SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0215/93 Received:27-APR-93 Type:FULL

Name: Broadgate Builders
(Spalding) Ltd
519 Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Ltd
519 Broadgate
Weston Hills
Spalding Lincs

Description: Collector road to serve residential development

Location : Wygate Park Spalding
Lincs

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

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

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

2 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.

3 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.

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.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

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

Reason: In the interests of visual amenity.

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

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

7 The applicants shall submit to and agree with the Local Planning Authority details of a scheme to prevent vehicular use (except in cases of emergency) of the footpath link to Farthingales. Such scheme should also be designed to minimise danger to pedestrians and children, and the approved scheme shall be carried out before the road hereby permitted is brought into use.

Reason: In the interests of public safety and the amenities of residents.

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on the 2 July 1993.

The applicant is advised that the details shown on the submitted plans relating to future layout do not form part of this permission, and it should not be inferred, therefore, that permission will be forthcoming for such details if submitted.

Director of Planning and Building Control Services
19-JUL-93 H16/0215/93

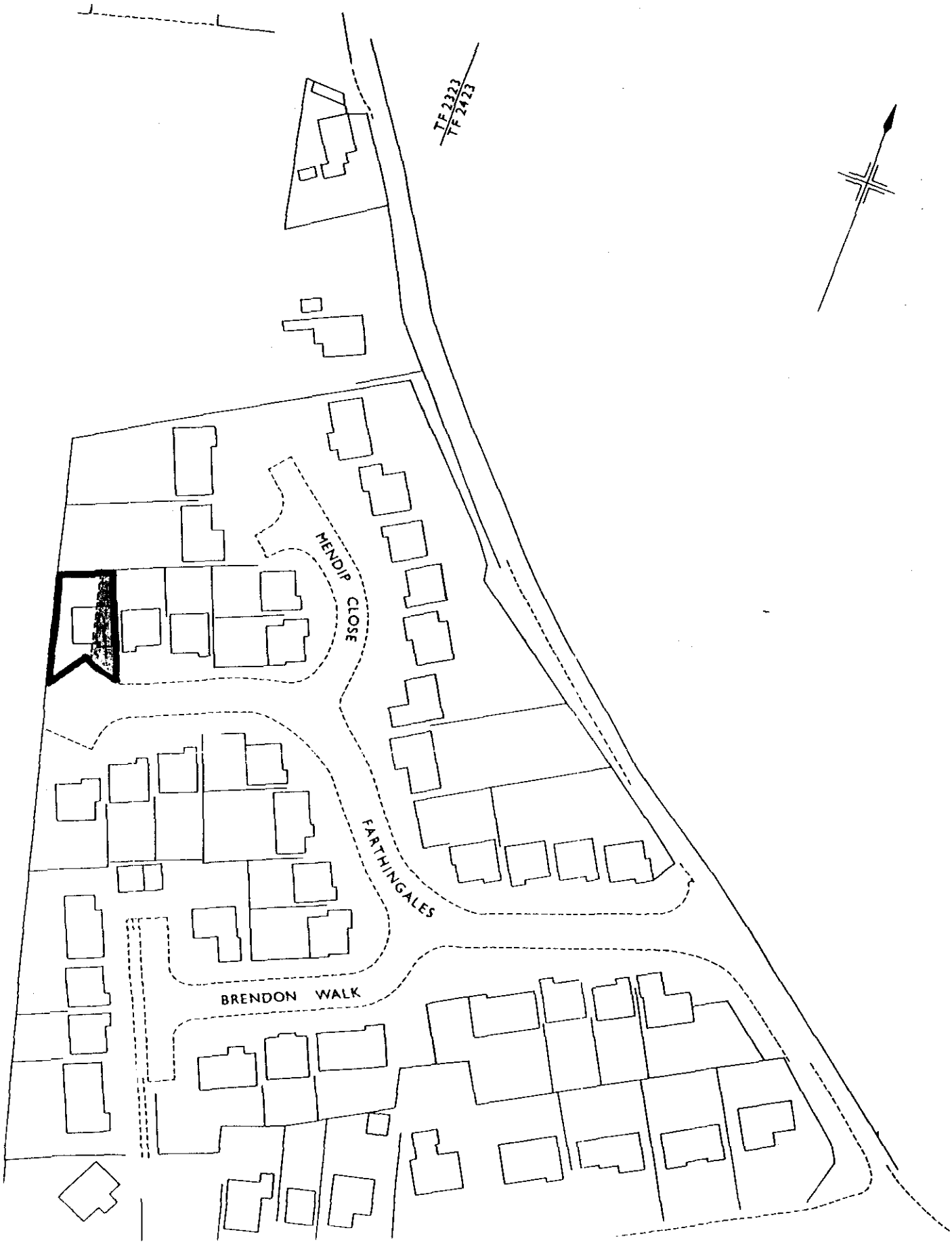
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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)

LAND REGISTRY

		TITLE NUMBER	
		LL50119	
E SURVEY RENCE	TF2323	SECTION A	Scale 1/1250 Enlarged from 1/2500
NCOLNSHIRE	DISTRICT SOUTH HOLLAND		© Crown copyright 1989



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0215/93

Date Registered 8 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD,
S19, BROADGATE,
WESTON HILLS,
NR. SPALDING.

Tel. No. 0406 380532

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WYGATE PARK, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

COLLECTOR ROAD TO SERVE RESIDENTIAL DEVELOPMENT

Please complete

Signed H Price

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £240 If you consider no fee is payable include a written explanation instead.

