

Please complete the enclosed forms.

Only when these details are provided can the Authority determine whether or not the changes can be accepted as an amendment, and a fresh application may still be required.

** Please return one copy of this letter with your reply.

Yours faithfully

B SMITH
Director of Planning and Building Control Services

PLANNING AMENDMENT RECORD SHEET

		ADMIN	DC
Validation:	Inadequate/Inappropriate Valid as Amendment	☑	☐

Clarification/Details required:

.....

DC Assessment

		Senior Officer	Case Officer
Post	Immaterial	☑	☑
	New Application needed	☐	☐
	Confirmed:	....DR	....DR

17/1/94

Current

			Checklist
Amendment in principle?	Yes/No	Yes/No	
Same desc/char? (fee test)	Yes/No	Yes/No >	Fee Liaison?
Initiated by LPA?		Yes/No	Site inspect?
Dev objectives paramount?	Yes/No		BC Liaison?
			Reconsults/ Publicity on Application?

Authorised to proceed .....

Details accepted, if less than amendment requested:

Reconsults etc:

PC
WM
Press
Residents
Other

Rejected: .....

NOTES/Advice/Rejection Reason:

Include on Notice ☐

EXTERNAL MATERIAL SCHEDULE
WYGATE PARK, SPALDING - PHASE 2

Facing Brick by Butterley
Roof Tiles by Marley - Mendip Profile

PLOT NO	HOUSE TYPE	FACING BRICK	ROOF TILE	JOINERY
48	Blenheim	Farnham Red Multi Stock	Old English Dark Red	Stained
49	Royale	Farnham Red Multi Stock	Old English Dark Red	Stained

a/c

SOUTH H... D.C.
PL... OFFICE.
14 OCT 1993
REF. H16/0293/92...

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: H16/0203/92

Applicant: Allison Homes Ltd
West Elloe Avenue
Spalding
Lincs
PE11 2BS

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development (47 dwellings) with associated roads, sewers and landscaping

Location: Land west of Woolram Wygate Spalding (to be known as Phase II Wygate Park Development)

Amendment: Amended landscaping/tree planting in open space, additional planting to cycle crossing etc (106/48/8B)

10-JAN-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H16/0203/92/12

Date Registered 03 NOV 1993

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Swallow Homes Ltd
West Elloe Avenue
Spalding
Lincolnshire PE11 2BS

Tel. No.

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

Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford Lincolnshire NG34 ORA
Tel. No. 0529 421646 (Contact) Nicola C Hadley

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land west of Woolram Wygate, Spalding: known as Phase II Wygate Park.

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	H16/0203/92
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.

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 N C Hadley Date ...October. 25th. 1993.....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	Residential development (47 dwellings) with associated roads, sewers and landscaping
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	Amended landscape layout and tree planting in Public Open Space. Addition of junction planting to cycle crossing and location of Matrix planting.
State drawing no's of the current submission	106/48/8B
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	No
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	All except what is detailed above. No alteration to plot numbers.

AMENDMENT RECORD SHEET – POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ HL

Registered .....

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/Needs new app

Confirmed: 6/1

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

Note

Spoke to Nicola Hadley

16/11

Asked her to check out

public amendments to plot 28

She will get back to me & let

me know if these plans need

revising to take account of this

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

For the attention of Mr D Roberts

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

4 January 1993

Dear Sir

A/4

SWALLOW HOMES LIMITED
WYGATE PARK, PHASE 2 : DETAILED LANDSCAPE

Please find enclosed 2 copies each of our recently revised drawings 106/48/7c and 8c. These drawings have been prepared further to our telephone conversation recently during which, you may recall, we discussed that Swallow Homes Limited had made some amendments to their drawings and not made us aware of them, resulting in anomilies between our drawings and theirs already approved.

We should be grateful if the drawings submitted by us previously could be replaced with these new copies, and that you can now deal with the amendment at your earliest convenience. I understand that Swallow Homes Limited wish to implement the planting within the next 4 weeks.

Please do not hesitate to contact us should you have any questions.

