APPLICATION No. 1116/0327/94

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0327/94 Received:31-MAR-94 Type:FULL

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Description: Erect 16 detached bungalows and 18 detached houses

Location : Plots 1-34, 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 applicant shall submit to and agree with the Local Planning Authority details of the planting heights of all proposed trees.

Reason: Because no such details were submitted.

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

5 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.

6 The walls and fences as shown on the submitted plans shall be erected before the dwellings bordered by such walls and fences are occupied.

Reason: In the interests of amenity and privacy.

7 Before any development is commenced in respect of the dwellings on Plot nos. 31 to 34, the applicants should submit to and agree with the Local Planning Authority a scheme of details of screen walling or fencing for the southern boundaries of those plots, and the details as agreed shall be implemented before any of the dwellings on those plots are occupied.

Reason: In the interests of the amenities of future occupants.

The applicant is advised that the glazing and ventilation arrangements for the dwellings on Plots 31-34 should be such as to minimise the possibility of noise nuisance from the adjoining retail development were planning permission to be granted. This permission does not authorise nor imply future approval to the sketch layout shown on the submitted plans in respect of the land between the site and the Vernatts Drain.

Director of Planning and Building Control Services
01-AUG-94 H16/0327/94

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0327/94

Date Registered 31 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE HOMES
BROADGATE HOUSE
BROADGATE
WESTON HILLS, SPALDING, LINCS
PE12 6DB
Tel. No. (0406) 380532

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

—

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOTS 1-34 WYGATE PARK, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECT 16 DETACHED BUNGALOWS, 18 DETACHED HOUSES.

Please complete

Signed..... A.J. Finch .....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £4760.. If you consider no fee is payable include a written explanation instead.

Date 30.3.94 ..... 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 Certificates**

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

Please state Site Area [ ] (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

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

A. Please state reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

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

A. Please state Reference Number of pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	

TYPE OF DEVELOPMENT

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

(i) New Dwellings	✓	If so, how many: 34
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	2·1 hectares
B. If building works are proposed, please state extra floor space to be created:	— sq. metres
C. Please state size of any new structure:- (a) max. height:	PLEASE REFER TO INDIVIDUAL HOUSE DESIGN BOOKLET. metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	TO BE AGREED
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

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:
Will there be—
Individual access(es)
New estate road

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

MIN OF GARAGE + VISITOR SPACE PER PLOT

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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	S.W. SEWER
B. For estate developments, please state how highway surface water will be disposed of	"
C. Please state whether a land drain will be affected	YES

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. H16/0215/93

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

Continue on separate sheet if necessary. PLEASE SEE ACCOMPANYING LETTER.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

Signed A. J. Finch (Applicant / ~~Agent~~) Date 30-3-94

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed A. J. Finch (Applicant / ~~Agent~~) Date 30-3-94

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

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

ADMIN RECORD SHEET

Initial

Submitted Fee £4760·

Receipt No P4114

Date first Rec'd 31 MAR 1994

Registration

Reference H16/0327/94

Cross-Ref R

Date 05-APR-94 AC

Validation

TYPE FULL

Site area

No of dwellings 34·

Floorspace

Earlier permission – Ref:

(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid

Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees

Correct fee £ 4760·

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 182 OS Plots

Grid ref 523552 373530

Ward T Parish SPALDING

Inside IBD NO Inside LP area YES

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –

HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamir ☐

Linked to site Ref 336 ☐ Dist Bound

Linked to property Ref ☐ Other:

Planning Records:
Earlier apps

2193/93
collector road

201/92
1037/90

B Reg Records:
Already submitted – Ref:
Request needed
Requested
- with KW.

DC INSTRUCTION SHEET

APPLICATION H16|0327|94

Direct...ns

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

PSM 7-4 RECONSULTS (revalidated) ☐

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

All

Press
PC
WM
Residents

WP Note –
G Group available
G* Group essential (longer expiry)

Extra Consultations:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC Specify:	
	Eng Heritage	.....	
	Consultant	..... Order No:	
	Other	..... Specify:	
Hazards	HSC Group	..... G* HAZ	
	Specific	..... Specify:	
Other PLA		..... Specify:	

Case Officer: DR

Senior Officer Confirmed DR Date 7/4 Recorded DC....

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda ..... ✓ 26/7.

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

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

Notes:

☐	Disabled
☐	Prev conditions
☐	Amended plans –
	Dwg no:
	Received:

CONDITIONS/REASONS:

DPBS Auth Re. 4/7/91 Sole committee

grant

Repeat condition 1 to 5
+ note from agenda of
7/6 committee.

+ add new cond

11. Before any development is commenced in respect of the dwellings on Plot nos 31 to 34. the applicants shall submit + and agree with the LPA a scheme of details of screen walls or fencing for the Southern boundaries of those plots, and the details as agreed shall be implemented before any of the dwellings on those plots are occupied (In the interests of the amenity of future occupants)

Condition monitoring:

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

Determined plans indicated ☐ ✓

Departure approval confirmed ☐

Flag for on-site review ☐

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Cou[illegible]ffices,
Prior, [illegible]oad, Spalding,
Lincolnshire. PE11 2XE

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4114
Date received : 31-MAR-94

Received from

Broadgate Blds (Spalding) Ltd.

Address

Broadgate
Weston Hills
Spalding

Fee paid	£ 4760.00
VAT	£ 0.00
Total received	£ 4760.00

Cash/Cheque : Cheque

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0327/94 Received:31-MAR-94 Type:FULL

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Description: Erect 16 detached bungalows and 18 detached houses

Location : Plots 1-34, Wygate Park Spalding
Lincs

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

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

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

2 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 applicant shall submit to and agree with the Local Planning Authority details of the planting heights of all proposed trees.

Reason: Because no such details were submitted.

5 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.

6 The walls and fences as shown on the submitted plans shall be erected before the dwellings bordered by such walls and fences are occupied.

Reason: In the interests of amenity and privacy.

7 Before any development is commenced in respect of the dwellings on Plot nos. 31 to 34, the applicants should submit to and agree with the Local Planning Authority a scheme of details of screen walling or fencing for the southern boundaries of those plots, and the details as agreed shall be implemented before any of the dwellings on those plots are occupied.

Reason: In the interests of the amenities of future occupants.

The applicant is advised that the glazing and ventilation arrangements for the dwellings on Plots 31-34 should be such as to minimise the possibility of noise nuisance ~~from~~ the adjoining ~~retail~~ development. This permission does not authorise nor imply future approval to the sketch layout shown on the submitted plans in respect of the land between the site and the Vernatts Drain.

~~without~~ not ~~that~~ planning permission to be granted.

27-JUL-94 AD check.....N 28/7...

Authorised to issue (inc Delegation)..pp BJ...

4th JULY 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

RETAIN IN FILE

Application Number/ Applicant	Case Offr	Instructions/ Decision
H08/0684/93 Mr & Mrs H Hare	DJR	Grant permission subject to appropriate conditions and resolve not to pursue enforcement proceedings as Addendum III, recommendation B.
H05/0689/93 Temples Transport	JB	Authority disposed to grant planning permission subject to fresh application and section 106 obligation as recommended.
H16/0265/94 Macs Supermarkets	DJR	Deferred to main committee with recommendation of refusal. Discuss reasons for refusal with DPBCS but to include adverse effect on amenities of nearby hospice. Addendum to report to mention strategy for development with regards to a more appropriate site and give positive alternative site location. A review of the Development Brief will be required. - J Curnock to liaise with DPBCS.
H16/0327/94 Broadgate Homes	DJR	DPBCS Authorised subject to checking plots 9, 10 & 11 with regards to privacy and overlooking. Review screening requirements.
H09/0331/94 B S & R B Cole	DMG	DPBCS Authorised subject to retention of hedge and point of access moved towards buildings. Development not to be frontage but off link road. Discuss visibility requirements with highways.
H20/0472/94 Mr C Wright	DMG	Grant permission contrary to recommendation subject to appropriate conditions.

5th July 1994

Signed: N Midlen

N Midlen
Principal Planning Officer
Development Control

File note
met Hampfield + Mrs Lowe on 8th : 12/7/94.
to discuss ownership : long discussion : stated
that consult position was that distance (40m) was
appropriate & we could not insist on any further action :
Hampfield will consider added 2' of trellis on top of proposed 6' fence
or pending some larger evergreen planting (But could make no promise) PTO

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Monday, 4th July, 1994.

PRESENT

Councillors:

Mr. B. Alcock - Chairman

Mr. J.R. Pearl	Mr. E.N. Davies	Mr. W.D Skells
Mrs. P.J. Buffham	Mrs. E.O. Hall-Patch	Mr. R.C. West
Mr. J. Clark	Mr. A.E. Naylor	Mr. M.C. White
Mrs. D.F. Davies		

The Director of Planning & Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In Attendance: The Press.

Apologies for absence were received from or on behalf of Councillors T. Bray, J.T. Davis, N.P. Judge, MBE and T.G.M. Tyler.

429. COUNCILLOR T BRAY

The Chairman advised the Committee that Councillor T Bray was unable to attend the meeting due to ill health and it was agreed that the Committee's best wishes for a speedy recovery to full health be conveyed to him.

430. MINUTES

The Minutes of the meeting held on 13th June, 1994 were signed by the Chairman as a correct record.

431. PLANNING APPLICATIONS

(a) Recommendation to Planning Committee

The undermentioned application, which had been subject of a site visit, was submitted for consideration and the Sub-Committee was reminded that the application was to be determined by the Planning Committee:-

Plan No. & Applicant	Proposal
H16/0265/94 Macs Supermarkets Ltd	Neighbourhood Centre - convenience store and two retail units with flats above at Wygate Park, Spalding.

431. PLANNING APPLICATIONS (Continued)

(a) Recommendation to Planning Committee (Continued)

(The Director of Planning and Building Control Services reported that 22 further letters of objection had been received in relation to the above application.)

(b) Determinations Following Site Inspections

The following applications were determined as indicated following an inspection of each site:-

H16/0327/94 Broadgate Homes		16 detached bungalows and 18 detached houses at Plots 1-34 Wygate Park, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission in respect of the above development, in accordance with his recommendations, subject to appropriate conditions including (i) satisfactory negotiations regarding the siting of plots 9, 10 and 11 and (ii) to ensure that the detailed requirements for the screening of the common boundary to the adjoining site H16/0265/94 are appropriate to the development as proposed.

(Councillor A E Naylor left the meeting during consideration of the above application.)

H09/0331/94 B S & R B Cole	O.A.	Residential development, including means of access and demolition of existing dwelling at Battlefields Farm, Battlefields Lane, Holbeach.

RESOLVED: That the Director of Planning and Building Control Services be authorised to negotiate improvements with the applicants and the local highways authority for the relocation of the access onto Battlefields Lane in order to retain as much as possible of the existing hedgerow but subject to no frontage development being permitted, and if successful, grant planning permission in accordance with his recommendation.

H20/0472/94 Mr C Wright	House at Plot 1, Drawdyke, Sutton St James.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, subject to appropriate conditions and the Director be asked to discuss with the applicant the possibility of combining plots 3 and 4 so that development on these plots will be in keeping with this development.

(c) Other Planning Applications Referred to the Sub-Committee for Determination

The following applications, which had previously been referred to the Sub-Committee for consideration, were determined as indicated:-

H05/0689/93 Temples Transport	Change of use of agricultural land to haulage yard including means of access on land off Fleet Road, Fleet.

431. PLANNING APPLICATIONS (Continued)

(c) Other Planning Applications Referred to the Sub-Committee for Determination (Continued)

RESOLVED: Subject to (i) a new planning application incorporating amendments as detailed in the Director of Planning and Building Control Services' report and (ii) the applicant first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure the cessation of the established use of road haulage at the premises from which the applicant currently operates his haulage business in Fleet Hargate, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development, contrary to structure plan policy.

H08/0684/93 Mr and Mrs H Hare	Continuation of use for siting a mobile home adjacent to Woodlands Cottage, Boston Road, Gosberton.

RESOLVED: That planning permission be granted in accordance with the option detailed at paragraph 3B of Addendum III to the report of the Director of Planning and Building Control Services.

(O.A. denotes outline application).

(End of Minutes)

7th JUNE 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0892/93 Sterling Pump Co	PJU	Grant as recommended. Add note to decision emphasising application outline only and submitted plans do not form part of application.
3	H02/1156/93 J A Speechley	DJR	Refused as recommended
6	H04/0051/94 B E Baldwin	PJU	Grant as recommended.
8	H20/0132/94 F S Campling Esq	JB	Grant as recommended. Amend condition re hours of operation. **Await Minutes.**
10	H15/0139/94 Mr R Marshall	PJU	Grant as recommended.
13	H13/0158/94 Mr R Marshall	PJU	Grant as recommended.
16	H16/0183/94 Mr K Blundell	JB	Grant as recommended.
18	H08/0214/94 David Cordner	DJR	Grant as recommended.
18	H08/0215/94 David Cordner	DJR	DPBCS Auth subject to 106 legal obligation as recommended. 106 obligation to be amended to refer to B1 use.
24	H11/0221/94 Mr N N Law	JB	Grant as recommended. Amend condition 4 to read "Bank Holidays, and only used between ..."
26	H11/0235/94 Pledgers	JB	Grant as recommended.
27	H23/0252/94 R B Mayer	DMG	Grant as recommended.
29	H16/0265/94 Macs Supermarkets	DJR	Deferred. Application to be re-advertised re take-away use. Discussions with applicant/developer and other developers to obtain a clear understanding of the potential for the site and other available options. To be put forward for site visit after above has been resolved and then back to full plans committee for decision.
36	H16/0327/94 Broadgate Homes	DJR	Deferred for site visit. To be put forward for site visit with Macs Supermarkets application H16/0265/94
38	H16/0278/94 A R Bennett Esq	DJR	Refused as recommended.