Date 8/3/93

Previous application No: H16/0201/92

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 ☐ Externa Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s) ☐

(ii) Alterations or extension ☐

(iii) Change of use ☐

Not Applicable

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: Not Applicable sq. metres

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

(b) max. length: metres

(c) max. width: metres

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

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. Agricultural

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: [redacted] Nugate Park
Will there be –
Individual access(es) ☐
New estate road ☐

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

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* To public sewer

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

C. Please state whether a land drain will be affected No

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

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

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

Continue on separate sheet if necessary. See letter and copy correspondence from Anglian Water

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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

OWNER

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed H Price (Applicant/~~Agent~~) Date 8/3/93

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 H Price Applicant/~~Agent~~) Date 8/3/93

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by DL
Date 11/3

Notice posted by DL
Date 11/3

open field.
Access permission from new distributor Rd.
otherwise no distinguishing features apart from Tel. poles + small style across fields.

Resident Notices required
18+21 Fauchingales
Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve ✓ Refuse

Signed DL 12/7 (at home)

DRO Meeting 8/6/93

Conditions/Reasons (continue overleaf)

Repeat conds 1 to 5 from Appendix + add.

(cond 6) – the applicants shall submit to and agree with the LPA details of a scheme to prevent vehicular use (except in cases of emergency) of the footpath link to Farthingales. Such scheme should also be designed to minimise danger to pedestrians and children, and the approved scheme shall be carried out before the road hereby permitted is brought into use (R. In the interests of Public safety and the amenities of residents)

Notes to applicant

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

Note: 1/ SAC. amended plans dated 2/7/93.
2/ the applicant is advised that the details shown on the submitted plans relating to future ~~access~~ Report ~~and~~ do not form part of this permission and it should not be assumed that permission will be forthcoming for these details.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other .... ✓

Precise details, for non-standard direction: See attached sheet

Senior Officer authorised: DE 8/4 Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Readvertise + Record as such. Signed: DE 27/4.

Further direction: Precise details:

Amended description:

New valid date: 27.4

Consultation/Publicity Required

PDM 10-3 Is 26m enough between road + Farthingdales?
DE 10/3

		Requested	Sent
Extra Publicity:			
	Departure ? NOT IN IBD	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer DM

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £240.

Receipt Issued P2373

Date first Rec'd 08 MAR 1993

Registration

Reference H16/0215/93

Cross-Ref R

Date 9/3

Validation

TYPE FULL

Earliest permission

Site area 0.4

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 240

Additional Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 182

OS No's

Grid ref 523550 323830

Ward T

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area YES

Linked to site 336 Ref

Linked to property Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

S1-32

Cole & Co Solicitors,
23 Tombland,
Norwich,
NR3 1RF.

Mr D Roberts

D/R/JH 616/0215/93

DEC/SS/Clark

10 Jul 1995

Dear Sir/Madam,

APPLICATION FOR COLLECTOR ROAD, WYGATE PARK, SPALDING FOR BROADGATE BUILDERS.

With reference to your two letters dated 23rd June 1995 in respect of the above in relation to No 18 Farthingales. I have to advise that the copy letter dated 21st May 1993 was not enclosed with your second letter. The planning file does not contain a letter bearing this date. You will no doubt contact me therefore if there are any matters in the letter dated 21st May 1993 that are not addressed in this letter.

I can advise that the development of the land to the west of the subject property is now well underway. I enclose for your information a copy of the approved plan showing the roadway and associated dwelling.

As you will note, the only link between the site and Farthingales is via a footpath. As such therefore the new roadway should not directly affect the subject property. The highway and footway link will ultimately be adopted by the Lincolnshire County Council who will be responsible for their future maintenance. The question of prevention of unauthorised vehicular use as mentioned in my letter dated 17th June 1993 will ultimately be the County Council's responsibility.

I hope this is of some assistance, but if you require any further clarification please do not hesitate to contact me.

Yours faithfully

A Mulen
Development Control Manager

DR

3821

Your ref
Our ref DEC/SD/Clark
Date 23 June 1995

COLE & Co.
SOLICITORS

23 Tombland Norwich NR3 1RF
Telephone (01603) 617018
DX 5220 Norwich
Facsimile (01603) 630050

South Holland District Council
Planning & Building Control Department
Council Offices
Prior Road
SPALDING
Lincs
PE11 2XE

Dear Sirs

Application Number: H16/0215/93
Applicant: Broadgate Builders

not enclosed
Cwilson
26/6/95

We enclose a copy of your letter dated 21 May 1993 to the owner of 18 Farthingales. We are acting for Mr & Mrs Clark and their mortgagees, the Northern Rock Building Society in connection with the intended acquisition and mortgage of that property. We would be grateful if you would let us know the present position in so far as it is affects this property relating to the planning permission for adjoining property ideally providing copy plan or such other information you are able to. An early response would be appreciated.

Yours faithfully

COLE & COMPANY

Enc

Partners: Richard A G Temple LL.B David E Clarke B.A.
Assistant Solicitors: Carolyn J Eddy LL.B Godfrey H R Morgan LL.B Nicholas J E Foster LL.B Robin D Postle B.A.
Litigation Executive: Patricia A Brodie M.Inst.L.Ex.

Authorised and regulated by the Law Society in the conduct of investment business

Your ref DJR/JJ H16/215/93
Our ref DEC/SD/Clark
Date 23 June 1995

COLE & Co. SOLICITORS

23 Tombland Norwich NR3 1RF
Telephone (01603) 617018
DX 5220 Norwich
Facsimile (01603) 630050

South Holland District Council
Planning & Building Control Department
Council Offices
Prior Road
SPALDING
Lincs
PE11 2XE

Dear Sirs

Application for Collector Road Wygate Park Spalding for Broadgate Builders

We are acting for Mr & Mrs Clark and their mortgagees the Northern Rock Building Society in connection with the proposed purchase of 18 Farthingales Spalding a plan of which is enclosed.

We have been passed a copy of your enclosed letter of 17 June. Can you please let us know the latest position regarding the highway in so far as if affects the subject property. In particular our clients mortgagees have asked if it is possible for us to have a plan showing the position of the new highway either as in place or as intended as may be appropriate. We look forward to hearing from you.