Yours faithfully

Nicola C Hadley BA (Hons) Dip LA

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 JAN 1994
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Your reference

Our reference 233/100 (106/48) NCH AKD

Please contact Helpringham Office

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

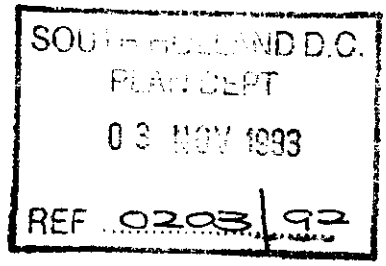
Tel: 0529 421646
Fax: 0529 421358

Your Reference:

Our Reference: 106/48 NCH SKH

25 October 1993

For the attention of Mr David Roberts



Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Dear Sir

SWALLOW HOMES LTD: WYGATE PARK, SPALDING, PHASE II.

Please find enclosed 2 copies of our drawing no. 106/48/8B together with 2 copies of an amendment form for the above.

The Amendment is requested due to altered conditions on the site and are in line with the amended Matrices details currently submitted for your consideration.

Should you have any queries please do not hesitate to contact us.

Yours faithfully

Nicola C Hadley

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC) To: Director of Administration
Planning and Building
Control Services

Our Ref: NRM/JJ H16/203/92 Your Ref: JMB/KS/PL.1

Date: 15 Apr 1994

GEORGETTE GARDENS, SPALDING - DOGS

With reference to your memorandum of the 29th March, enclosing a letter from a Christine Wood who lives at 15 Georgette Gardens, I can advise you that the Planning Committee does not have, and never has had, a policy that gardens should be "open plan". From time to time, conditions have been imposed on permissions seeking to take away the permitted development rights in relation to fencing, not because of any wish to prevent gardens being enclosed, but to ensure that any such work was visually satisfactory. This practice, has, however, been dropped, since experience showed that building firms seem to exercise effective control by means of restrictive covenants.

N Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning & Building Control Services
Director of Environmental Services

REF: JMB/KS/PL.1

REF:

DATE: 29th March 1994

SUBJECT: GEORGETTE GARDENS, SPALDING - DOGS

I enclose herewith copy of a letter from Ms C D Wood of 15 Georgette Gardens, Spalding relating to the above, and should be pleased to receive your observations thereon as soon as possible.

Director of Administration

✓ O
NRM

'FOREVEAR LANDWAYS'

15 GEORGETTE GARDENS

SPALDING

LINCS

PE11 1HT

23 March 1994

Mr C Simpkins
Chief Executive
South Holland District Council
Priory Road
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
24 MAR 1994
CHIEF EXECUTIVE'S DEPT.

Dear Mr Simpkins

We have recently purchased our above property and are in the process of maintaining the plants provided by Allison Homes and have also added more plants to enhance the original landscaping design. We are both very keen gardeners and we are looking forward to the prospect of not only owning a very nice property but also owning a very nice garden too.

Unfortunately, we are situated at the junction of two cycling tracks and, for this reason, we have experienced numerous problems with dogs running over our garden and destroying what we are trying to achieve. We have asked Allison Homes' permission to erect a small wall which we hoped would prevent this occurrence. Permission was not given as it is, we understand, the Council's policy for us to keep our garden in an 'open plan' concept.

The reason for my letter is to enquire what, if anything, the Council is proposing to do in respect of the problems of irresponsible owners allowing their dogs to run and defecate all over our garden. As a deterent to these thoughtless owners may I respectfully suggest that the Council erect signs along the cycle paths requesting that all dogs should be on leads? I am sure that we would not be the only residents who would be very grateful to the Council for doing this.

I should be most grateful to hear if this is to be the Council's policy in the future.

Yours sincerely

Christine D Wood

CHRISTINE D WOOD

ALLISON
HOMES

The Old Brewery
Cradge Bank, Spalding
Lincolnshire PE11 3AB
Tel: (0775) 724701
Fax: (0775) 762153

S.H.D.C. PLANNING DEPT.
RECEIVED
02 DEC 1992 DR
Attention of
DPO NRM
DOPO
AOP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Our ref: SWR/JCR/S698

District Planning Officer,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE.

1st December, 1992

Dear Sir,

Re: Planning Permission H16/0203/92
47 Dwellings off Woolram Wygate, Spalding

Please find enclosed a master conveyance plan for the 38 no. two bedroom units on this development. As you will see we have endeavoured to avoid the requirement of a management company on this phase further to your discussions and concern expressed about the future accountability of such an organisation.

We feel that this arrangement will ensure that areas of shared use are adequately maintained and avoid problems in the future.