40	H22/0284/94 Dr Gyte	JB	Grant as recommended.
41	H14/0300/94 H14/0301/94 Broadgate Builders	DJR	Conditions approved.
44	H05/0319/94 Ian J Dack	JB	Grant as recommended.
46	H09/0325/94 J Naylor Esq	JB	Deferred for site visit. Highways to clarify views on access and suggest where new point of access could be located or alternatively the number of dwellings that could be served using access as proposed.
49	H09/0326/94 J Naylor Esq	JB	Refused as recommended.
52	H09/0328/94 Mr & Mrs McKenna	DMG	Grant as recommended. Condition to be altered so that hedge is to be taken down before building work starts. Note to be added advising that this decision extinquishes permission for nursing home.
54	H13/0330/94 Mr & Mrs Combes	DMG	Deferred for site visit.
56	H23/0338/94 Mr & Mrs Fretwell	JB	Grant as recommended.
58	H23/0339/94 Mr & Mrs Fretwell	DMG	Grant as recommended.
59	H05/0342/94 C Hefford	DMG	Deferred for site visit. Research what is approved. Did landscaping scheme indicate grassed area?
60	H13/0352/94 Mr & Mrs Holbrook	JB	Grant as recommended.
62	H09/0354/94 R J Stevenson	DMG	Application withdrawn.
64	H09/0358/94 Mr & Mrs Flynn	DMG	DPBCS Auth subject to sect 106 legal obligation as recommended.
66	H14/0359/94 Mr B Flynn	PJU	Deferred for site visit.
69	H16/0364/94 Mr & Mrs Varley	DJR	Deferred for site visit. Addendum required re applicants letter received on 3rd Jun.
72	H02/0365/94 P Leo	PJU	Refused as recommended.
75	H08/0369/94 Mr & Mrs Pike	PJU	Refused as recommended.
77	H16/0374/94 Broadgate Builders	DJR	DPBCS Auth as recommended. memo to Env Services emphasising no permission until traffic order passed.

80	H09/0387/94 EM[illegible] plc	DMG	No objection as recommended.
81	H15/0398/94 L.C.C.	PJU	No objection as recommended.
83	H04/0415/94 Mr N Revill	PJU	Refused as recommended.
85	H02/0439/92 H02/0440/92 Mr G Flecknor	PJU	Refused as recommended.
91	H02/045/94 Mr N H Pepper	DJR	Grant as recommended.
92	H03/0637/93 Mr P Coupland	DJR	Deferred - insufficient time to consider report. Target application for 12 July meeting. Seek further legal advice and discuss with applicant principle terms of agreement. Check if applicant can have copy of legal advice. Prof Bowman's report to be added to report.

8th June 94

Signed: .....

N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H16/0327/94 DATE RECEIVED: 31-MAR-94

TYPE: Full

DESCRIPTION: Erect 16 detached bungalows & 18 detached houses

LOCATION: Plots 1-34, Wygate Park, Spalding

APPLICANT: Broadgate Homes AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
-7 JUN 1994

REASON FOR COMMITTEE CONSIDERATION

Resident objections.

RECOMMENDATION

A. That the site be inspected by the Plans Sub-Committee.

B. That subject to the views of the Plans Sub-Committee, permission be granted.

COMMENTS

1 Site has an area of 5.2 acres, adjoining Farthingales with access off the new distributor road, leading from Woolram Wygate. The site is at the rear of the shop proposed under ref: H16/0265/94 (see preceding report). Proposed density is 6.5 dwellings per acre, comparable to Farthingales. Permission has previously been granted for the road layout.

2 Layout is a 'traditional' mix of houses and bungalows. Bungalows proposed along eastern side of first stretch of estate road where existing houses and bungalows in Farthingales have relatively shallow rear gardens. Houses are proposed further into estate but back to back distances with dwellings in Mendip Close are sufficient.

3 Development makes provision for future road links to adjoining land in accordance with long term development objectives; and an indication is given of possible future development on land between this site and the Vernatts Drain. Emergency link only proposed to Farthingales to prevent through traffic to existing developments.

4 Conditions proposed on adjoining shop application should safeguard amenities of dwellings closest to that development.

5 In view of the relationship between part of the development and the proposed neighbourhood centre, it is appropriate from a material planning point of view to inspect the proposed site.

REPRESENTATIONS

Environmental Services: Potential for disturbance from proposed shop and inevitable reduced amenity for dwellings abutting traffic movement and activities would be difficult to control. Dwellings abutting shop site should be designed either with no bedrooms overlooking or acoustic secondary glazing and ventilation.

Public: From 5-7 Mendip Close & 4 Brendon Walk (summarised):

- Bought our dwelling because of quiet area with spacious views and reasonable distances between properties.
- Bungalows only 10 metres from our boundary.
- Loss of views and sunset and tranquillity.
- Houses face onto existing bungalow in Mendip Close causing loss of privacy to main bedroom.
- Bungalows should be built to rear of existing properties in Mendip Close or no building to take place, or reduce Council Tax to compensate for loss of privacy, or insist on screening.
- Request for bungalows and objections prior to submission of this application have achieved nothing.
- Loss of value and privacy; noise and disturbance during building works.

Letter from 103 Woolram Wygate:

- No objections to proposed development.

SCHEDULE OF CONDITIONS

1 C2 (Estate road implementation).

2 C2a (Road construction).

3 Before any development is commenced, the applicant shall submit to and agree with the Local Planning Authority details of the planting heights of all proposed trees.
Reason: Because no such details were submitted.

4 SC27 (Implementation of planting).

5 The walls and fences as shown on the submitted plans shall be erected before the dwellings bordered by such walls and fences are occupied.
Reason: In the interests of amenity and privacy.

Note

The applicant is advised that the glazing and ventilation arrangements for the dwellings on Plots 31-34 should be such as to minimise the possibility of noise nuisance from the adjoining shop development.
This permission does not authorise nor imply future approval to the sketch layout shown on the submitted plans in respect of the land between the site and the Vernatts Drain.

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372. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

(The Deputy Director of Planning and Building Control Services reported on a further letter of objection received relating to the above application.)

H04/0415/94 Mr N Revill	Bungalow and garage at Millfield Road, Donington.
H02/0439/92 Mr G Flecknor	Storage of twelve touring caravans at Alderlands, Peterborough Road, Crowland.

(Councillor B. Alcock declared an indirect interest in the above application, and left the Council Chamber during consideration thereof. Councillor T. Bray took the Chair during consideration of the application.)

H02/0440/92 Mr G Flecknor	Change of access at Alderlands, Peterborough Road, Crowland.

(Councillor B. Alcock declared an indirect interest in the above application, and left the Council Chamber during consideration thereof. Councillor T Bray took the Chair during consideration of the application.)

c) Applications Deferred

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

Plan No. and Applicant	Proposal
H16/0265/94 Macs Supermarkets Ltd	Neighbourhood Centre - convenience store and two retail units with flats above at Wygate Park, Spalding.

((i) To enable the Director of Planning and Building Control Services to further advertise the application in view of recent clarification that one of the units included within the proposed development relates to a hot food take-away; (ii) for the application to be reviewed in the light of the information now received, and to enable the Director of Planning and Building Control Services to hold further discussions with the applicant including the possibility of identifying an alternative more appropriate site for the development; (iii) pending a site inspection to assess the suitability of the site for the proposal, particularly in view of the number of objections received, the application then to be referred back to the Planning Committee for final determination; and (iv) the Director of Planning and Building Control Services endeavour to obtain from the various developers in this area a plan giving a more detailed overview than currently available of the development remaining to be carried out.)

(Councillor A.J. Biggadike left the meeting during consideration of the above application.)

H16/0327/94 Broadgate Homes	16 detached bungalows and 18 detached houses at plots 1-34, Wygate Park, Spalding.

PLANNING COMMITTEE - 7th June, 1994

372. PLANNING APPLICATIONS (Continued)

c) Applications Deferred (Continued)

(Pending a site inspection to assess the suitability of the site for the development in view of the relationship between part of the development and the proposed adjoining neighbourhood centre.)

(Councillor N.H. Pepper declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H09/0325/94 O.A. Residential development including access
J Naylor at Bank Farm, Holbeach Bank.

((i) Pending a site inspection to assess the suitability of the access and (ii) to enable the applicant to clarify matters with the Lincolnshire County Council.)

(The Deputy Director of Planning and Building Control Services reported receipt of a late letter of representation from the applicant's agent relating to the above application.)

(Councillor C.F. Fisher left the meeting during consideration of the above application.)

H13/0330/94 Garage and bedroom extension at 8
Mr & Mrs A Combes Church Lane, Moulton.

(Pending a site inspection to assess the impact of the development upon the neighbouring property.)

H05/0342/94 Single garage, new access and lounge
C Hefford extension at 1 Rowan Close, Fleet Road, Holbeach.

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

H14/0359/94 Use of one dwelling as one/two adjoining
Mr B Flynn holiday units at Walnut Cottage, Mill Green Road, Pinchbeck.

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

(The Deputy Director of Planning and Building Control Services reported receipt of a late letter of objection relating to the above application, and a late letter from the applicant.)

H16/0364/94 Change of use to guest house at The
Mr & Mrs Varley Thorneycrofts, 39 Beaufort Drive, Spalding.

(Pending a site inspection to assess the suitability of the site for the development in the light of the various representations received.)

(The Director of Planning and Building Control Services reported receipt of a late letter from the applicant relating to the above application.)

SOUTH HOLLAND DISTRICT COUNCIL

H16/0327/94
FULL

Applicant: Broadgate Homes
Tel: 0406 380532

Agent: Broadgate Homes
0406 380532

Description: Erect 16 detached bungalows and 18 detached houses

Location: Plots 1-34, Wygate Park
Spalding
Lincs

Valid date:	31-MAR-94	Terminal date:	26-MAY-94
Target dates:		Target Committee:	11-MAY-94
To case officer	07-APR-94	Report deadline:	27-APR-94
Inspected by	14-APR-94	Agreed TD Ext:	
Extra contacts	21-APR-94	Case Officer:	
Report if not clear by	05-MAY-94		D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 34 DWE
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
The Owner/Occupier, 4 Brendon Walk.		18-APR-94	09-MAY-94
The Owner/Occupier, 6 Brendon Walk.		18-APR-94	09-MAY-94
The Owner/Occupier, 7 " "		18-APR-94	09-MAY-94
The Owner/Occupier, 9 " "		18-APR-94	09-MAY-94
The Owner/Occupier, 5 Mendip Close.		18-APR-94	09-MAY-94
The Owner/Occupier, 7 Mendip Close.		18-APR-94	09-MAY-94
The Owner/Occupier, 103 Woodram Wygate.		18-APR-94	09-MAY-94
The Owner/Occupier, 18 Farthingales		18-APR-94	09-MAY-94
The Owner/Occupier, 21 Farthingales		18-APR-94	09-MAY-94
Site/Press Advert MAJ		19-APR-94	10-MAY-94
Cllr C F Fisher	0775 725983	08-APR-94	15-APR-94
Cllr Mrs A M Newton	0775 762210	08-APR-94	15-APR-94
Cllr R C West	0775 760231 (Of	08-APR-94	15-APR-94

L C C - Plans Attached for CS 20/4/94

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

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0327/94

FULL

Applicant: Broadgate Homes
Tel: 0406 380532

Agent: Broadgate Homes
0406 380532

Description: Erect 16 detached bungalows and 18 detached houses

Location: Plots 1-34, Wygate Park
Spalding
Lincs

Valid date:	31-MAR-94	Terminal date:	26-MAY-94
Target dates:		Target Committee:	11-MAY-94
To case officer	07-APR-94	Report deadline:	27-APR-94
Inspected by	14-APR-94	Agreed TD Ext:	
Extra contacts	21-APR-94	Case Officer:	
Report if not clear by 05-MAY-94		D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: 34 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MAJ		19-APR-94	10-MAY-94
Cllr C F Fisher	0775 725983	08-APR-94	15-APR-94
Cllr Mrs A M Newton	0775 762210	08-APR-94	15-APR-94
Cllr R C West	0775 760231 (Of	08-APR-94	15-APR-94

L.C.C.

plan taken 13/4/94

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0327/94

Applicant: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Description: Erect 16 detached bungalows and 18 detached houses

Location: Plots 1-34, Wygate Park Spalding
Lincs

Type: FULL

03-AUG-94

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

(1) Mrs H Richmile
Our Acres
103 Woolram Wygate
Spalding
Lincolnshire

(2) Mr E A R Cook
7 Mendip Close
Spalding

(3) Mr A Jones
5 Mendip Close
Spalding.

(4) Mrs K Dickinson
4 Brendon Walk
Spalding

Mr A Jones,
5 Mendip Close,
Spalding,
Lincs.
PE11 3AR.

Mr N Midlen

NRM/JJ H16/0327/94

20 May 1994

Dear Mr Jones,

PLANNING PROPOSAL FOR 16 BUNGALOWS AND 18 HOUSES, WYGATE PARK, SPALDING - BROADGATE BUILDERS.

I thank you for your letter of the 11th May 1994, addressed to the Housing Officer, but forwarded to my Department as the one dealing with planning applications.

I have to say, having read your letter, that I do find it somewhat extraordinary. You have written to Broadgate Builders and sent a copy to my Authority. Broadgate's have ignored your letter, but we have acknowledged it. Broadgate's have further ignored your letter by putting in a planning application for precisely what you told them you did not want. This, apparently, you blame on the Council, alleging that "we simply choose to ignore what the people then say" and "if I treated our customers the way you treat your customers then I would be out of business within a very short timescale". I simply do not see how you can justify these criticisms, since Broadgate Builders are a private concern with no connection whatever to the Council, and who have the right to submit any planning application they see fit to the Council for a determination, whether or not you approve of it, or indeed whether or not the Council subsequently reject it.

The job the Council has to do is to decide whether that application should be approved or refused, and in doing so they have to take into account the general presumption in favour of approving development, the planning policy for the area and other material considerations, including any representations that have been received from neighbours. They cannot however, simply refuse to accept the submission of an application.

DR2/05

If the case put forward by yourself and other neighbours against the proposal are sufficiently valid in planning terms, the application will be refused, if not, I am afraid that it will have to be approved.

It is not sufficient merely for the Authority to refuse a proposal on the basis that the neighbours object, nor indeed on the basis that it would devalue their property, because this has always been held not to be a planning consideration. If a planning authority refuses permission without valid planning grounds, not only is it likely to lose on appeal to the Secretary of State for the Environment, but it would also face a claim for costs. Costs which would then have to be passed on to the Council Tax Payer.

It is too early to say whether or not, having considered all the issues, my Department will be recommending permission or refusal to the Planning Committee, nor, of course, can I guarantee that they will accept any recommendation that I do make. I have, however, in fairness to advise you that were the two properties to be built, the distance between them would be well in excess of the level that is normally considered acceptable for properties backing onto each other.

I enclose, as requested, a copy of the Planning Charter. You will find Part 3 commencing on page 26 relevant to you.

Yours sincerely

B Smith
Director of Planning and
Building Control Services

Enc.

DIR. | D. DIR. | H.M. | M. & A. | R.T.B.
P.S.M. | S. H. D. C. | H.S.M.
REP. | 1 2 MAY 1994 | RENT
ARCH. | H. A. P. S. | S. SER.
P. BLD. | D. ENG. | PL. M.