Yours faithfully

COLE & COMPANY

Enc

Partners: Richard A G Temple LL.B David E Clarke B.A.
Assistant Solicitors: Carolyn J Eddy LL.B Godfrey H R Morgan LL.B Nicholas J E Foster LL.B Robin D Postle B.A.
Litigation Executive: Patricia A Brodie M.Inst.L.Ex.
Authorised and regulated by the Law Society in the conduct of investment business

APPLICATION REFERENCE: H16/0215/93 DATE RECEIVED: 27-APR-93

TYPE: Full

DESCRIPTION: Collector road to serve residential development

LOCATION: Wygate Park, Spalding

APPLICANT: Broadgate Builders AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -8 JUN 1993

REASON FOR COMMITTEE CONSIDERATION

Proposed road in isolation from other details.

RECOMMENDATION

That the Director of Planning and Building Control Services be authorised to grant permission upon completion of consultations.

COMMENTS

1 Application is for a 300 metre long section of collector road to serve approximately 2.4 Ha of development land to north of the new local distributor road off Woolram Wygate.

2 Road will provide future link to land to north and west. Indicative plan shows how part of the site could be developed with bungalows.

3 Proposal has been the subject of discussions, and is being submitted at this stage in order for Anglian Water to install a new water main which is an urgent requirement for the area, without disrupting existing highways.

REPRESENTATIONS

Public: Resident consultations expire 11 June 1993 - any response to be reported.

SCHEDULE OF CONDITIONS

1 C2 - (Completion of Highways).
2 C2a - (Road Construction).
3 C3 - (Surface Water Run-off).
4 SC21 - (Landscaping Scheme).
5 SC27 - (Implementation of Planting).

8th JUNE 1993 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H05/0431/92 H Payne	DMG	Withdrawn.
3	H11/0488/92 T Betts	DMG	Non-Determined as recommended.
4	H14/0010/93 Empire World Trade	DJR	Deferred for site visit. Obtain additional information from applicant.
6	H19/0152/93 Mr J Allen	DMG	Deferred. Check whether site notice correctly positioned.
9	H14/0173/93 Mr N Purvis	DJR	Grant as recommended.
11	H16/0215/93 Broadgage Builders	DJR	DPBCS Authorised as recommended plus request applicant re-positions road. Note on decision notice to emphasise road extention on submitted plans not part of planning permission.
12	H16/0276/93 J & A Tyrell	DJR	Deferred for site visit.
14	H13/0278/93 Mr & Mrs Spencer	DMG	Deferred for site visit.
16	H09/0300/93 B Ayres	DMG	DPBCS Authorised subject to sect 106 agreement as recommended.
19	H13/0312/93 DGM Properties	JB	Deferred for site visit as recommended.
21	H08/0316/93 Mr R Bates	PJU	Refuse permission as recommended plus additional reasons: Would leave existing dwelling with cramped appearance contrary to amenity. Accumulative effect of similar developments.
22	H14/0329/93 Mr D Hull	PJU	DPBCS Authorised subject to sect 106 agreement as recommended plus additional requirement to locate access as far to south as practical.
23	H02/0348/93 East Midlands Electricity	PJU	No objections as recommended.
24	H02/0349/93 East Midlands Electricity	PJU	No objections as recommended.
25	H23/0376/93 Whaplode Manor	DMG	Refuse as recommended.
27	H18/0387/93 Mr & Mrs Smith	DMG	DPBCS Authorised as recommended.

28	H02/0 0/93 G Riddington	PJU	Object as recommended plus strongly request that they refer application back to committee to enable them to report our objections. Also make reference to us having given verbal notice prior to their committee meeting that we would most likely object to this proposal.
30	H16/0397/93 Mr G Booth	PJU	Grant as recommended plus condition to be altered to make reference to implimentation of filtration system.
	H16/0412/93 Birse Constr	DJR	Object as recommended plus additional reasons of lake being in inappropriate location and that committee feel that proposal would prejudice A1073 improvement scheme.
34	H11/0422/93 Mr & Mrs Watson	DMG	DPBCS Authorised contrary to recommendation subject to satisfactory amended plans. Speak to DPBCS.
35	H17/0438/93 Mr & Mrs Savage	PJU	Deferred for site visit.
36	H03/0461/93 J & E Davis	PJU	Details not required as recommended.

9th June 1993

Signed_____
Principal Planning Officer

416. PLANNING APPLICATIONS (Continued)

(f) **Applications Director of Planning and Building Control Services authorised to approve**

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant	Proposal
H16/0215/93 Broadgate Builders	Collector road to serve residential development at Wygate Park, Spalding.

(Subject also to satisfactory negotiations with the applicant regarding the provision of a greater depth of land between the existing development and the proposed road, in order to allow an appropriate form of development on this area of land. It was also agreed that it be made clear to the applicants that the development adjoining the proposed road included on the submitted plans does not form part of the planning permission.)

H18/0387/93 Mr & Mrs Smith	Condition compliance relating to details of roofing materials, fencing and landscaping (conditions 2, 3 and 4 of application H18/1312/92) at 43 New Road, Sutton Bridge.
H11/0422/93 Mr & Mrs S Watson	Reserved matters relating to bungalow and garage at Wisbech Road, Long Sutton.

(It was agreed that the Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to his recommendation, subject to satisfactory negotiations with the applicant regarding the design and resiting of the proposed dwelling.)

(g) **Applications approved subject to Planning Obligations**

Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments in accordance with his recommendations:-

Plan No. and Applicant	Proposal
H09/0300/93 B Ayres	Storage building and associated dwelling at Damgate Road, Holbeach.

(To ensure that the proposed dwelling is not occupied except by the owner, manager or an employee of the adjoining business premises.)

H14/0329/93 Mr D R Hull	Dwelling for use within the business at Mill Green Road, Pinchbeck.

(To ensure that the proposed dwelling is not occupied except by the owner, manager or an employee of the horticultural holding of which it forms an integral part and that planning permission H14/1719/88 is revoked.)