A copy of this plan has also been forward to the County Council Highways Department, as it is a requirement of their specification that a Management Company be formed to maintain shared access and parking facilities. I am advised that they have indicated that they would have no objections to the proposed arrangement and indeed feel that it is a good solution to the problem.

Please do not hesitate to contact me should you require any further information.

Yours faithfully,

S.W. Robinson,
Development Manager

Steve Please file on. agreement file
28/12/94

Enc:

Allison Homes is a trading name of
SWALLOW HOMES LTD
Registered Office: 28 Wide Bargate, Boston, Lincs. PE21 6RT Registered No. 2669767/England
Directors: D. Mee, K. S. Hick, H. R. M. Jones, K. M. Taylor

AMENDMENT RECORD SHEET – POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KL

Registered .....

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/Needs new app

Confirmed: DC 12/1

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

PLANNING AMENDMENT

For office use only

Application No. H16/0203/92/AS

Date Registered 07 JAN 1994

Case Officer DSR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Swallow Homes Limited
West Elloe Avenue
Spalding
Lincolnshire

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincolnshire NG34 0RA
Tel. No 0529 421646 (Contact) Nicola Hadley

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land west of Woolram Wygate, Spalding (To be known as Phase 2B Wygate Park Development)

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	H16/0203/92
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.

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 N Hadley Date 4 January 1993

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	Residential development (47 dwellings) with associated roads, sewers and landscaping
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	Landscaping: shrub and tree planting on Plot 48. See accompanying plan
State drawing no's of the current submission	233/38/1
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	No
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	All except as described above. Plot number altered from plot 29 to plot 48

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

For the attention of Mr D Roberts

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

5 January 1994

Dear Sir

SWALLOW HOMES LIMITED
WYGATE PARK, PHASE 2B

Further to a telephone conversation between myself and Mr David Roberts on the 4th January please find enclosed our 3 separate applications related to the above.

In line with our earlier discussions, amendment applications are enclosed to amend the landscaping, shrub and tree planting on plots 39-47 and plot 48. A condition compliance application is also enclosed to comply with condition 2 related to landscape, for plot 49.

We trust these applications are satisfactory, however, should you have any queries, please do not hesitate to contact us.

Yours faithfully

N C Hadley

A/s

Nicola C Hadley BA (Hons) Dip LA

Your reference

Our reference 233 38 NCH AKD

Please contact Helpringham

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

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: H16/0203/92

Applicant: Allison Homes Ltd
West Elloe Avenue
Spalding
Lincs
PE11 2BS

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development (47 dwellings) with associated roads, sewers and landscaping

Location: Land west of Woolram Wygate Spalding (to be known as Phase II Wygate Park Development)

Amendment: Amend Plot no: 29 to Plot 48. Landscaping: shrub and tree planting on Plot 48. (Drawing no: 233/38/1)

14-JAN-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

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: H16/0203/92

Applicant: Allison Homes Ltd
West Elloe Avenue
Spalding
Lincs
PE11 2BS

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development (47 dwellings) with associated roads, sewers and landscaping

Location: Land west of Woolram Wygate Spalding (to be known as Phase II Wygate Park Development)

Amendment: Additional deep window in bedroom 1 and double french doors in lieu of window in breakfast area (Plot 48)

04-NOV-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H16/0203/92/43

Date registered 29 OCT 1993

Case Officer DL

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT** Swallow Homes Ltd (Allison Homes) Swallow House, Banbury Close, West Elloe Avenue, Spalding. PE11 2BS Tel. No. 0775 724701	**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** Land to West of Woolram Wygate Phase Two Plot 48	
Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	H16/0203/92
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

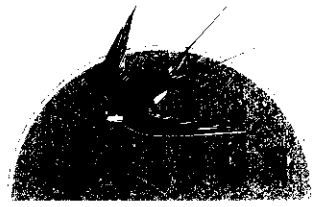
Has a similar amendment been submitted under Building Regulations? Yes / No

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 29/Oct/93

3. *Please complete in block letters* **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	Residential development 47 dwellings with associated roads, sewers and landscaping.
As **NOW PROPOSED**, if different	Plot 48, Additional window
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	Additional 630x1200mm deep window in Bedroom 1. Double french doors in leiu of window in Breakfast Area.
State drawing no's of the current submission	WWS/3a/SL/02, P/H/4/131
State Officer dealing with the application, if known.	Mr D. Roberts
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	Amendments limited to plot 48.