Will deposit legally RJS

The Housing Officer
South Holland District Council
Council Offices
Spalding
Lincs

S.H.D.C. PLANNING DEPT
RECEIVED
13 MAY 1994
Attention of
DPO NRM
DOPO BS
JC ACP
Action by ....
Discuss with ....
Copy to .....
Acknowledge YES/NO
by
date 16/5

5 Mendip Close
Spalding
Lincs PE11 3AR

0775 711279

H6/327/94 DR

11 May 1994

OBJECTION

Dear Sir,

PLANNING PERMISSION IN DANIEL'S ACRE

I wrote to Mr. H. Price, who is a Director of Broadgate Builders, and copied yourself on 22 August 1993. My letter was to protest about the planning permission to build at the back of my house in Mendip Close. I received your acknowledgment of my letter but Broadgate Builders did not even have the courtesy to reply, which obviously shows the caring side of their business at the senior levels.

I understood that plans had not been submitted detailing what was being built at the back of my property and, therefore, I could register my protest. Being realistic that Broadgate would receive permission from yourselves and that you would receive a significant increase in your income from Council Tax, I requested that this immense invasion of the privacy I had paid for in purchasing my house and had enjoyed for 5 years was limited by requesting that a bungalow was built behind my property. I have now viewed the actual plan which shows a large three bedroom house being built behind me.

Please will you action the following :

Instruct Broadgate to build a bungalow as requested prior to them submitting any plan

or

Stop them building at all

or

Reduce the Council Tax charges levied on my property to compensate for the invasion of privacy

or

Insist that Broadgate fully screen this new house at the rear of my property

Please would you also explain why you place adverts inviting people to respond to public notices when you simply choose to ignore what the people then say. I know that all the other residents in Mendip Close and Farthingales who this affected also wrote protesting and these were also ignored. We followed the advice of South Holland District Council to submit our protests prior to any detailed plan being submitted but this appears to have achieved nothing.

I would like to point out that this building has the following impact on my family and neighbours :

- The value of our properties will be significantly reduced
- If we were looking to sell,it would prove almost impossible with building going on at the back of the house
- Our privacy will be immensely reduced
- We will have a summer where we will not be able to sit in our own gardens due to the noise and disturbance of building

I am a company director of a £10 million organisation which is based on delivery of quality customer service. If I treated our customers the way you treat your customers then I would be out of business within a very short timescale. Please would you forward me a copy of your charter for servicing your customers together with your comments on how this is working for me.

I would also like you to explain how you are going to compensate me for the huge loss my family are going to suffer in the quality of life whilst this estate is being built.

Finally, I would request that you arrange to come and see me in my home to explain all of the answers to the above.

Yours faithfully

Tony Jones

Encl: Copy of letter dated 22 August 1993

AJJ/HAH

Mr H. Price
Broadgate Builders (Spalding) Ltd
519 Broadgate
Weston Hills
Lincs PE12 6DB

5 Mendip Close
Spalding
Lincs PE11 3AR

0775 711279

22 August 1993

Dear Mr Price

Broadgate Homes At Rear Of Mendip Close, Spalding

Following my wife's telephone conversation with you last week, I am writing to express our extreme disappointment at hearing that you intend to build houses at the rear of my house.

We moved to Spalding in May 1989 and selected the house we live in because of the open views and the fact that there were no plans to build at the rear of the property. We had a rear fence erected at a level of 4 feet so as not to spoil the view and have very much enjoyed our lovely outlook for the past 4 years.

It is therefore particularly disappointing to find out that you are planning to build and, in fact, have already commenced the decimation of our lovely outlook by laying your electrical piping ready for installation. Needless to say you are immediately reducing the value of our home which means that you are also affecting the value of our personal assets. You have previously contributed more than effectively to reducing the value of my property over the last 2 years by your constant building of homes in the Spalding area and then selling them at knock down prices.

I understand that you will continue to do this until Spalding becomes saturated with houses but would request that you try to retain the quality of environment that Spalding can be very proud of.

When my wife spoke to you she was informed that you intend to build a house at the rear of our property and she requested that, based on the assumption that you must build in the first place, you erect a bungalow at the rear of the property in order for us to retain some of the privacy we paid for when we purchased the property. You stated that the house would be 40 metres from the boundary of our garden and that we would not notice the house if we put some Poplar trees or Conifer bushes at the back. If we wanted a house with trees in the garden we would have brought one.

We are therefore writing to officially register a protest at your plans to build a house at the rear of our property and at the

fact that our way of life and privacy will be changed as a result. The fact that we will exchange our existing peaceful and beautiful outlook to that of the land being destroyed by your workforce borders on the obscene.

I would therefore like to request that, if you do have to build at the rear of our property, you erect bungalows rather than houses. I am also copying this letter to South Holland District Council Housing Officer so that they are aware of our protest.

I look forward to hearing from you.

Yours sincerely

Tony Jones

MR & MRS A J JONES

Copy To : SHDC Housing Officer

"OUR ACRES"
103 WOOLRAM WYGATE
SPALDING
LINCS

29/4/94

S.D.C. FINANCE DEPT.
11 MAY 1994
RECEIVED

TO South Holland District Council

Dear Sir.

With reference to your letter to me regarding planning application No H16/0327/94 I have no objections to the 16 detached bungalows and 18 detached houses being built. I would like it to be known that I am pleased it is going to be bungalows not houses directly behind me, joining my property.

Yours faithfully

Mr & Mrs G Rochville (Mrs)

S.H.D.C. PLANNING DEPT.
RECEIVED
11 MAY 1994

57
12/5

3 - May - 94

7, Mendip Close,
Spalding,
Lincolnshire.
PE 11 3AR.

Director of Planning & Building Control Services.
Planning & Building Control Dept.
Council Offices.
Priory Road,
Spalding

OBJECTION

Dear Sir

Re:- Application No: H16/0327/94

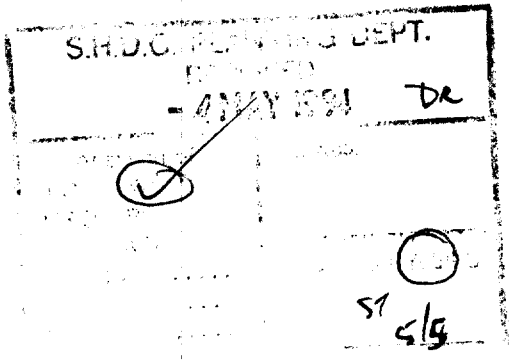
With reference to your letter dated 18 April 94. I have inspected the plans submitted re the above application.

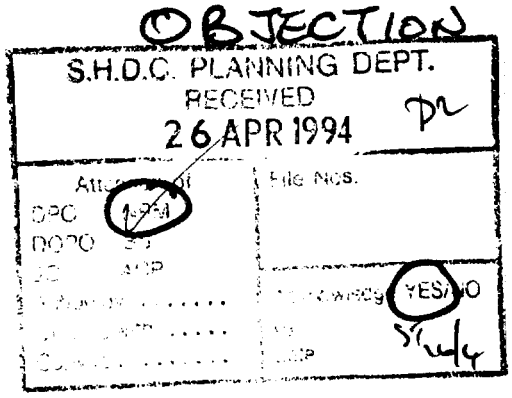
The property I reside in at the above address is a bungalow and the siting of plots 9, 10 and 11 viz 3 and 4 bedroom houses would result in my opinion of a severe loss of privacy, my main bedroom is situated at the rear of my bungalow.

Could I please register an objection to the application.

Yours faithfully.

Edward A.R Cook





4 Brendon Walk,
Spalding,
Lincolnshire.
PE11 3AG.

24th April 1994.

Dear Sir,

I am writing to express my concerns about the proposed building on Wygate Park, Spalding, Ref. H16/0265/94 and H16/327/94 (shops and residences).

We bought our house at the address above four years ago, and chose it because it was in a quiet area, with a spacious view an reasonable distances between the properties. Having moved from Peterborough where houses were crammed together, this property seemed ideal. Now we find that the reasons we bought the house are going to be completely changed through no fault of our own. The building of bungalows and houses so close to our house (10 metres is no real distance) is going to really hem us in as we have not got a large back garden. The view of glorious sunsets and active wildlife will be lost. The peace and tranquillity we previously enjoyed will be destroyed. I find it grossly unfair that we have to have our lives detrimentally altered when four years ago we could not have foreseen that this was going to be the case.

The building of shops so close to the property is also going to affect us. The noise level will automatically increase along with pedestrian and traffic activity and our peace and quiet will be adversely affected.

Having observed many "take away" properties, it is clear there is going to be a lingering smell around the area - the clear fresh air that we now enjoy will no longer exist. Surely we have a right to clean air free from unnecessary pollution and smell.

I find it very hard to understand how our right to chose the house we wanted can be taken away by others i.e. builders and councillors.

We have already lost money in the property due to the slump in house prices, now we find our property further devalued by the building of other properties and shops in such close proximity. This is completely unfair and in my opinion wrong.

I feel it is an imposition on the Allison home owners to build shops so close to their estates, you are taking away their choice to live on the outskirts of town away from the shops.

Many people living in Brendon Walk have retired and bought their homes away from the hustle and bustle of everyday life. With the increased pedestrian activity and the increase in traffic travelling to and from the shops their peace and tranquillity will be totally shattered. With the noise levels and general activity levels increasing , the quality and desirability of the area will decrease along with the desirability and value of our properties.

I therefore ask you not to destroy the wonderful view of the sun setting.
I ask you not to force a devaluation of our property.
I ask you to make a humane decision and prevent the building of shops so close to the Allison properties.

I am sure you must realise how much care, money and emotion we all put into selecting and buying our homes. Please consider how many existing homes and lives will be affected by your decision.

I am sure shops can be built elsewhere and i am also sure house can be better spaced out. Please don't just think "money" when making your decision, think about PEOPLE! and quality, Quality of life and quality of district. Don't grant planning permission for these proposals.

Yours Faithfully,

K. Dickinson.

Mrs K Dickinson.

PLANNING AMENDMENT

For office use only
Application No. H16/0327/94/1
Date Registered 02 AUG 1994
Case Officer DR

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT

BROADGATE HOMES
BROADGATE HOUSE
BROADGATE
WESTON HILLS SPALDING
Tel. No. (0406) 380532

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

PLOTS 1-34 WYGATE PARK, SPALDING.

Please complete
APPLICATION No.
This amendment **cannot be considered** unless the relevant reference is stated

H16/0327/94.

Building Regulation reference relating to same development (if any)

—

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.

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... A.J. Finch ..... Date ..... 1/8/94 .....

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ERECT 16 DETACHED BUNGALOWS
18 DETACHED HOUSES

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

REVISED REAR BOUNDARY TO PLOTS 12-16

AS ABOVE

State drawing no's of the current submission

94010-001 REV. A ; 94010-001 REV B

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

~~YES~~ 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.

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

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: H16/0327/94

Applicant: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Description: Erect 16 detached bungalows and 18 detached houses

Location: Plots 1-34, Wygate Park
Spalding
Lincs

Amendment: Revision to rear boundary on Plots 12-16 (drawing number 94010-001 REV. A & 94010-001 REV. B)

Dear Sir/Madam

05-AUG-94

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

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ HL

Registered 3/8

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: 4/8

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

Acceptance issued:

PLANNING AMENDMENT

For office use only
Application No. H16/0327/94/B
Date Registered 04 SEP 1995
Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT
BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB
Tel. No. 01406 380532

NAME AND ADDRESS OF AGENT
(if form completed by agent)
BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB
Tel. No. (Contact) S. LIQUORISH

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE
PLOT 24. WYGATE PARK, SPALDING, LINCS

OFFICE COPY

Please complete
APPLICATION No.
This amendment **cannot be considered** unless the relevant reference is stated
H16/0327/94.

Building Regulation reference relating to same development (if any)
B16/0686/94/C

2. Please tick **one** box only
Amendment is proposed where permission already granted — A ✓
If yes, submit two forms and two plans.
or
Amendment is to a proposal currently being considered — B
If yes, submit four forms and four plans.

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. If the amendment relates to a current application, I agree to an extension of the terminal date.
Signed S. Liquorish Date 4.9.95

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
ERECT 16 DETACHED BUNGALOWS & 18 DETACHED HOUSES. PLOTS 1-34, WYGATE PARK.

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)
PLOT SUBSTITUTION :-
FROM AZALEA BUNGALOW TYPE TO CHESTNUT II HOUSE TYPE.

State drawing no's of the current submission
94010.

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)
~~YES~~ / NO

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

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

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

Our Ref; AJF/hmr

Director of Planning and Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

13th July 1994

For the attention of Mr D. Roberts

Dear Sir,

Re: H16/0327/94 - Plots 1 - 34 Wygate Park, Spalding

As discussed I enclose copies of an external materials schedule for the above proposal. The proposed bricks are as samples recently shown to you at the Council Offices.

I trust that these details can now be included in the imminent decision notice.

Yours faithfully,

Alan J. Finch.