BRIAN SMITH Dip TP MRTPI
Director of F ng & 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

H16/0215/93

FULL

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Collector road to serve residential development

Location: Wygate Park
Spalding
Lincs

Valid date: 27-APR-93
Target dates:
To case officer 04-MAY-93
Inspected by 11-MAY-93
Extra contacts 18-MAY-93
Report if not clear by 01-JUN-93

Terminal date: 22-JUN-93
Target Committee: 08-JUN-93
Report deadline: 25-MAY-93

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: .4 HA
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
The Owner/Occupier, 18 Farthingales, Wygate		21-MAY-93	11-JUN-93
The Owner/Occupier, 21 Farthingales, Wygate		21-MAY-93	11-JUN-93
Site/Press Advert MIN		04-MAY-93	25-MAY-93
Cllr C F Fisher	0775 725983	27-APR-93	04-MAY-93
Cllr Mrs A M Newton	0775 762210	27-APR-93	04-MAY-93
Cllr R C West	0775 760231 (Of	27-APR-93	04-MAY-93

BRIAN SMIT p 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

H16/0215/93

FULL

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Collector road to serve residential development

Location: Wygate Park
Spalding
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Valid date: 27-APR-93
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Inspected by 11-MAY-93
Extra contacts 18-MAY-93
Report if not clear by 01-JUN-93

Terminal date: 22-JUN-93
Target Committee: 08-JUN-93
Report deadline: 25-MAY-93

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: .4 HA
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~04-MAY-93~~ 30 April	~~25-MAY-93~~ 21st ~~June~~ May
Cllr C F Fisher	0775 725983	27-APR-93	04-MAY-93
Cllr Mrs A M Newton	0775 762210	27-APR-93	04-MAY-93
Cllr R C West	0775 760231 (Of	27-APR-93	04-MAY-93

L.C.C - Obs Attached JCB 29/4/93

BRIAN SMITH Dip TP MRTPI
Director of ... ng & 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

H16/0215/93

FULL

Applicant: Broadgate Builders
Tel: 0406 380532

Agent: Broadgate Builders
0406 380532

Description: Collector road to serve residential development

Location: Wygate Park
Spalding
Lincs

Valid date: 08-MAR-93
Target dates:
To case officer 15-MAR-93
Inspected by 22-MAR-93
Extra contacts 29-MAR-93
Report if not clear by 12-APR-93

Terminal date: 03-MAY-93
Target Committee: 20-APR-93
Report deadline: 06-APR-93

Case Officer:
D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: .4 HA
Category: Misc works
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	10-MAR-93	24-MAR-93
Cllr Mrs A M Newton	0775 762210	10-MAR-93	24-MAR-93
Cllr R C West	0775 760231 (Of	10-MAR-93	24-MAR-93
Site/Press Advert MIN		~~16~~-MAR-93	~~06~~-APR-93 1st

Letters CBS Attached for CS 11/3/93

PLANNING AMENDMENT

For office use only

Application No. 1416/215/93

Date registered 02 JUL 1993

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

State details of amendments proposed

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

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: AJF/vdbc

Director of Planning & Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Ref.

1st July 1993

For the attention of Mr D. J. Roberts

Dear Sir,

RE: PROPOSED COLLECTOR ROAD, WYGATE PARK, SPALDING (H16/0215/93)

Thank you for your letter dated 21st June 1993 and the subsequent meeting on 25th June 1993 to discuss the above application.

In accordance with your recommendations* I have amended the road alignment where parallel to the eastern boundary of our site. This re-alignment produces plot depths of 29.5 metres which will comfortably accommodate properties and provide not less than 21 metres between new dwellings and existing properties in Farthingales.

I note the concern regarding inappropriate useage of the emergency link and I will certainly specify appropriate measures at the time of detailed application to ensure its safe and correct use.

I enclose four copies of the revised road alignment for your approval.

SOUTH HOLLAND D.C.
PLAN DEPT
02 JUL 1993
REF ..... Ack. KL

Yours faithfully

Alan J. Finch.

ALAN J FINCH

NB

* My recollection is that a minimum centre distance of between 3-4 m. should be achieved. Even then I could not guarantee a favourable decision.

DD 12/9 Cat. Area 1

Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

[illegible] Builders [illegible]
[illegible] Broadgate,
Weston Hills,
Spalding,
Lincs

[illegible]

[illegible]

[illegible]

[illegible]

PROPOSED COLLECTOR ROAD, WYGATE PARK, SPALDING.

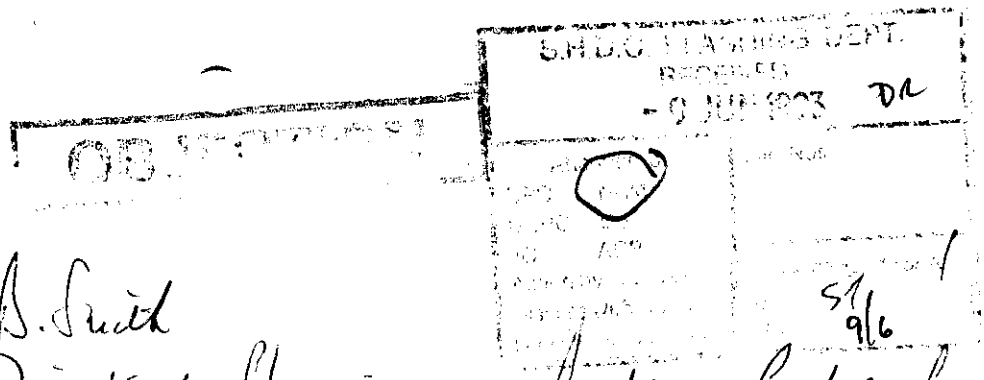
The above application was considered at the Planning Committee meeting on 4th [illegible]. It was resolved that the Director of Planning be authorised to grant permission subject to satisfactory negotiations with the applicant regarding the provision of a greater depth of land between the existing development and the proposed road, in order to allow an appropriate form of development on this area of land. It was also agreed that it be made clear to the applicants that the development adjoining the proposed road (as shown) on the submitted plans does not form part of the planning permission. I would be grateful if you could contact me to discuss the Committee's resolution.