HOMES

Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs. PE11 2BS

Tel: (0775) 724701
Fax: (0775) 762153

Our Ref: LAC/DOC/55

SOUTH HOLLAND D.C.
PLANNING
29 OCT 1993
REF 0203/92/A3

Chief Planning Officer,
South Holland District Council,
Planning Department,
Priory Road,
SPALDING,
PE11 2BR.

FOR THE ATTENTION OF MR D ROBERTS

28 October 1993,

Dear Sir,

RE: Residential Development Woolram Wygate - Phase 2 Spalding
Previous Planning Ref: H16/0203/92

Further to the telephone conversation between yourself and my colleague, Mr P. Roe regarding the above development, I write to request an amendment to the original approval for Plot 48 as highlighted on our overall Phasing Plan.

Enclosed, for your consideration, are duplicate copies of the approved site layout for this particular plot and duplicate copies of the completed amendment application form and design sheet with the proposed amendments shown.

I would like to take this opportunity to advise you of the proposed changes, one 630 x 1200 mm deep window to bedroom 1 and a set of double french doors in lieu of the window in the breakfast room. We feel that these amendments present no implication to the adjacent properties but will result in more light entering bedroom 1 and the breakfast room whilst incorporating a window in the main bedroom that looks out onto the clients rear garden.

I trust you find the application complete and in order and that all the above and the enclosed information meets with your approval. In the meantime, should you have any comments or queries, please do not hesitate to contact this office.

Yours faithfully,

L.A. Charlesworth,
Architectural Technician.

Enc:

PLANNING AMENDMENT RECORD SHEET

		ADMIN	DC
Validation:	Inadequate/Inappropriate Valid as Amendment	☐	☐

Clarification/Details required:

.....

DC Assessment

		Senior Officer	Case Officer
Post	Immaterial	☐	☐
	New Application needed	☐	☐
	Confirmed:	.....	.....
Current	Amendment in principle?	Yes/No	Yes/No
	Same desc/char? (fee test)	Yes/No	Yes/No >
	Initiated by LPA?		Yes/No
	Dev objectives paramount?	Yes/No	

Checklist

Fee Liaison?

Site inspect?

BC Liaison?

Reconsults/ Publicity on Application?

Authorised to proceed .....

Details accepted, if less than amendment requested:

Reconsults etc:

PC
WM
Press
Residents
Other

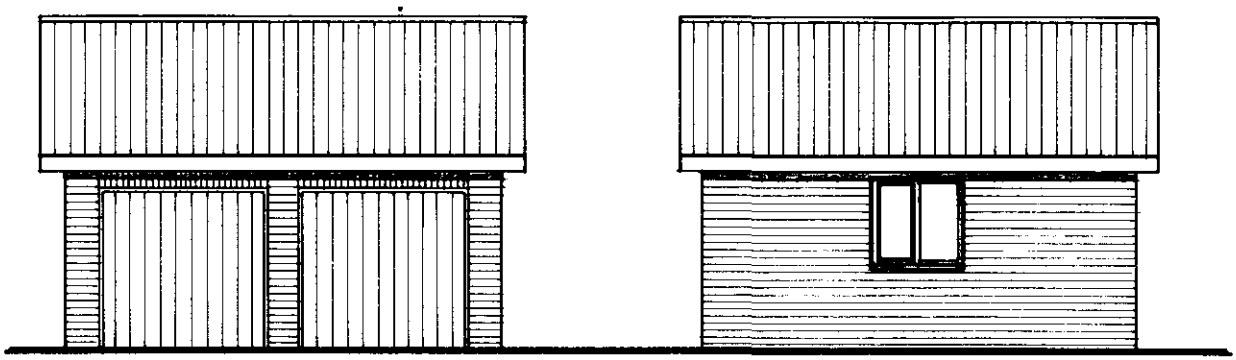
Rejected: .....