ALAN J. FINCH

S.H.D.C. PLANNING DEPT.
RECEIVED
14 JUL 1994
DR
Attention of
BPO NRM
DOPO ES
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

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

EXTERNAL MATERIALS SCHEDULE - PLOTS 1-34 WYGATE PARK
(H16/0327/94)

PLOT	TYPE	BRICK	ROOF TILE
1	Camellia II	Westbrick Harvest Multi	Marley Mendip Brindle Weald
2	Olivegate	" " "	" " " "
3	Azalea	" " "	" " " "
4	Poplargate	" " "	" " " "
5	Azalea	" " "	" " " "
6	Larchgate	" " "	" " " "
7	Willowgate II	" " "	Marley Ludlow Major Greystone
8	Chestnut	" " "	"
9	Ashgate	" " "	"
10	Cypressgate	Westbrick Harvest Multi (Tarmac Servern Yellow Multi Stock Inset Brick)	"
11	MahoganygateIII	Westbrick Harvest Multi	"
12	Azalea	"	Marley Mendip Brindle Weald
13	Camellia II	"	"
14	Magnoila II	"	"
15	Poplargate	"	"
16	Magnolia II	"	"
17	Chestnut II	"	Marley Ludlow Major Greystone
18	Ashgate	"	"
19	Hazelgate	Westbrick Harvest Multi (Tarmac Severn Yellow Multi Stock Inset)	"
20	Larchgate D/G	Westbrick Harvest Multi	Marley Mendip Brindle Weald
21	Camellia II	"	"
22	Azalea	"	"
23	Sprucegate III	"	"
24	Azalea	"	"
25	Hazelgate	As Plot 19	Marley Ludlow Major Greystone
26	Chestnut	Westbrick Harvest Multi	"
27	Willowgate I	"	"
28	Hazelgate	As Plot 19	"
29	Chestnut	Westbrick Harvest Multi	"
30	Hazelgate	As Plot 19	"
31	MahoganygateIII	Westbrick Harvest Multi	"
32	Ashgate	"	"
33	Chestnut	"	"
34	Hazelgate	As Plot 19	"

Original Schedule 8/7/94 AJF

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

EXTERNAL MATERIALS SCHEDULE - PLOTS 1-34 WYGATE PARK (H16/0327/94)

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5	Azalea	"	"
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8	Chestnut	"	"
9	Ashgate	"	"
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11	MahoganygateIII	Westbrick Harvest Multi	"
12	Azalea	"	Marley Mendip Brindle Weald
13	Camellia II	"	"
14	Magnoila II	"	"
15	Poplargate	"	"
16	Magnolia II	"	"
17	Chestnut II	"	Marley Ludlow Major Greystone
18	Ashgate	"	"
19	Hazelgate	Westbrick Harvest Multi (Tarmac Severn Yellow Multi Stock Inset)	"
20	Larchgate D/G	Westbrick Harvest Multi	Marley Mendip Brindle Weald
21	Camellia II	"	"
22	Azalea	"	"
23	Sprucegate III	"	"
24	Azalea	"	"
25	Hazelgate	As Plot 19	Marley Ludlow Major Greystone
26	Chestnut	Westbrick Harvest Multi	"
27	Willowgate I	"	"
28	Hazelgate	As Plot 19	"
29	Chestnut	Westbrick Harvest Multi	"
30	Hazelgate	As Plot 19	"
31	MahoganygateII	Westbrick Harvest Multi	"
32	Ashgate	"	"
33	Chestnut	"	"
34	Hazelgate	As Plot 19	"

Original Schedule 8/7/94 AJF

Broadgate Builders (Spalding) Limited
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Telephone: (0406) 380532
Fax: (0406) 380014

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(H16/0327/94)

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32	Ashgate	"	"
33	Chestnut	"	"
34	Hazelgate	As Plot 19	"

Original Schedule 8/7/94 AJF

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

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29	Chestnut	Westbrick Harvest Multi	"
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31	MahoganygateIII	Westbrick Harvest Multi	"
32	Ashgate	"	"
33	Chestnut	"	"
34	Hazelgate	As Plot 19	"

Original Schedule 8/7/94 AJF

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

Y COPY

Our Ref: AJF/hmr

Mr and Mrs Adams-Jones
5 Mendip Close
Spalding
Lincs

13th July 1994

Dear Mr and Mrs Adams-Jones,

Re: Residential Development, Wygate Park, Spalding

Further to an informal site meeting adjacent to your property and subsequent telephone conversation on 12th July 1994, I am writing to confirm additional provision of 600mm high trellis to the 1800mm high fence proposed to the boundary adjacent to your existing fence.

I am confident that the leylandii screening that you have already implemented will very rapidly, once established, provide the privacy that you wish to retain. An important point with regard to the leylandii is that being your side of the boundary fence the height of screening is completely within your control. Were we to have planted a screen hedge to the development side of the boundary the situation could arise where future occupants may maintain the screening at an unacceptably low height.

May I take the opportunity to apologise for any lack of acknowledgement to your earlier communications. The situation is not typical of our Company's attitude towards adjoining landowners such as yourselves.

Yours sincerely,

ALAN J. FINCH

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

c.c. Mr D. Roberts
SHDC Planning Department.

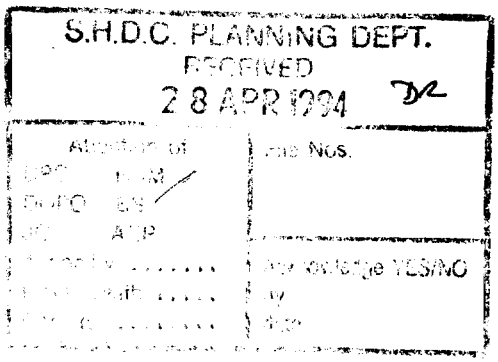
Our Ref: GT/94/1/SH/0118
Contact: GILL THORNALLEY

27 April 1994

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

NRA

National Rivers Authority
Anglian Region



Dear Sir

PLANNING APPLICATION NO. H16/0327/94
PROPOSAL: ERECTION OF 16 DETACHED BUNGALOWS AND 18 DETACHED HOUSES
LOCATION: PLOTS 1-34, WYGATE PARK, SPALDING
APPLICANT: BROADGATE HOMES

I refer to your consultation received on 25 April 1994.

This Authority has no objection to the proposed development, as submitted.

Yours faithfully

MERVYN PETTIFOR
Planning Manager

DES

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

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

SOUTH HOLLAND DISTRICT COUNCIL

SHDC PLANNING DEPT.
RECEIVED
21 APR 1994

MEMORANDUM

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 20.4.94

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES YOUR REF:

Planning Applications H16/0265/94 & H16/0327/94
Neighbourhood shopping centre and residential development,
Wygate Park

I write further to our discussion concerning the above.

There is clearly potential for disturbance and inevitably a reduced amenity for dwellings abutting such a centre.

Whilst conditions can be attached, in reality, traffic movements and activities at the site would be difficult to control.

An isolated shopping centre is obviously preferably but if you are nevertheless mindful to grant such a relationship then I would suggest that the dwellings abutting the site are designed either with no bedrooms overlooking the centre or acoustic secondary glazing and ventilation. If the flats are not associated with the businesses then these should be treated likewise.

In presmuming that any consent would not include hot food takeaway I would suggest the following conditions:-

1. Screening of the residential boundaries (2m close boarded).

2. Deliveries, loading and unloading to be restricted to 0730-1830 hours Mon. - Sat. (No deliveries on Sundays or Bank Holidays).

3. Noise from fixed plant and machinery shall not exceed a level equivalent to 35dB expressed as a 15 minute LAeqT measured at a distance of 3.5m from any noise sensitive residential fascade.

I attach details of a recent Court Case relating to this scenario.

pp Director of Environmental Services

Bradford hopes for early decision on EPA appeal

Officers at Bradford DC are hoping for an early decision on a three-day appeal against an Environmental Protection Act 1990 authorisation condition it imposed on a local foundry. It is believed to be the first hearing of its type under the new system.

The Triplex Foundry of Keighley, West Yorkshire, received its authorisation on condition that it upgraded its process fully by 1 October 1995. This is well ahead of the 1 April 1997 deadline set in the process guidance notes.

Bradford maintains that emissions of grit, dust, fume, smoke and odour from the foundry have been a statutory nuisance since 1987. Previous legal action was adjourned when an authorisation was issued under the EPA, specifying an extensive improvement programme over two and a half years.

Triplex Foundry Ltd appealed to the Environment Secretary in September 1993, asking for an additional year to install arrestment equipment on the cold-blast cupolas. Bradford asked for a hearing, rather than written representation, so that the public could attend and give evidence.

BATNEEC DISPUTE

The company told the Goverment Inspector, Mr R Baker, that dry bag filtration was not sufficiently proven in the UK to be considered 'best available technology'. It said that it would be 'foolish and unfair' to proceed with installing an unproven plant until the results of a current Department of Trade and Industry project demonstrating this technique were known.

It is also said that its profits were too low to secure the capital needed for the £500,000 system as well as for the other improvement works at the foundry scheduled later this year.

Bradford EHO Ken Eastwood said that dry bag filtration was proven on the continent and represented BATNEEC for the process. The DTI project, he understood, was to test the method's efficiency using dirty scrap, as opposed to the clean scrap used at Triplex.

He presented evidence, which challenged the company's expert view that fallout of grit and dust and rust spotting was not caused by its process. Representatives from Keighley Friends of the Earth and other residents offered evidence on grit and dust fallout and on smoke and fume forcing residents to leave their homes.



Law

Bradford argued that the advice of the Department of the Environment's Local Authority Unit in this particular case had been to apply a shortened timetable because of the need to abate the nuisance. There were, it said, no cost-effective short-term measures available.

Works on several other authorisation conditions should have been completed by March, the hearing was told. The company said that capital approval had just been granted for these other works, likely to cost £168,000.

Near miss nets heavy fine

Officers at Norwich DC used powers under the Health and Safety at Work Act 1974 to seize an advertising sign that had crashed on to the pavement below, narrowly missing a passer-by.

Mothercare UK Ltd had called in chartered surveyors Donald Bortolozzo Griffiths to advertise its premises in St Stephen's Street, Norwich, for sale. The street is the busiest shopping street in Norwich.

The surveyors called in Daylight Signs to erect the sign, consisting of two boards set at right angles on the front of the premises. The sign weighed about 10kgs.

Daylight Signs Ltd was found guilty, in the Magistrates Court, under section 3 of the Health and Safety at Work Act. The company was fined £10,000 and ordered to pay costs of £700.

Pigeon alarm costs Bolton £160

A pigeon that set off a house's burglar alarm, which rang for two days, cost Bolton MDC just over £160 in officer time to deal with the noise nuisance.

Responding to neighbours' complaints, Bolton's Environmental Health Unit's poilution squad could not trace the owners or a key holder, and applied for a warrant. They returned with police, an alarm specialist and a joiner. On breaking in to the empty house, they discovered the pigeon flying around. It had probably entered through a chimney. It was released unharmed.

Some, but not all, of the costs are recoverable. Bolton EHOs want a system to be set up to deal with calls of this type and for the question of recovering costs in full to be examined.

● An order has yet to be laid to bring into force the burglar-alarm provisions of the Noise and Statutory Nuisance Act 1993. These would enable local authorities in certain circumstances to put a legal charge on premises to recover the costs of abating noise nuisance caused by alarms.

These provisions have been undergoing further consultation. The Department of the Environment is due to put its recommendations on implementing this part of the Act to ministers within the next few weeks.

Even if the provisions survive the current moves towards deregulation, draft regulations will then have to be cleared by the European Commission. That process will take a further three months.

EHN is printed on 100% recycled paper

Scrap plastic is a controlled waste

Scrap plastic collected for recycling is a controlled waste, a Divisional Court decision has ruled. The decision was approved by the High Court.

A plastics recycling company, D&L Plastics of Burrell Way, Thetford, Norfolk, had collected more than 1,000 tonnes of scrap plastic on its site. A fire broke out and raged from 11 to 14 October 1991, causing a large plume of smoke. The industrial estate at which the company was based had to be evacuated, and two major superstores had to close. More than 200 fire fighters from four counties were called in, and 40 of them needed hospital treatment for skin irritation and breathing difficulties.

Norfolk County Council served a notice under section 16 of the Control of Pollution Act 1974, once further deposits of scrap plastic were made at the site, requiring removal of controlled waste.

K&L Plastics' owner, David Switzer, successfully appealed against the notice at Thetford Magistrates Court on the basis that this 'waste' was 'raw material'.

APPEAL

The county appealed, saying that the magistrates' decision was inconsistent with the definition of waste in section 30 of the CPA and subsequent interpretation of that section in case law.

It also argued that the magistrates' decision was inconsistent with the European Union framework directive on waste, as interpreted by the European Court of Justice in the case of *Vessoso and Zanetti*.

The case came before the Divisional Court on 7 February, and was adjourned on a technicality. It was ultimately resolved by a consent order, approved by the High Court, which confirmed that scrap plastic is a controlled waste.

Supermarket noise: Bexley magistrates fined Ed's Discount Foodstore £4,000 for failing to comply with the conditions of a Noise Abatement Notice, and awarded Bexley LBC £2,446 in costs. The local authority had served the notice restricting the time of deliveries, following complaints from residents about early-morning and late-night noise.

Hairdressing waste: EHOs from Copeland have successfully prosecuted a local hairdressing salon for illegal disposal of waste, under section 34 (duty of care) of the Environmental Protection Act 1990.

Several bags of trade waste containing human hair and correspondence were found tipped on a public car park.

Whitehaven Magistrates Court fined the proprietor £500 along with £500 costs. Copeland believes that this is one of the first such prosecutions brought by a non waste-disposal authority.

L..NCC .NSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H16/0327/94

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

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

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Plots 1-34 Wygate Park, Spalding.

3. Name, classification and number of road

UC

4. Date application referred 13-4-94

5. State whether outline, detailed application etc.

Full.

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

16 Detached Bungalows & 18 Detached Houses.

7. Delete as appropriate

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

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

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

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

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

Date: 20-4-94 Signed: [signature]
Director of Highways and Planni

N

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

(i) C2

(2) C2(a)

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)

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

Peter's Hill, Grantham, at all reasonable hours until May 6, 1994.

Anyone who wishes to make representations regarding this application should write to the Chief Planning Officer, Department of Highways and Planning, Lincolnshire County Council, City Hall (4th floor), Beaumont Fee, Lincoln LN1 1DN by the above date.

J. EMMERSON,
Director of Highways and Planning.

u6237 187/507 LF19-4

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals.

H16/0298/94 GUTTRIDGE SERVICES LTD
Single dwelling plot, convert existing offices into nursing home with extension, sheltered housing, retirement bungalows
23 Hawthorn Bank, Spalding, Lincs.
PERMISSION RENEWAL

H16/0299/94 GUTTRIDGE SERVICES LTD
Proposed new development of dwellings and conversion of existing offices into dwellings with an estate road
23 Hawthorn Bank, Spalding, Lincs.
OUTLINE

H16/0327/94 BROADGATE HOMES
Erect 16 detached bungalows and 18 detached houses
Plots 1-34, Wygate Park, Spalding, Lincs.
FULL

The following applications(s) do not accord with the provisions of the relevant development plan. The following proposal(s) involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H09/0351/94 C. E. EDWARDS
Demolition of shed
A1 Sheds, Northons Lane, Holbeach, Spalding, Lincs
CONS AREA CONSENT

H13/0352/94 MR & MRS A. J. HOLBROOK
Erection of dwelling
12/14/16 High Street, Moulton, Spalding, Lincs
FULL

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding, during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. SMITH
Director of Planning and Building Control Services

19 April, 1994

SOUTH HOLLAND DISTRICT COUNCIL

t6263

HAVE you a washing machine, Freezer or some other household item for sale, then telephone Darren on 0775 725484. For details of the fastest way to sell them.

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DSP6657

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All breeds groomed with qualified, expert care. Handstripping, clipping or just a 'wash and brush up'. COLLECTION, DELIVERY. KINDNESS AT ALL TIMES
Tel: 0406 423266 for appointment
DSP8902 505/562.v.19/4

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ANTIQUES wanted. Furniture, clocks, lamps, copper, brass, jewellery, silver, porcelain, glass, pictures. House and part houses cleared. B. Dean, Delgate Bank, Weston, Spalding. Tel Holbeach 370429.

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ALONE? Don't be! Try "getting together". Ring Maureen, on 0529 240924 for free brochure. Special offers to the next 50 subscribers.

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MADAME EVA, Clairvoyant and Palmist, as seen on Central Television. Can be consulted at 16 Priory Road, Spalding, 21st April, 11 am-6 pm. Tel Skegness (0754) 762408, for appointment. Casuals are welcome.