As a separate issue I have received correspondence from a resident in [illegible] concerned over the proposed pedestrian link. The main points relate to danger to children running out onto the estate road, and unauthorised use by vehicles. I have advised that some form of lockable bollards, or demountable barriers could be installed. I would be grateful for your views on this matter also.

Yours faithfully

[illegible]
Principal Planning Officer
Development Control

Met with Alan [illegible] 25/x
discussed Realignment
4m. As much as they
will consider: Cpt that DVBCS
will take final decision



York House
18 Farthingales
Spalding Lincs
PE11 3AD

7 June 1993.

B. Smith
Director of Planning and Building Control Services,
Planning and Building Control Department,
Council Office,
Priory Road
Spalding.

Dear Sir,

Planning Application no. H16/0215/93

I have inspected the above application made by Wrest Gate Builders. I note that the collector road proposed to has an emergency link in to Farthingales.

If that emergency link is for pedestrians only I have no objections to it. However if it is proposed to use it for vehicles I should object, since it could provide an excuse for some road users to misuse it as a motor cycle circuit.

I should appreciate an undertaking that for safety's sake some sort of gate or bollard will be erected to prevent children running into the road way in Farthingales, which is used as a turning area for vehicles. Similarly it would prevent cycles racing into the road way.

Yours faithfully,

Mary E. Johnson.

The link is required as per the highway spec'n. Bollards can be erected at each end. The link is basically a footway but must be available for emergency vehicles CB 10/6/93.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0215/93

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

WYGATE PARK SPALDING

3. Name, classification and number of road

UC

4. Date application referred 11-3-93

5. State whether outline, detailed application etc.

FULL

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

CONSTRUCT ROAD TO SERVE RESIDENTIAL DEV'T

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 ~~ocal planning~~ authority refuse the application (reason overleaf).

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

Date: 29/4/93 11/3/93

Signed: [signature]
Director of Highways and Planning

CONDITIONS:— as per amended plan rec'd 27/4/79

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) C3

(4) Approved visibility splays as required on shown on the attached plan

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) C3

(4)

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

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

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

Ms M Monkhouse,
York House,
18 Farthingales,
Spalding,
Lincs.
PE11 3AD.

Your Contact: Mr D Roberts

Our Ref: DJR/JJ H16/215/93

Your Ref:

Date: 17 Jun 1993

Dear Madam,

APPLICATION FOR COLLECTOR ROAD, WYGATE PARK, SPALDING FOR BROADGATE BUILDERS.

Thank you for your letter received 9th June 1993. This is to advise that the application was considered by the Council's Planning Committee on 8th June, where it was resolved that the Director of Planning and Building Control Services be authorised to grant permission.

The matters raised in your letter have been discussed with the County Highway Authority. As a result I can advise that the footpath link is required as per the County specification. The link is basically a footway but must be available for use by emergency vehicles. The County Council have advised that lockable ballards can be installed to prevent unauthorised vehicular use. The alternative of hit and miss barriers can be explored, but I understand that this approach is not favoured by the County Council, as unless they were demountable, the footpath could not be used in an emergency. As such therefore it may not be possible to physically prevent children from running out into the highway, but given that the footpath exits onto a relatively quiet cul-de-sac, the Highway Authority are satisfied with the situation.

I hope this is of assistance.

Yours faithfully

pp N Midlen
Principal Planning Officer
Development Control

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

BRIAN SMITH TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
ry Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0215/93

Applicant: Broadgate Builders
(Spalding) Ltd
519 Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Builders
(Spalding) Ltd
519 Broadgate
Weston Hills
Spalding Lincs

Description: Collector road to serve residential development

SOUTH HOLLAND D.C.
PLAN DEPT
27 APR 1993
REF Valid

Location: Wygate Park
Spalding
Lincs

Type: FULL

Date received: 08-MAR-93

08-APR-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please see attached sheet.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D J ROBERTS

Yours faithfully

DJRoberts

pp Principal Planning Officer

BRIAN SMITH TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
ncil Offices,
ry Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H16/0215/93

1 Plans to appropriate scale showing:

(i) Full details of the footpath link to Two Plank Lane; details of associated open space provision around the footpath link, including details of surface treatment, landscaping and tree planting designed to enhance the attractiveness of the area.

(ii) An indication of the layout of the future development intended to be served by the proposed roadway.

Broadgate Builders (Spalding) Ltd
510 Broadgate
Weston Hills
Spalding
Lincolnshire

D J Roberts

D/P/SJS H/E/0215/93

8 April 1993

Dear Sirs

Application for collector road to serve residential development - Wygate Park, Spalding

I enclose a letter requesting further details in relation to the above application.

The reasons for this is that I am unable to make a proper assessment of the proposal in the absence of details relating to the eventual development of the site, particularly in relation to the access and landscaping arrangements around the link to Two Plank Lane. In this respect the proposed road is considered to run too close to Two Plank Lane.

A report on the earlier application, reference H/A/0201/92, has been prepared for consideration by the Planning Committee on the 20 April 1993.

Yours faithfully

N B Midlen
Principal Planning Officer
(Development Control)

Enclosure

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: HRP/E21

Your Ref: H16/0215/93

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

27th April 1993

Dear Sir

COLLECTOR ROAD TO SERVE RESIDENTIAL DEVELOPMENT AT WYGATE PARK, SPALDING

Further to our recent meeting I have amended the enclosed drawings as discussed so that the application can be taken to committee.

Yours faithfully

HOWARD PRICE

SOUTH HOLLAND D.C.
PLAN DEPT
27 APR 1993
REF 0215/93

BRIAN SM Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department.
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2373
Date received : 08-MAR-93

Received from

Broadgate Blds (Spalding) Ltd.