NOTES/Advice/Rejection Reason:

Include on Notice ☐

ROOF PITCH TO VARY
ACCORDING TO MAIN
DWELLING

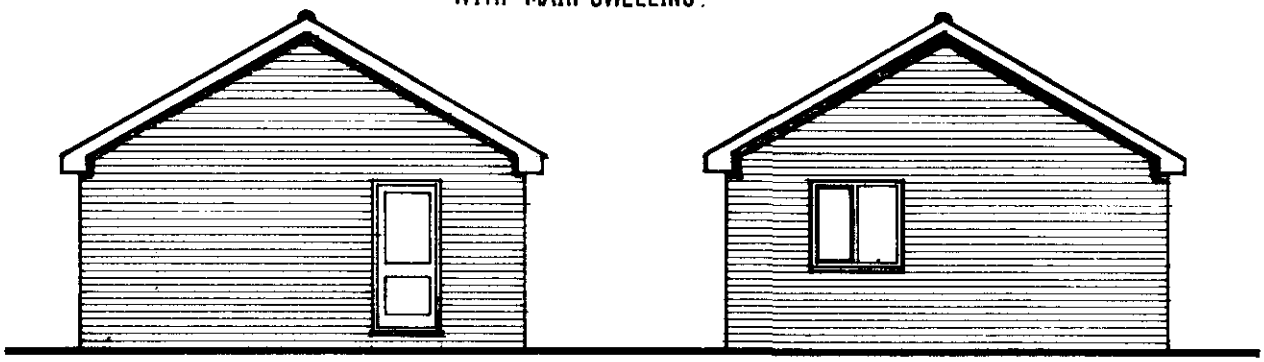
SOUTH HOLLAND D.C.
PLAN DEPT.
14 FEB 1992
REF 0203/92



Front Elevation

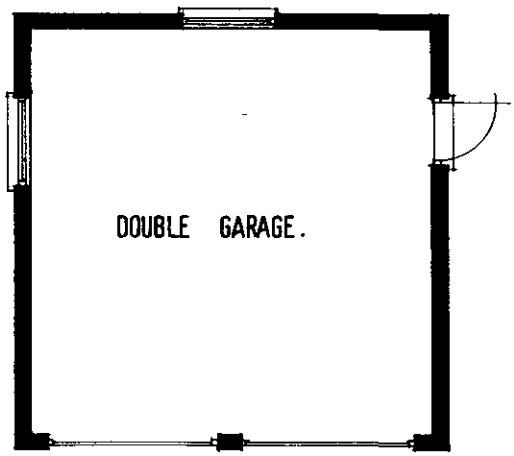
Rear Elevation

WINDOW TYPE & POSITION
TO VARY INACCORDANCE
WITH MAIN DWELLING.



Side Elevation

Side Elevation



FOR EXACT POSITION OF
GARAGE SEE SITE LAYOUT.

Plan

Project Design Sheet		Drg N°	ALLISON (CONTRACTORS) LTD WEST ELLOE AVENUE SPALDING. LINCOLNSHIRE Telephone 4701
Title DETACHED DOUBLE GARAGE		P/G/100	
Scale 1:100	Date MAY. 87.		

ALLISON HOMES
EXTERNAL MATERIALS SCHEDULE

WYGATE PARK (PHASE TWO)

PLOT	HOUSE TYPE	BRICK			TILES			RENDER	JOINERY
NO									
28	BIRCHGROVE	BUTTERLEY	ASHLEY	NURSERY MIXTURE	MARLEY	MENDIP	SMOOTH BROWN	NO	STAIN
29	FERNDALE	IBSTOCK	LAYBROOK	LIGHT WESSEX MULTI STOCK	MARLEY	MENDIP	SMOOTH BROWN	NO	STAIN
30	CONWAY	IBSTOCK	LAYBROOK	THAMESHAM RED MULTI STOCK	MARLEY	MENDIP	SMOOTH BROWN	NO	STAIN
31	CANTERBURY	BUTTERLEY	KIRTON	RUFFORD RED	MARLEY	OLD ROLL	FARMHOUSE RED	NO	PAINT
32	HENLEY	BUTTERLEY	KIRTON	BURNLEY RED	MARLEY	OLD ROLL	FARMHOUSE RED	NO	PAINT
33	LITCHFIELD	BUTTERLEY	KIRTON	OLD ENGLISH ROSE RUSTIC	MARLEY	OLD ROLL	FARMHOUSE RED	NO	PAINT
34	BANBURY	BUTTERLEY	KIRTON	RUFFORD RED	MARLEY	OLD ROLL	FARMHOUSE RED	NO	PAINT
35	KENILWORTH	BUTTERLEY	KIRTON	OLD ENGLISH HARVEST MULTI RUSTIC	MARLEY	MENDIP	BRINDLE WEALD	NO	STAIN
36	LYMINGTON	BUTTERLEY	KIRTON	OLD ENGLISH ROSE RUSTIC	MARLEY	MENDIP	BRINDLE WEALD	NO	STAIN

SOUTH [illegible]
PLAN DEPT.
14 FEB 1992
REF ....0203/92..