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3t4649

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APRIL 23, 1994
10.00 am
CHURCH HALL, HOLBEACH
Admission 10p

ANTIQUES FAIR
STAMFORD ARTS CENTRE
SATURDAY, APRIL 23,
10am-4.30pm
Entry 60p
Tel: 0529 421511 / 0860 517048

PTA CAR BOOT SALE
Saturday, April 23, 1994
10.00am -noon
LEAVESLAKE DROVE, WEST PINCHBECK
Tel: Sue 0775 640520
£4.00 or £5.00 on the day
NO TRADERS
v6211

ARE you selling your property? Then contact Darren on 0775 725484, for friendly, helpful advice.

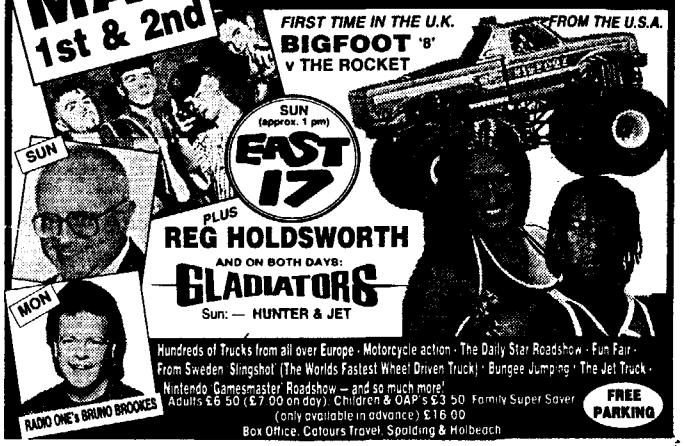
HOLIDAYS

CAISTER: To let, modern 6 berth caravan on Haven Holiday centre. Excellent facilities. Tel: Spalding 722138.

CARAVAN: Heacham near Hunstanton, 8 berth, shower, WC, microwave, etc. Site has pool, club and bingo. Details: Tel 0406 350655.

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in the
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on
TUESDAY, MAY 3 & WEDNESDAY, MAY 4
at 7.30pm. Tickets £2.00 (students free)

Available from the Lincolnshire Free Press and Spalding Guardian office and members of the schools

u6198

Lincs Free Press Tuesday 19th April 1994

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Broadgate Homes
is applying to the Council for planning permission for the following:

Reference No: H16/0327/94
Description: Erect 16 detached bungalows
and 18 detached houses

Location: Plots 1-34, Wygate Park
Spalding
Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 10-MAY-94
Any observations should be sent to me by 10-MAY-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

19-APR-94

SOUTH HOLLAND DISTRICT COUNCIL

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

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

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0327/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0773/94 Received:04-AUG-94 Type:CONDITION COMPLIANCE

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills, Spalding
Lincs, PE12 6DB

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills, Spalding
Lincs, PE12 6DB

Description: Tree planting heights, fence specification to rear boundaries to Plots 31-34 (Conditions 4 & 7 H16/0327/94)

Location : Plots 1-34, Wygate Park Spalding
Lincs

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

sgd B SMITH
Director of Planning and Building Control Services

06-SEP-94 H16/0773/94

Mrs J Edgley,
9 Brendon Walk,
Spalding,
Lincs.

Mr K Woods

KW/JJ H16/0327/94

18 Nov 1994

Dear Madam,

PLANNING APPLICATION H16/0327/94 POSITION OF DWELLINGS ON WYGATE PARK DEVELOPMENT.

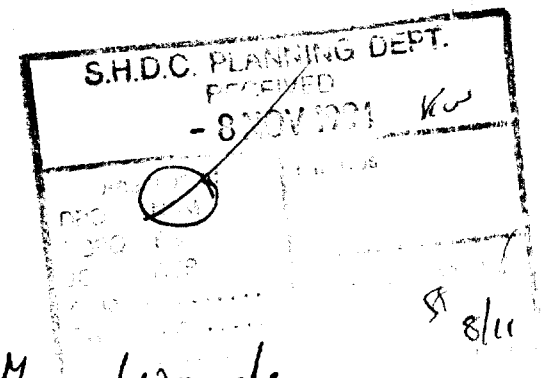
I refer to your letter dated the 6th November 1994 regarding the proximity of the above dwellings to your rear boundary.

I can confirm that measurements taken on site reveal that the position of the bungalows are in accordance with the approved plans therefore there appears to be no breach of planning control in this instance.

Yours faithfully

K Woods

N Midlen
Principal Planning Officer
Development Control



9 BRENDON WALK,
SPALDING,

Nov. 6th '94

7/11/97.

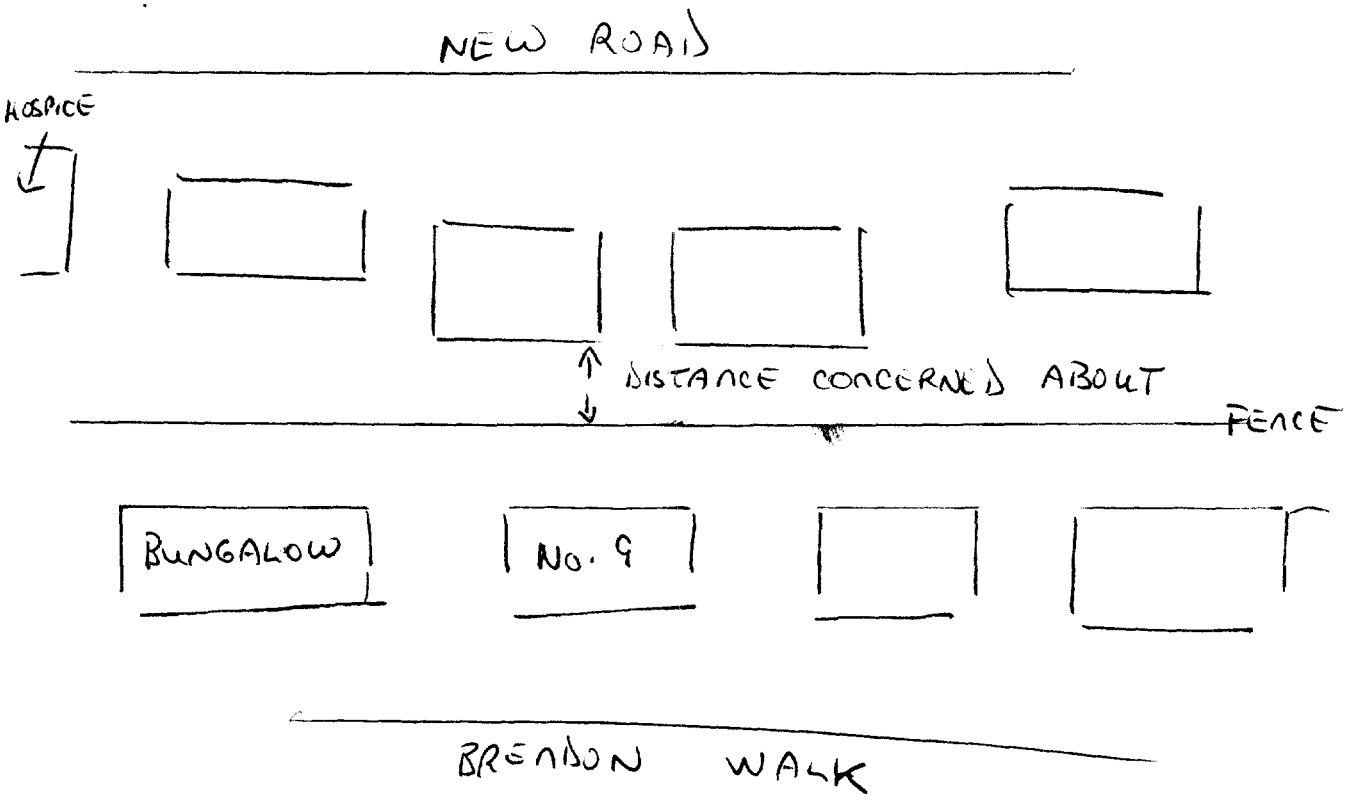
Dear Mr. Woods,

I am concerned at the closeness of the bungalows going up at the back of my house. I spoke to Mr. Roberts on Friday afternoon and he suggested that I contact you about the matter. Please could you check that the buildings are the authorised distance from the fence at your earliest convenience as the buildings are going up quickly.

Thank You

Yours Truly

Joy Edgley (MRS. J. EDGLEY)


NEW ROAD
HOSPICE
DISTANCE CONCERNED ABOUT
FENCE
BUNGALOW
No. 9
BRENDON WALK

PLANS SUB-COMMITTEE - 4th July, 1994

431. PLANNING APPLICATIONS (Continued)

(a) Recommendation to Planning Committee (Continued)

(The Director of Planning and Building Control Services reported that 22 further letters of objection had been received in relation to the above application.)

(b) Determinations Following Site Inspections

The following applications were determined as indicated following an inspection of each site:-

H16/0327/94 Broadgate Homes	16 detached bungalows and 18 detached houses at Plots 1-34 Wygate Park, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission in respect of the above development, in accordance with his recommendations, subject to appropriate conditions including (i) satisfactory negotiations regarding the siting of plots 9, 10 and 11 and (ii) to ensure that the detailed requirements for the screening of the common boundary to the adjoining site H16/0265/94 are appropriate to the development as proposed.

(Councillor A E Naylor left the meeting during consideration of the above application.)

H09/0331/94 B S & R B Cole	O.A.	Residential development, including means of access and demolition of existing dwelling at Battlefields Farm, Battlefields Lane, Holbeach.

RESOLVED: That the Director of Planning and Building Control Services be authorised to negotiate improvements with the applicants and the local highways authority for the relocation of the access onto Battlefields Lane in order to retain as much as possible of the existing hedgerow but subject to no frontage development being permitted, and if successful, grant planning permission in accordance with his recommendation.

H20/0472/94 Mr C Wright	House at Plot 1, Drawdyke, Sutton St James.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, subject to appropriate conditions and the Director be asked to discuss with the applicant the possibility of combining plots 3 and 4 so that development on these plots will be in keeping with this development.

(c) Other Planning Applications Referred to the Sub-Committee for Determination

The following applications, which had previously been referred to the Sub-Committee for consideration, were determined as indicated:-

H05/0689/93 Temples Transport	Change of use of agricultural land to haulage yard including means of access on land off Fleet Road, Fleet.

FILE COPY

Mr R P Clark,
8 Clover Way,
Spalding,
Lincs.
PE11 3GD.

Mr D Roberts

SAW/NRM/JJ
H16/0327/94

10 July 1997

Dear Mr Clark,

FRONT GARDEN REDESIGN, 8 CLOVER WAY.

Thank you for your letter dated 4th July 1997 enclosing proposals relating to your front garden area. I can advise that planning permission will not be required simply for you to replace the front lawn with an alternative material i.e. gravel or similar.

I would however point out that your front garden contains planting carried out as part of the approved landscaping scheme for the development. This landscaping should be retained and incorporated in any garden redesign. I hope this is of assistance.

Yours sincerely

N Midlen
Development Control Manager

8 Clover Way,
Spalding.
PE11 3GD

SHDC
08 JUL 1997
Housing & Planning
Received

4 July 97

Dear Mr. Roberts,

Reference our conversation concerning my wish to redesign my front garden without grass. You will recall that I was advised by the developers to contact you to see if there is any objection to my doing this. I enclose a sketch showing the present arrangement. I have not yet decided precisely what to do with it but it will be along the lines of covering the whole with pea gravel or crushed stone and interplanting with low growing shrubs. The property on the corner of Clover Way and Wygate Park, occupied by the St. Barnabas Hospice, is treated in the way I am considering.

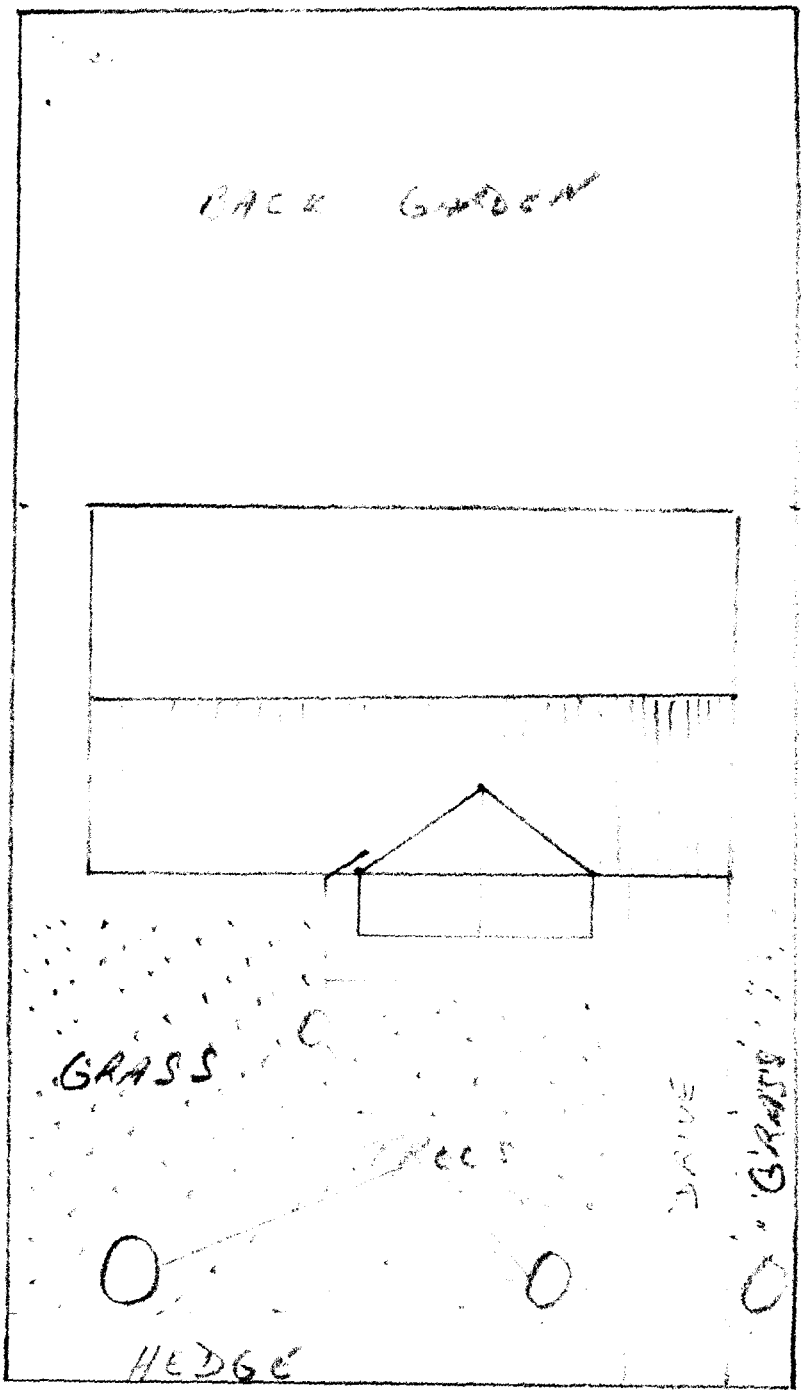
Your early consideration of this question would be appreciated.