Address

519 Broadgate
Weston Hills
Spalding

Fee paid	£	240.00
VAT	£	0.00
Total received	£	240.00

Cash/Cheque : Cheque

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

Anglian Water

RECEIVED
10 FEB 1993

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

0 MAR 1993
0215/93

Our ref Mr J Pycock
JP/3177305/JMQ

Your ref HRP

2 February 1993

Broadgate Builders Limited
Broadgate House
Western Hills
SPALDING
Lincolnshire
PE12 6DB

For the attention of Mr H Price

Dear Sirs

OFFSITE WATERMAIN, WYGATE PARK, SPALDING

Further to recent discussions on this subject and my copy letter sent to you on 24 April 1992, I should like to draw your attention to our company's requirements in relation to this project.

Various developments have commenced in the vicinity since the above letter which we are at present supplying from our existing distribution network. This network is already at maximum capacity in the area and it will be necessary to increase the supplies via an off-site watermain before peak demands occur this year.

I am writing to enquire whether you have agreed a route through "Laws land" with South Holland D.C., or are likely to in the very near future.

Preliminary discussions which we have had with the Welland and Deepings I.D.B. indicate that a route for the main along the southern bank of the Vernatts Drain may be approved and Anglian Water has statutory powers to lay watermain across the intervening land to Allison's distributor road West of Woolram Wygate.

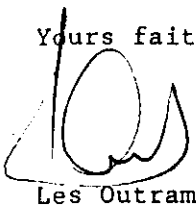
Whilst the above scheme is more preferable to laying watermain down Two Plank Lane and Woolram Wygate with the attendant disruption to Spalding's traffic, it will provide no benefit to your proposed "Laws land" site and will inhibit future development between Vernatt's Drain and the distributor road.

CHARTER MARK

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

I should be grateful if you would give this matter your urgent attention as it will be necessary to serve the requisite notice of mainlaying within the next month in order that the main can be laid and commissioned in time to meet the anticipated peak demands in the area.

Yours faithfully



Les Outram
Acting Customer Services Manager

0 MAR 1993
...0215/93

Mr J Pycock
JP/3177305

H16/0201/02

24 April 1992

Mr Smith
Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire

Dear Mr Smith

OFF-SITE WATER MAIN, WYGATE PARK, SPALDING

I am writing to inform you that it is necessary for Anglian Water to lay a large diameter (250 mm) off-site water main from Blue Gowt Lane into the proposed Wygate Park development for Messrs Allison and Broadgate Builders.

Phase 1 of the above scheme from Blue Gowt Lane railway crossing to Two Plank footbridge was laid several weeks ago in co-operation with the internal drainage board. This Company is examining the possibility of the provision of route for Phase 2 which will link this main to the distributor road adjacent to Woolham Wygate, where Allison Homes Ltd is carrying out development work.

Anglian Water is most anxious to avoid the possible extensive disruption to residents and the subsequent traffic chaos that would result from the water main being routed down Two Plank Lane and along Woolham Wygate. In order to achieve the least disruptive route my Engineering Services staff have been attempting to agree a route through Broadgate Builders land (which I understand they hope to develop over the next few years).

I should be grateful to receive your observations on this proposed off-site main and for any assistance you may be able to offer in expediting our negotiations with Broadgate Builders. Your swift response would be appreciated as an agreed route will be implemented during the early summer months.

Yours sincerely

Trevor Wearing
Divisional Services Manager

cc Broadgate Builders, Weston Hills, Spalding
Allison Homes, West Elloe Avenue, Spalding

TK

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: HRP/E21

R 1993
0215/93.

Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding.

5th March 1993

Dear Sir,

Re: Detailed Application for Collector Road to Serve Residential Development at Wygate Park, Spalding.

I have enclosed an application to establish the collector road position which will serve the above development.

This application is being submitted ahead of detailed housing proposals to ensure that a reinforcement water main can be installed from Two Plank Lane to Wygate Park. Anglian Water have made written representations to you and I enclose copies of their letter dated 24th April 1992 and further correspondence to Broadgate dated 2nd February 1993.