Mrs P Nixon,
8 Grevel Close,
Spalding
Lincs.
PE11 1ED.

Mr P Daly

PJD/JJ B16/0203/92

08 Feb 1996

Dear Madam,

ERECTION OF CONSERVATORY.

I refer to your letter which was received on the 5th February 1996.

From the information contained in your letter planning permission does not appear to be required for your conservatory. The fact that it is within 2 metres of the boundary does not matter as long as it is no more than 4 metres high at any point within 2 metres of the boundary. You state that the external height will be 2.78 metres.

I trust this satisfactorily answers your query.

Yours faithfully

N Midlen
Development Control Manager

Mrs. P. Nixon
8 Grevel Close
Spalding
Lincs
PE11 1ED

1st Feb 1996

PJ ✓

Dear Sir,

I am considering having a conservatory built in my back garden, but I do not know if I would need planning permission for it. This would be the first of any extension to the building, which is one of a terrace.

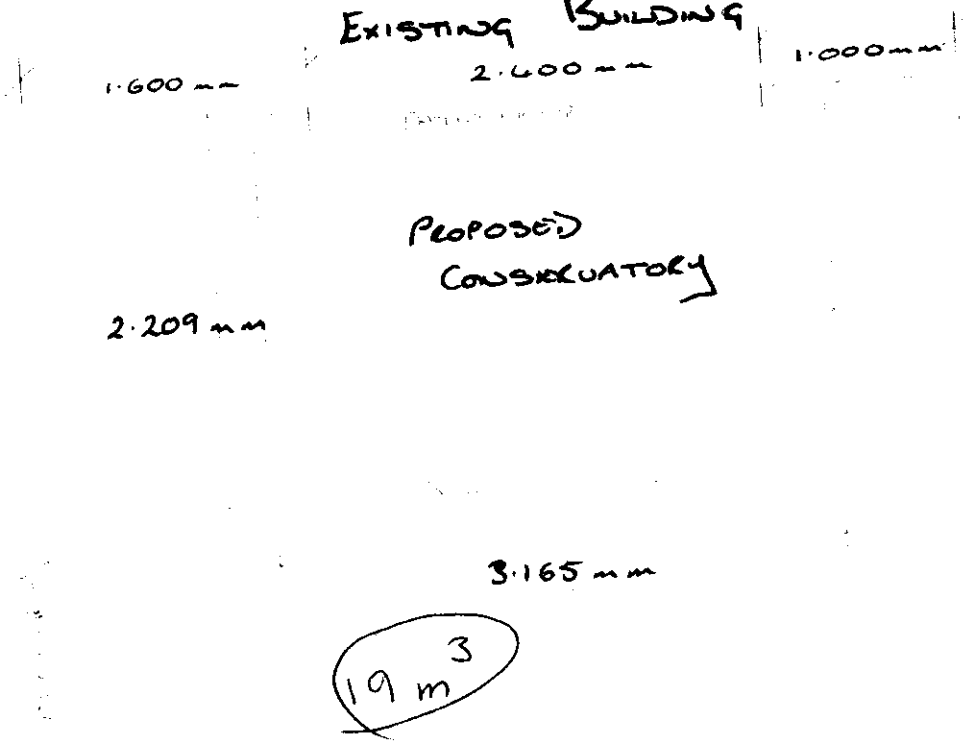
It satisfies all of the recommendation as stated in your Householder Development leaflet except no: 4. When erected it would leave a distance of under 2 metres to each boundary.

I have enclosed a sketch of the proposed conservatory and all measurements I believe necessary. If any more are needed please contact me at the above address.

I would be grateful if you could let me know how I stand on this matter.

Yours faithfully.