Yours sincerely,

R.P. CLARK.

for the attention of,

Mr. D. Roberts,
Development Officer,
Town Hall,
Spalding.



PUBLIC FOOTPATH

ROAD (CLOSED WAY)

PATH
PATH
CROWER WAY
PATH
No. 8
SHOP
ST BARNABAS
HOSPICE
WYGATE PARK
WOODRAW
WYGATE

PLANNING AMENDMENT

For office use only

Application No.

Date Registered

Case Officer

20 APR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE HOMES
BROADGATE HOUSE
BROADGATE WESTON HILLS SPALDING.

Tel. No. 0406 380532

NAME AND ADDRESS OF AGENT

(if form completed by agent)

S.H.D.C. PLANNING DEPT.
RECEIVED
21 APR 1994 DR

Attention of: DOPO NSM; DOPO BS; JC ACP
Action by .....
Discuss with .....
Copy to .....
Ack. Nos (Contact)
Acknowledge YES/NO by date

Tel. No.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOTS 1-34 WYGATE PARK, SPALDING

Please complete

APPLICATION No.

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

H16/0327/94.

Building Regulation reference relating to same development (if any)

—

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. [✓]

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... A.J.Finch ..... Date ..... 19:4:94 .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ERECT 16 DETACHED BUNGALOWS
18 DETACHED HOUSES

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

ADDITIONAL INFORMATION :-
STREET ELEVATION DRAWING SUPPLIED

State drawing no's of the current submission

94010/003

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

YES / ~~NO~~ — 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

—

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

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H16/0327/94

Applicant: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Description: Erect 16 detached bungalows and 18 detached houses

Location: Plots 1-34, Wygate Park
Spalding
Lincs

Amendment: Window styles amended to horizontal bar style (drawing nos. 94010/20 E & 94010/20 B)

10-JUN-96

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 Housing and Planning Services

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KL

Registered YY

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: 6/6

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

Acceptance issued:

PLANNING AMENDMENT

For office use only

Application No. H16/0324/94./4

Date Registered 03 JUN 1996

Case Officer OR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE HOMES LIMITED
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCOLNSHIRE
PE12 6DB

Tel. No. (01406) 380532

NAME AND ADDRESS OF AGENT

(if [illegible])

BROADGATE HOMES LIMITED
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCOLNSHIRE
PE12 6DB

Tel. No. (Contact) M. DENNIS.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 20, WYGATE PARK, SPALDING, LINCS

OFFICE COPY

Please complete

APPLICATION No.

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

H16/0324/94

Building Regulation reference relating to same development (if any)

B16/0672/94B.

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.

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date 31.5.96

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ERECT 16 DETACHED BUNGALOWS AND 15 DETACHED HOUSES.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

WINDOW STYLES AMENDED TO HORIZONTAL BAR STYLE.

State drawing no's of the current submission

94010/20 REV E

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

~~YES~~ / NO

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

—

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0327/94

Applicant: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Description: Erect 16 detached bungalows and 18 detached houses

Location: Plots 1-34, Wygate Park
Spalding
Lincs

Amendment: Change of window style - Plots 6, 10, 19, 20 and 25 (drawing number 94010)

10-APR-95

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 Housing and Planning Services

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

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

Our Ref: AJF/vdbc

SOUTH HOLLAND D C
PLAN DEPT
31 MAR 1994
REF. 0327/94

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

31st March 1994

Dear Sirs,

PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT, PLOTS 1-34 WYGATE PARK, SPALDING

I enclose for your approval a proposal for a development of 34 detached houses and bungalows on 5.2 acres at Wygate Park, Spalding.

This submission follows preliminary consultation with Mr D. Roberts of your Authority and indeed the benefit of a prior planning permission for the estate road provided within the scheme.

Consideration has been given to existing properties in Farthingales and the residents comments have been acted upon with the result that detached bungalows are provided to this sensitive boundary.

The emergency link to Farthingales will provide an amenity for residents with appropriate bollards to ensure only authorised vehicular use.

The current application for a Neighbourhood Shopping facility at the entrance to our estate has also been carefully considered and the proposal is to supplement the closeboarded fence to this boundary with tree screening.

External materials for the development are currently being considered and I would hope to submit a suitable schedule during the course of the application.

I trust that this application is acceptable given the pre-submission consultations and estate road approvals that have taken place. However, should there be any matter for further clarification please contact the undersigned.

Yours faithfully

Alan J. Finch.

AN J. FINCH

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

NHBC REGISTERED NUMBER 28898

PLANNING AMENDMENT

For office use only

Application No. H16/0327/94/AR

Date Registered 21 MAR 1995

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No. 0406 380532

NAME AND ADDRESS OF AGENT

(if form completed by agent)

BROADGATE BUILDERS (SPALDING) LTD.
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS. PE12 6DB

Tel. No. (Contact) S. LIQUORISH.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOTS 1-34, WYGATE PARK, SPALDING, LINCS.

Please complete

APPLICATION No.

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

H16/0327/94.

Building Regulation reference relating to same development (if any)

B16/0672/94. D & E.

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.

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed S. Liquorish Date 20.3.95.

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ERECT 16 DETACHED BUNGALOWS & 18 DETACHED HOUSES.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

WINDOW STYLE CHANGES TO PLOTS 6, 10, 19, 20, 25.

State drawing no's of the current submission

94010.

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

~~YES~~ / NO — Mr D.J. ROBERTS.

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

N/A.

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

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KL

Registered 21/3/95

DC Procedural Assessment

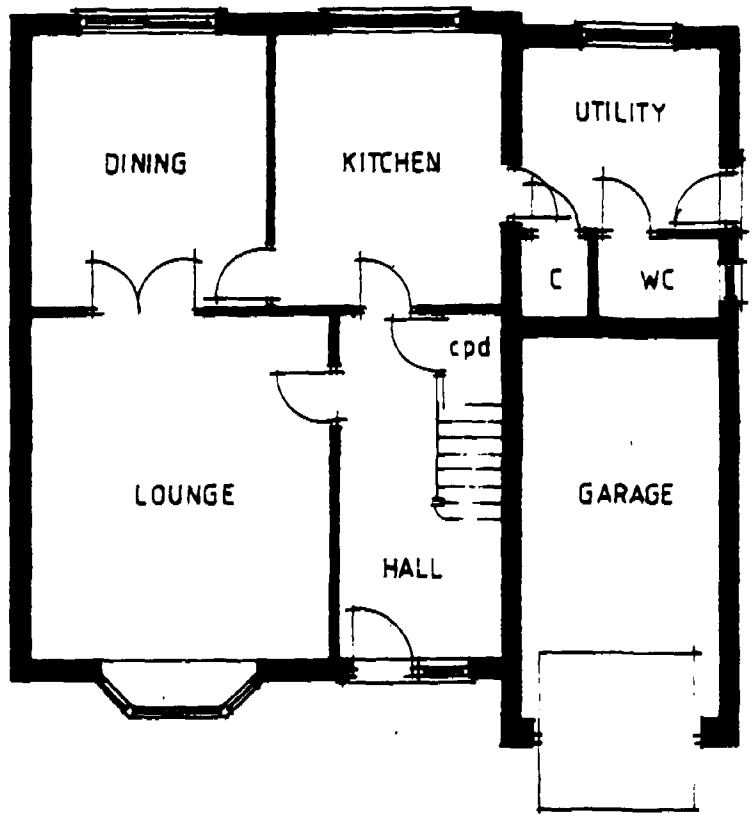
Is the information given correct? Yes/No (If No, state above what details are needed)

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

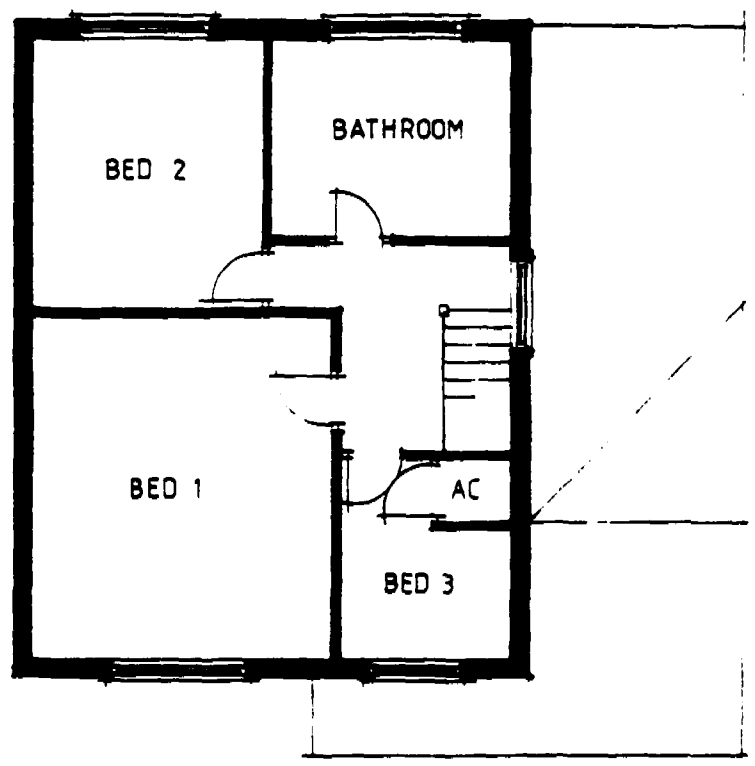
Confirmed: 5/4/95

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

Acceptance issued:



GROUND



FIRST

Broadgate Homes
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone: Holbeach (0406) 380552

Wygate Park

Design: ASHGATE

Plots: 9 , 18 , 32

Drg no: 94010

Scale: 1 : 100

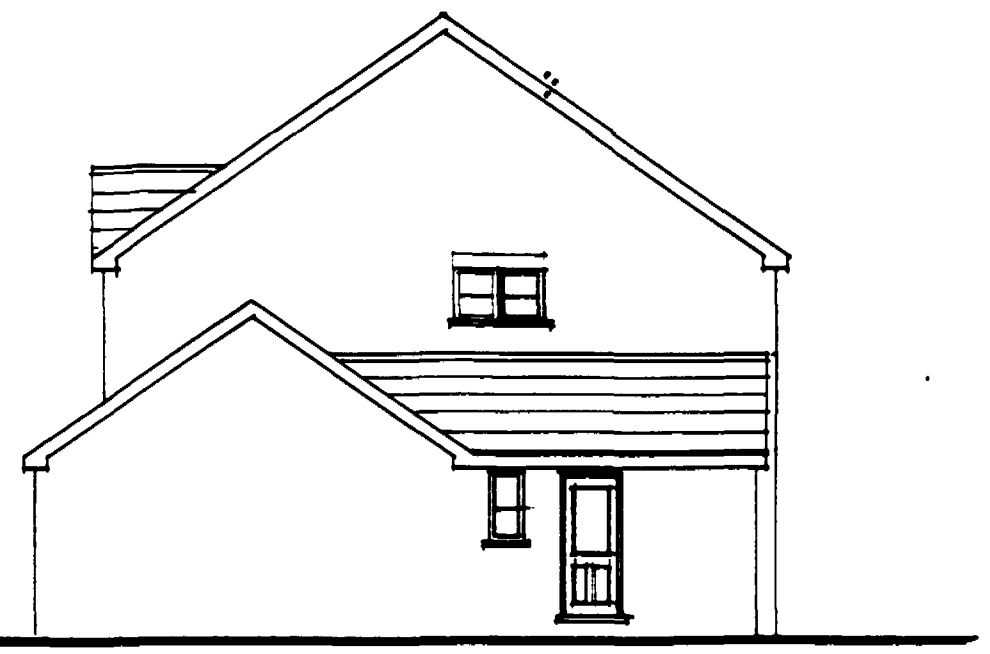
Date: 03 / 94

Drawn: m.d.