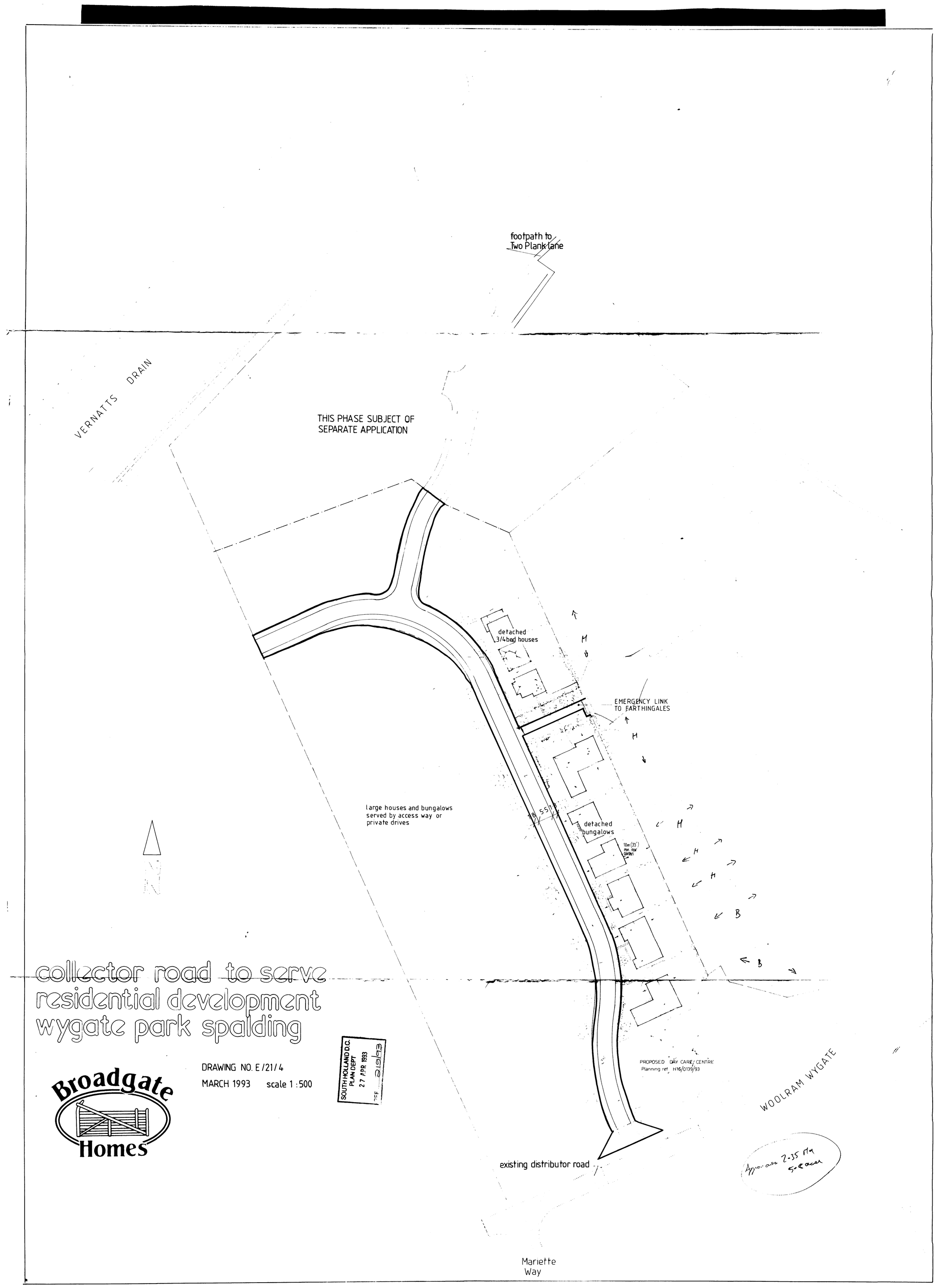
It is now essential that the reinforcement main is installed and your early consideration of this application would be appreciated by Anglian Water, Broadgate Builders and Allison Homes.

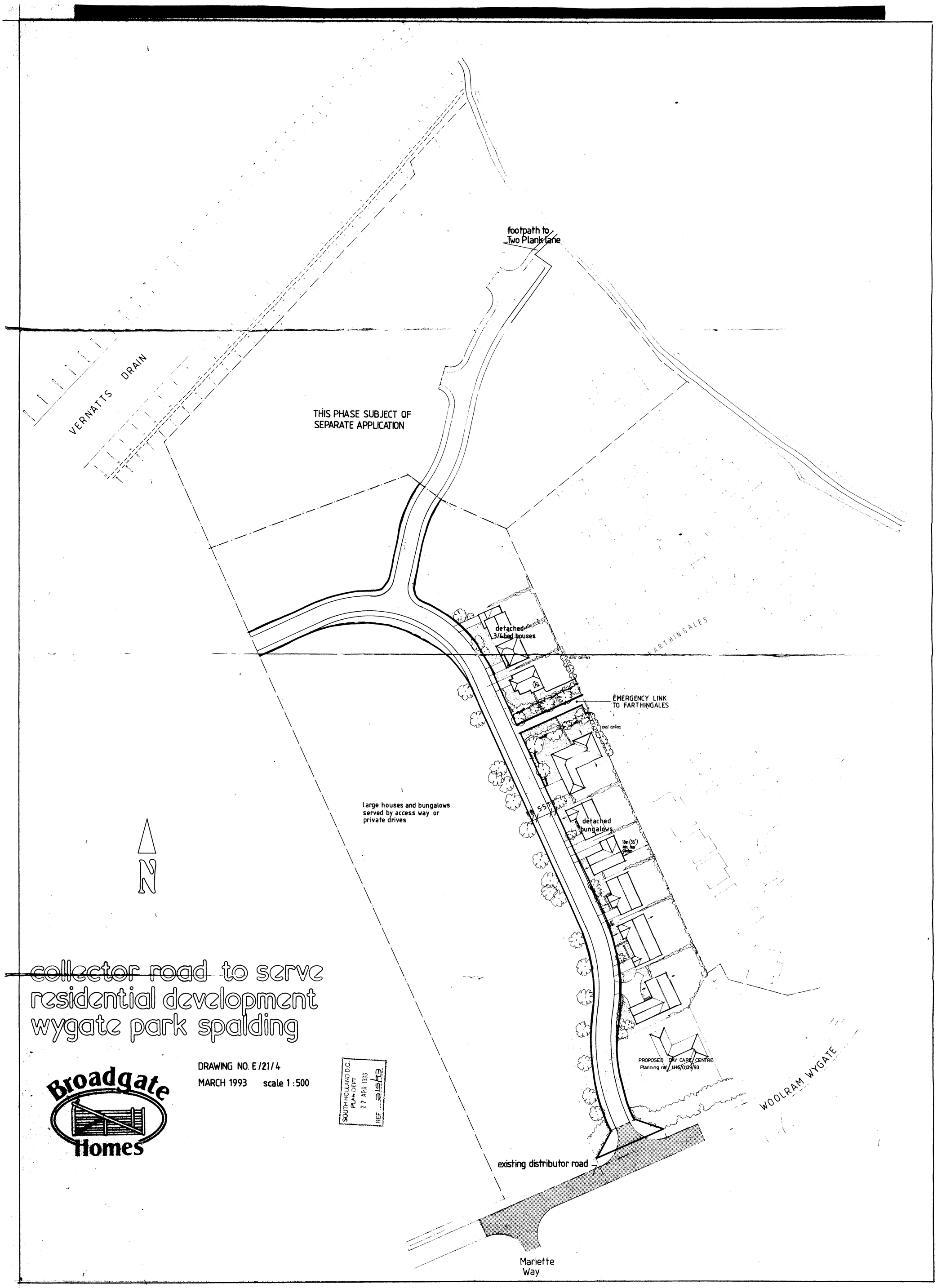
Yours faithfully
BROADGATE BUILDERS (SPALDING) LIMITED

HPrice.