P. Nixon.



EXTERNAL HEIGHT. 2·781 mm

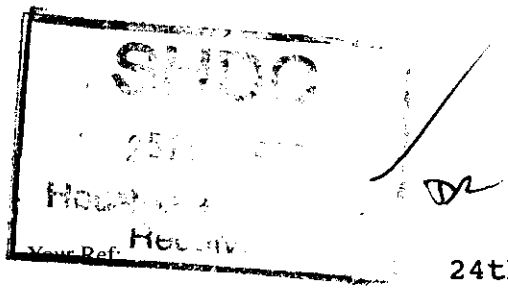
203/92	No Record of P.d.	RM
1028/92	Refused	RM
1146/92	No Record of P.d	RM
21/91	No Record of P.d	O/A

CRUSTS
SOLICITORS

64 Pinchbeck Road, Spalding, Lincs. PE11 1SY

Partners:
P. START
C.L. TRIM
P.I. LILL

☎ 01775-725664
Fax: 01775-723625
DX 26705 SPALDING



Our Ref: PAL/RPPS

24th February 1997

The Planning Department,
South Holland District Council,
Priory Road,
SPALDING,
Lincolnshire
PE11 2XE.

Dear Sirs,

11 Grevel Close, Wygate Park, Spalding

We act for proposed buyers of this property, and an Approval of Reserved Matters was granted to Allison Homes Limited on 22nd June 1992. This contained a note that the permission was granted on the basis that a management company would be formed, and as far as we are aware this never actually occurred.

Would you please let us know whether this requirement was subsequently dropped, or if not, the Council's view on the apparent breach of condition.

Our thanks in anticipation of your assistance.

Yours faithfully,

When calling please ask for Mr. Luff

Crusts is authorised by the Law Society to conduct investment business.

FILE COPY

Crusts Solicitors,
64 Pinchbeck Road,
Spalding,
Lincs.
PE11 1SY.

Mr D Roberts

SAW/NRM/JJ
H16/0203/92
PAL/RPPS
10 March 1997

Dear Sir,

11 GREVEL CLOSE, WYGATE PARK, SPALDING.

In reply to your letter 24th February 1997 in respect of the above site. I have researched the planning application in relation to this site and can advise that it was not a conditional requirement that a Management Company be formed. Instead a note was appended to the Decision Notice to recognise an undertaking given by the Applicant's Solicitors. On this basis, I do not think that the Council could instigate enforcement action to secure formation of a Management Company.

I shall be writing to the Developers to ascertain what arrangements have been made relating to the maintenance of communal areas etc in the meantime I can only advise that you make your own independent enquiries on behalf of your Clients who will no doubt be satisfied in their own minds of the situation. I hope these comments are of some assistance.

Yours faithfully

N Midlen
Development Control Manager

Allison Homes,
Banbury Close,
West Elloe Avenue,
Spalding,
Lincs.
PE11 2BS.

Mr D Roberts

SAW/NRM/JJ
H16/0203/92

10 March 1997

Dear Sir,

PLANNING PERMISSION RELATING TO GREVEL CLOSE, WYGATE PARK, SPALDING.

I have been contacted by a firm of Solicitors acting for a prospective purchaser of a dwelling in Grevel Close. From the information received it would appear that your previous undertakings given in relation to the original planning permission to form a Management Company to ensure future maintenance of communal areas has not been fulfilled.

In this respect, I would draw your attention to the note appended to the Decision Notice relating to planning permission H16/0203/92 and the contents of a letter dated 1st May 1992 from Messrs Roythornes relating to this matter. I would be pleased to learn whether or not a Management Company has indeed been set up and if not what arrangements are in hand to ensure future maintenance of communal areas not presently maintained at the public expense. I look forward to hearing from you in respect of this matter.

Yours faithfully

N Midlen
Development Control Manager

File NFA
DR2/3.

ALLISON
HOMES

Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs. PE11 2BS

Tel: (01775) 724701
Fax: (01775) 762153

Our ref APB/LS/274

21 March 1997

Mr D Roberts
South Holland District Council
Priory Road
SPALDING
Lincs

Dear Mr Roberts

Re: Planning Permission Relating to Grevel Close, Wygate Park, Spalding.

Thank you for your letter received during this week.

We have gained from our files a copy of the Master Conveyance Plan, which indicates that all areas of land wth the exception to the small areas shown in green have been conveyed to the individual purchasers.

The areas shown in green are to be adopted by the Local Authority concerned with the maintenance of Public Open Spaces. As the road and footpaths are adopted by the Highways Authority, no management company is required.

We trust this answers your concerns.

Yours sincerely

Adrian Brotherton
Commercial Manager

Enc