DETERMINED PLAN



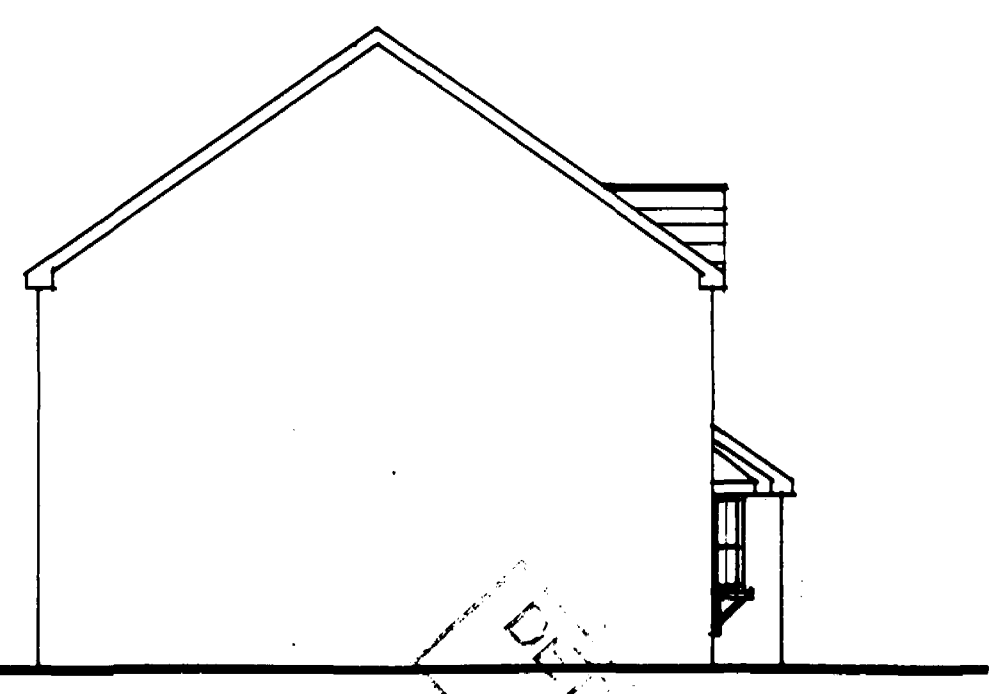
f r o n t



s i d e



r e a r



s i d e

DETERMINED PLAN

Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone Holbeach (0406) 380222

Wygate Park

Design: ASHGATE

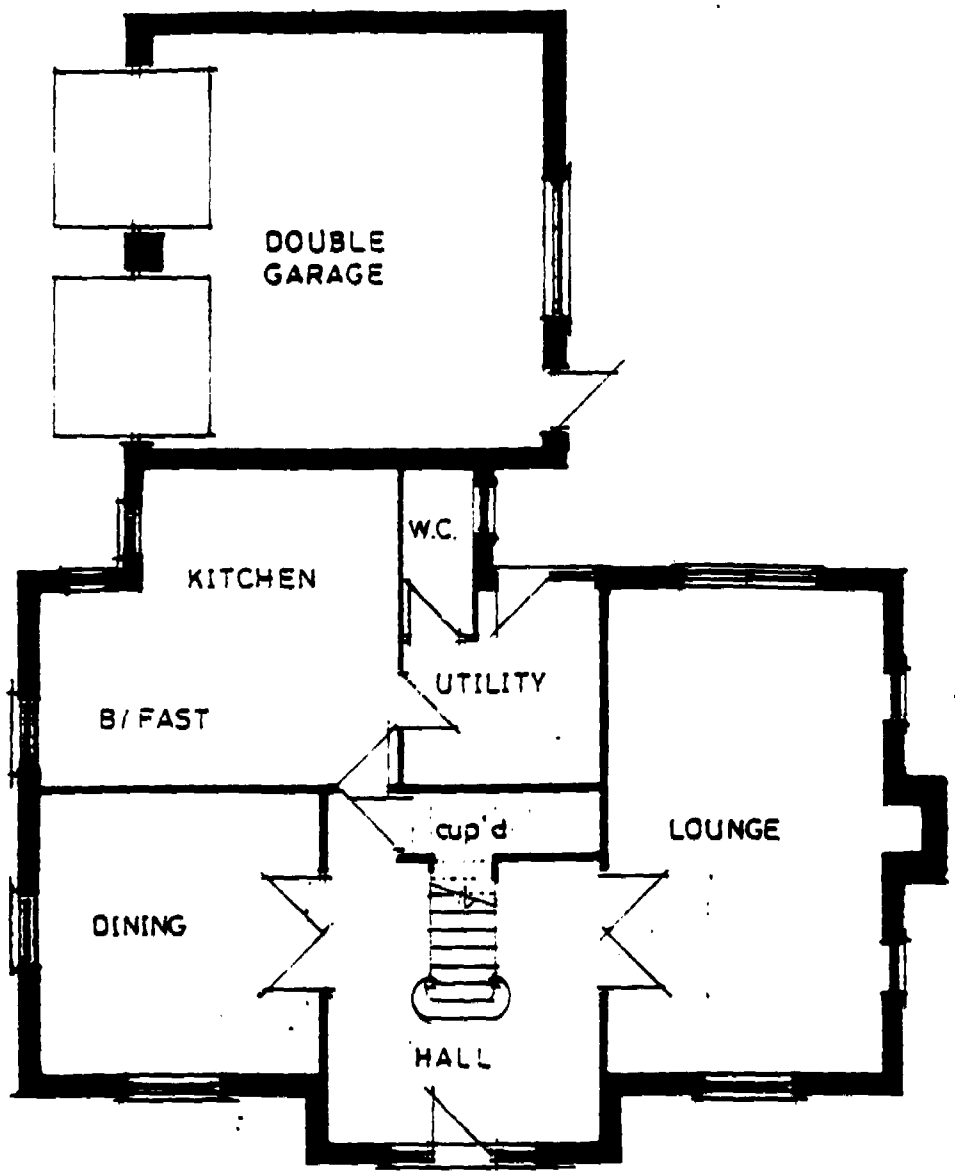
Plots: 9 , 18 , 32 .

Drg no: 94010

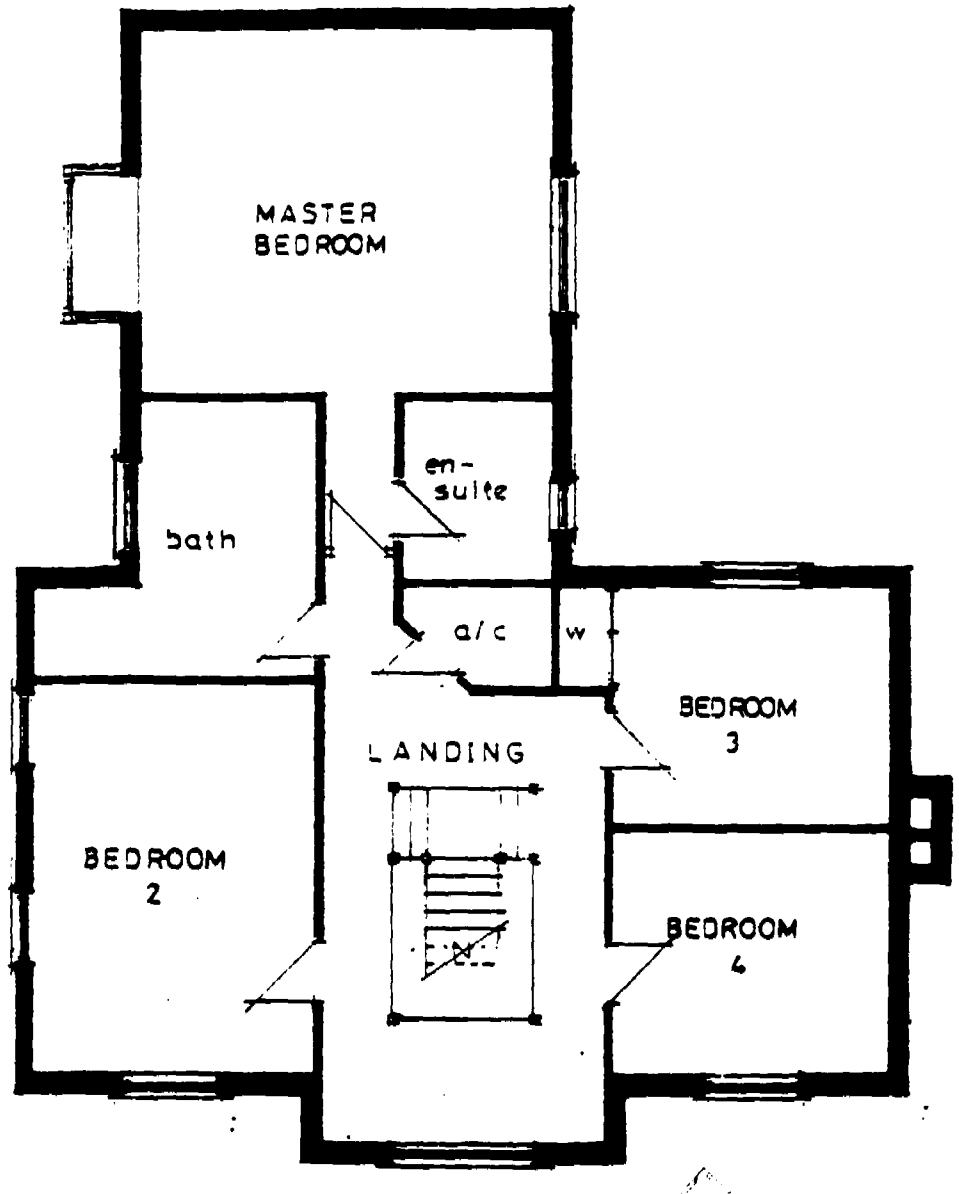
Date: 03/94

Scale: 1 : 100

Drawn: m.d.



GROUND



FIRST

DETERMINED PLAN

Broadgate Homes

Broadgate Homes, Wroxton Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone Holbeach (0406) 380332

Wygate Park

Design: CYPRESSGATE

Plots: 10

Drg no: 94010

Date: 03/94

Scale: 1 : 100

Drawn: m.d.



Front



Side

Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532

Wygate Park

Design: CYPRESSGATE

Plots: 10

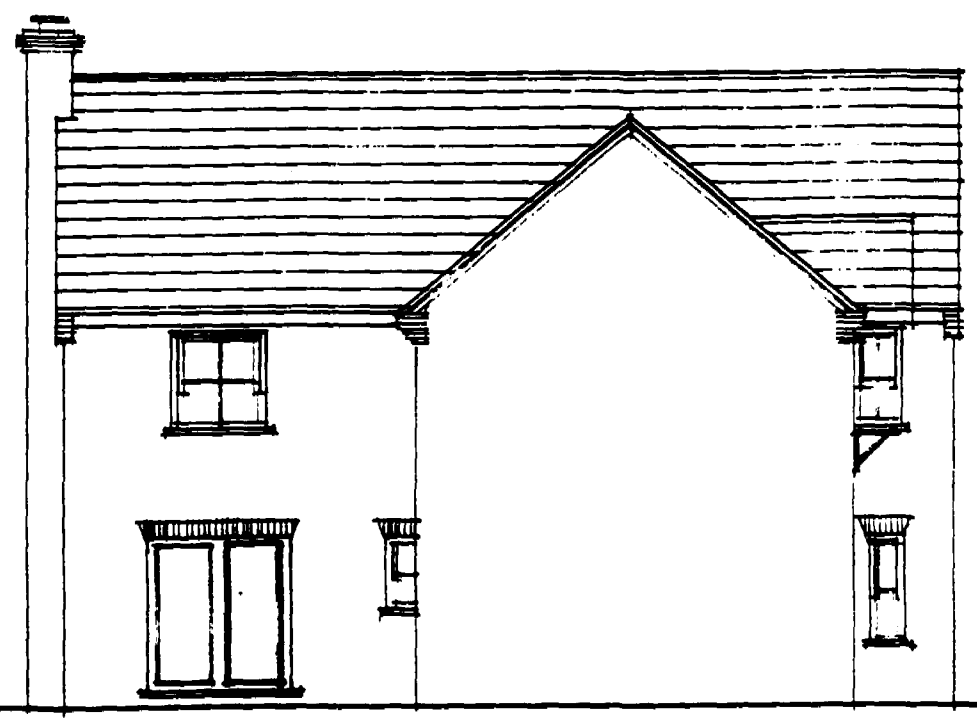
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Date: 08 / 94

Scale: 1·100

Drawn: m.d.

DETERMINED PLAN



Rear



Side

Broadgate Homes
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380252

Wygate Park

Design: CYPRESSGATE

Plots: 10

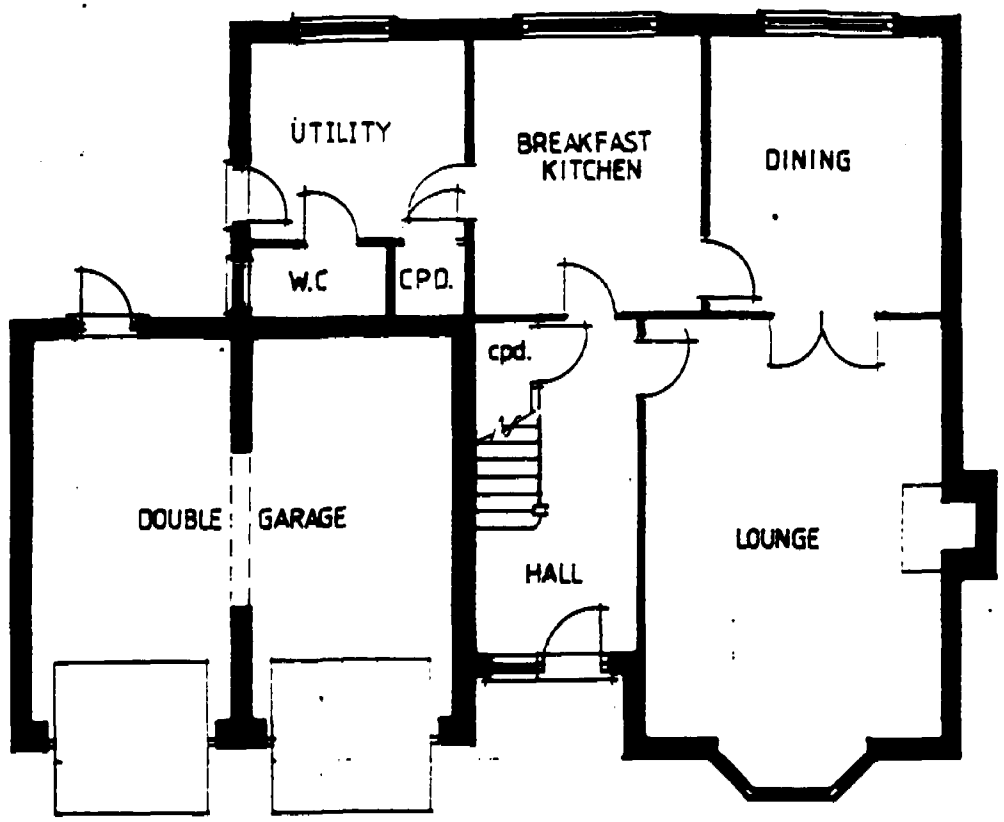
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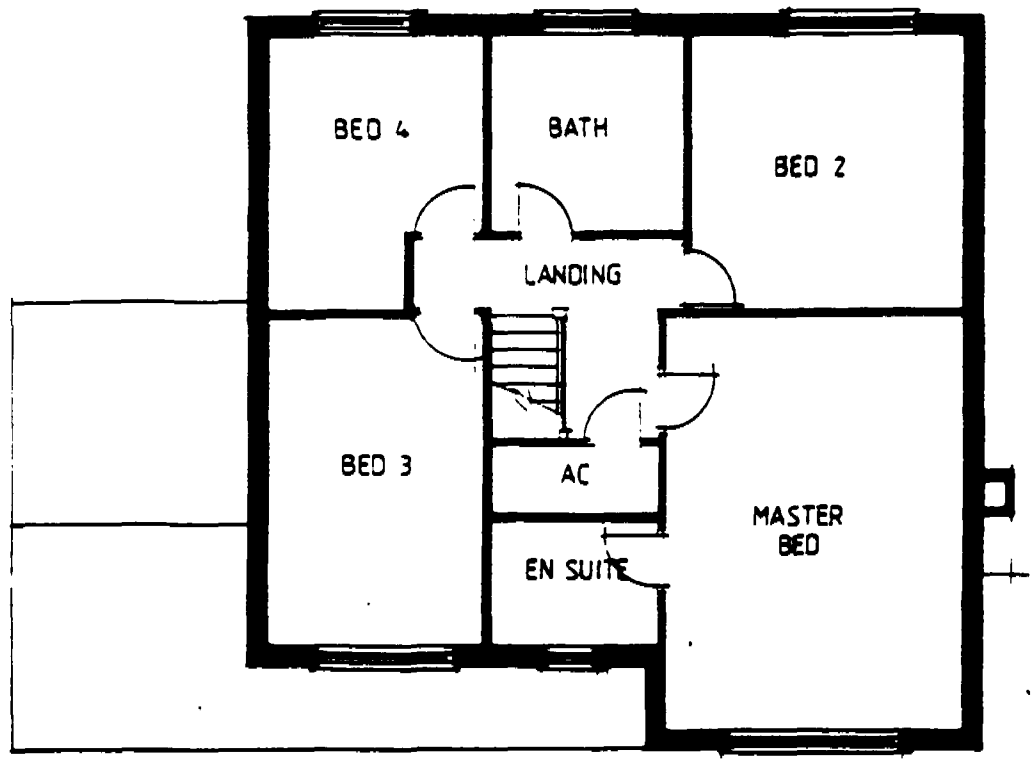
Date: 03/94

Scale: 1:100

Drawn: m.d.