HOWARD PRICE

C.C. S. Robinson Esq., Allison Homes, Cradge Bank, Spalding.
J. Pycock Esq., Anglian Water Services Ltd, P.O. Box 62,
Waterside House, Waterside, North Lincoln.


footpath to
Two Plank lane
VERNATTS DRAIN
THIS PHASE SUBJECT OF
SEPARATE APPLICATION
detached
3/4bed houses
EMERGENCY LINK
TO FARTHINGALES
large houses and bungalows
served by access way or
private drives
detached
bungalows
10m (33')
min. rear
garden
N
collector road to serve
residential development
wygate park spalding
DRAWING NO. E/21/4
MARCH 1993 scale 1:500
Broadgate
Homes
SOUTH HOLLAND D.C.
PLAN DEPT
27 APR 1993
PROPOSED DAY CARE CENTRE
Planning ref. H16/0139/93
WOOLRAM WYGATE
existing distributor road
Mariette
Way



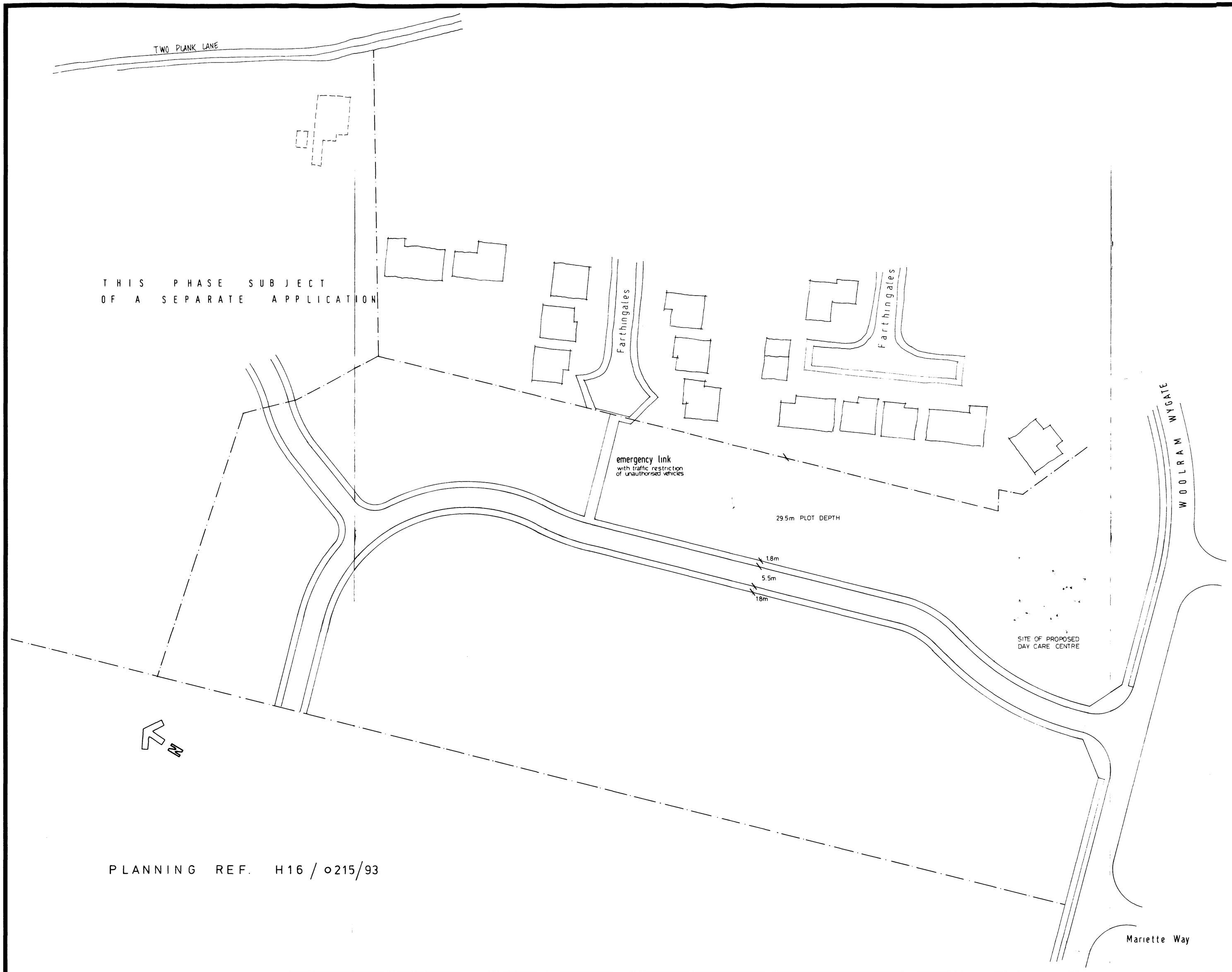
collector road to serve residential development wygate park spalding

DRAWING NO. E/21/4

MARCH 1993 scale 1:500

Broadgate Homes

SOUTH HOLLAND D.C.
PLAN DEPT
27 APR 1993
REF



NOTES

DETERMINED PLAN

Ref.

Broadgate Builders

SOUTH HOLLAND D.C.
PLANNING DEPT
02 JUN 1993
REF 215/93

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Residential Development
WYGATE PARK SPALDING

PROPOSED COLLECTOR ROAD
REVISED ALIGNMENT

DATE	JUNE 1993	DRAWN	AJF
DRWG. No.	E/21/4/Rev. A	SCALE	1:500

REVISIONS	DES.	DATE	SIGN

PLANNING	H16/0215/93	BUILDING REGS.	
CHECK BY			

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.