GROUND



FIRST

Broadgate Homes
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone: Holbeach (0406) 380332

Wygate Park

Design: MAHOGANYGATE III

Plots: 11 , 31

Drg no: 94010

Scale: 1:100

Date: 03/94

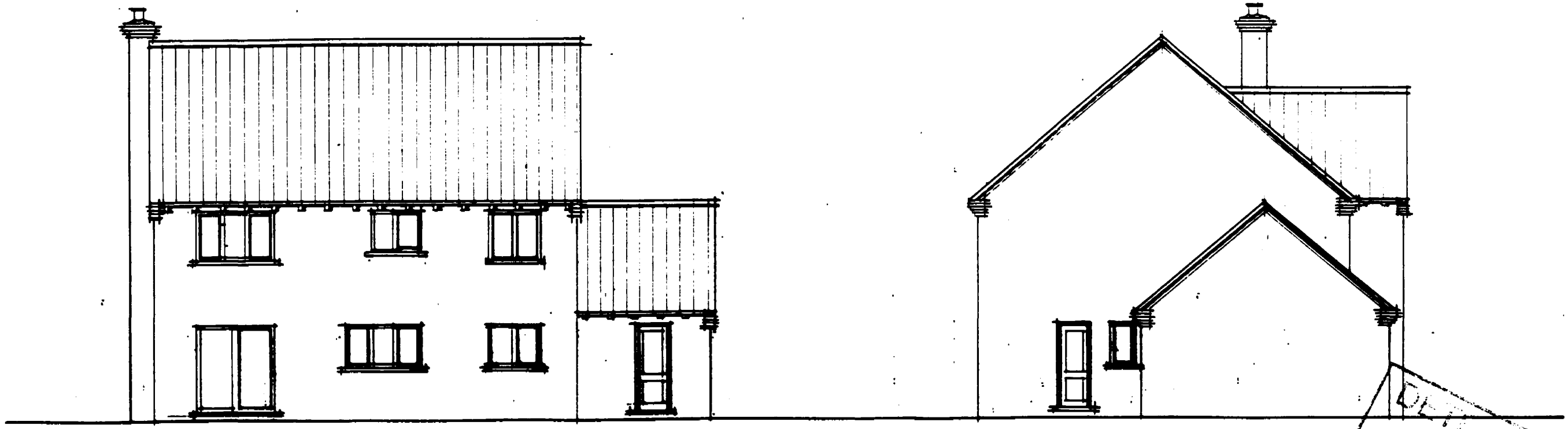
Drawn: m.d.

DETERMINED



Front

Side



Broadgate Homes

Broadgate House, Wisma Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380252

Wygate Park

Design: MAHOGANYGATE III

Plots: 11 ,31

Org no: 94010

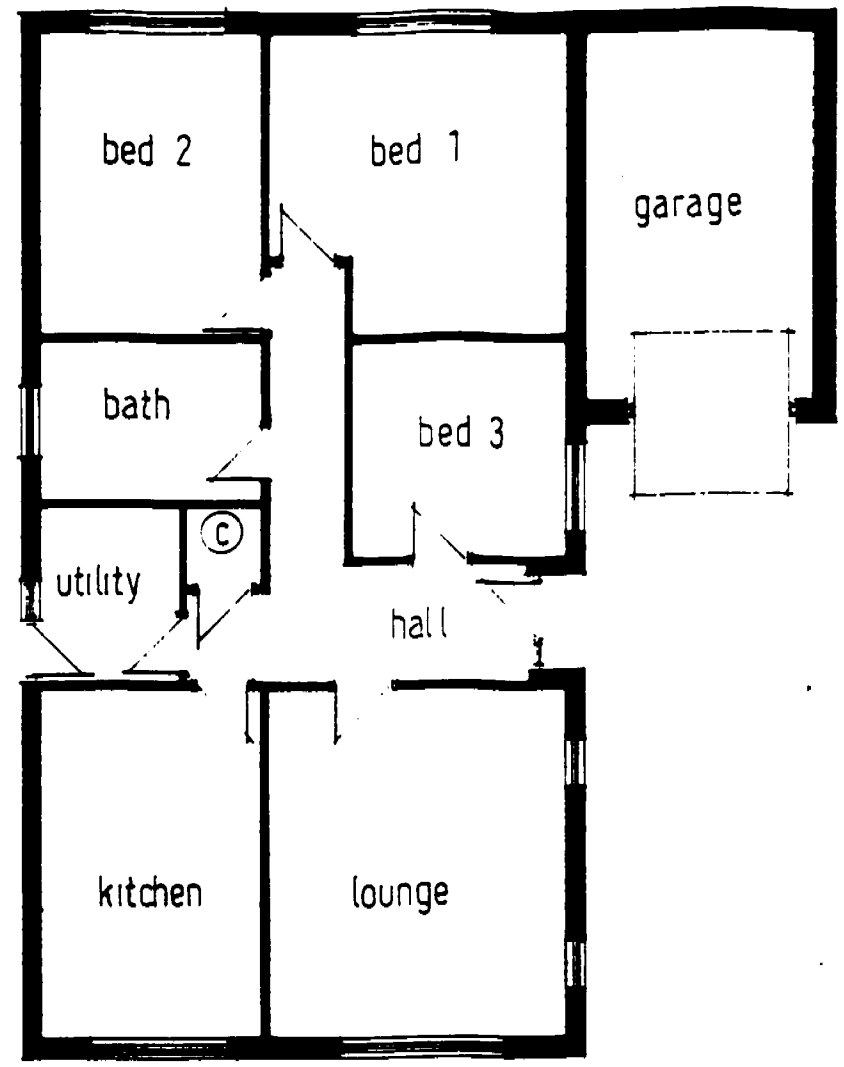
Date: 03/94

Scale: 1' 100

Drawn: m.d.

DETERMINED PLAN

FLOOR
LAYOUT



Broadgate Homes

Broadgate House, Warren Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone Holbeach (0406) 300330

Wygate Park

Design: MAGNOLIA II

Plots: 14, 16

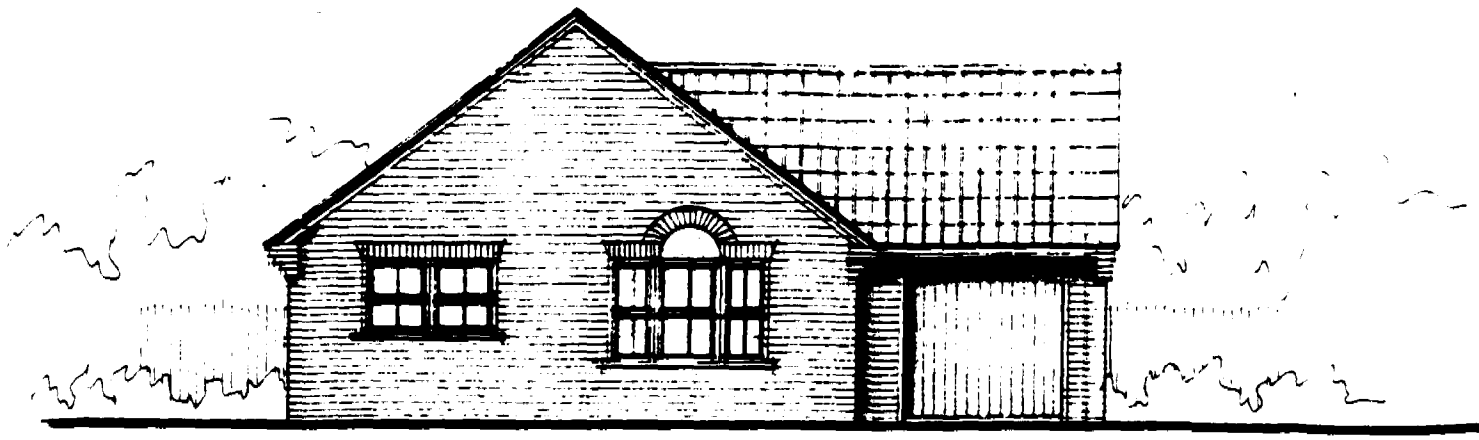
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Date: 03/94

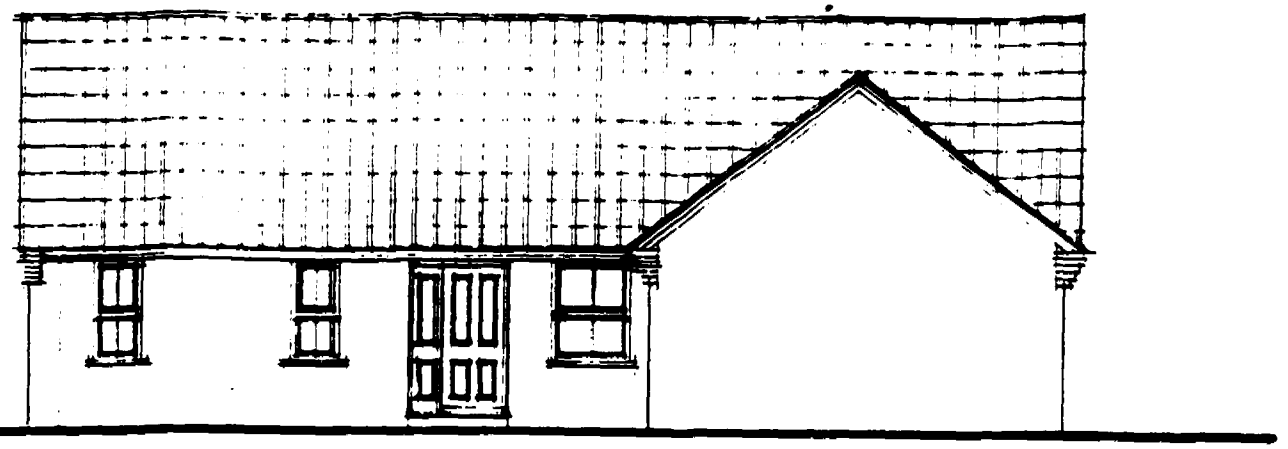
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Drawn: a.f.

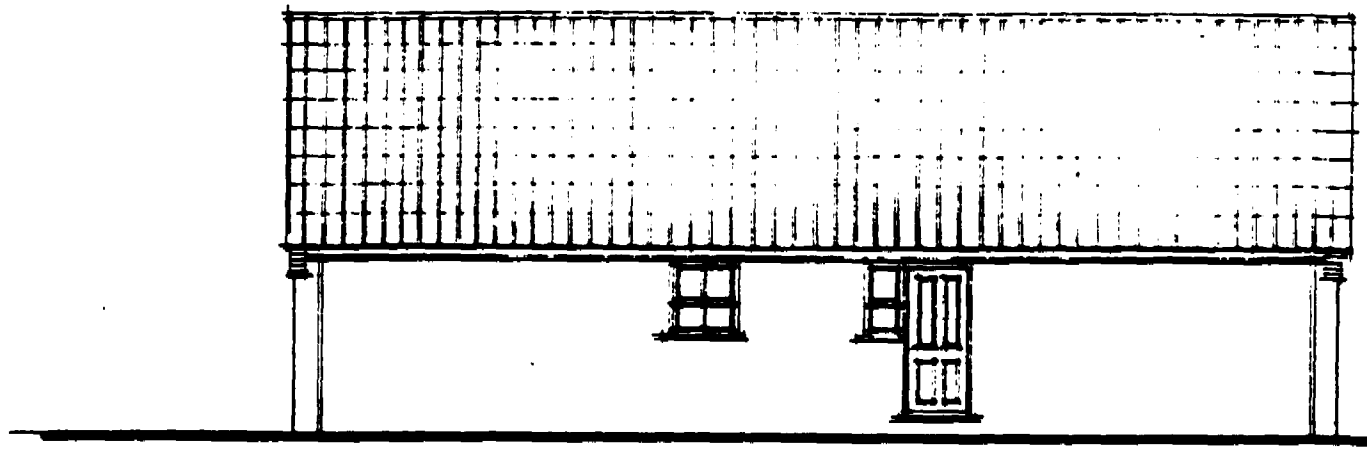
DETAIL for PLANNING



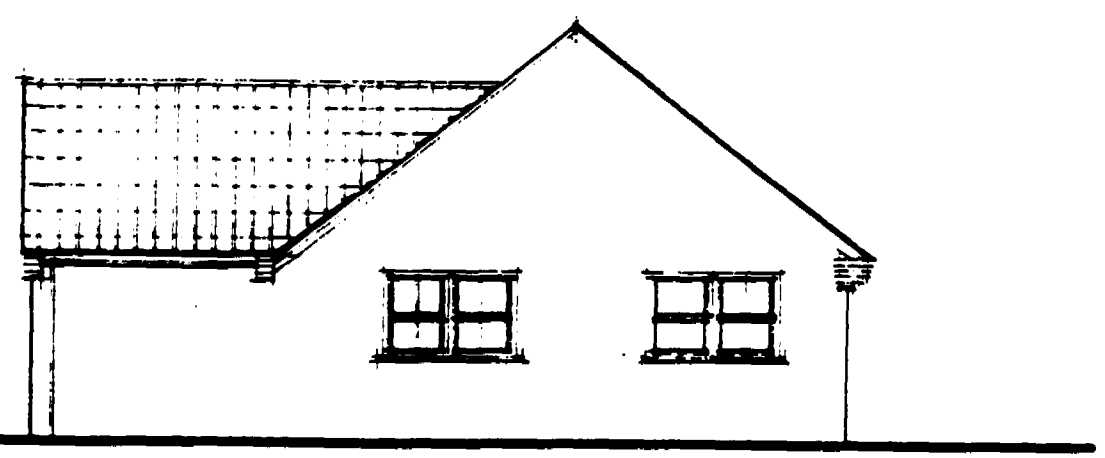
front



side



side



rear

Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone: Holbeach (0406) 380252

Wygate Park

Design: MAGNOLIA II

Plots: 14 , 16

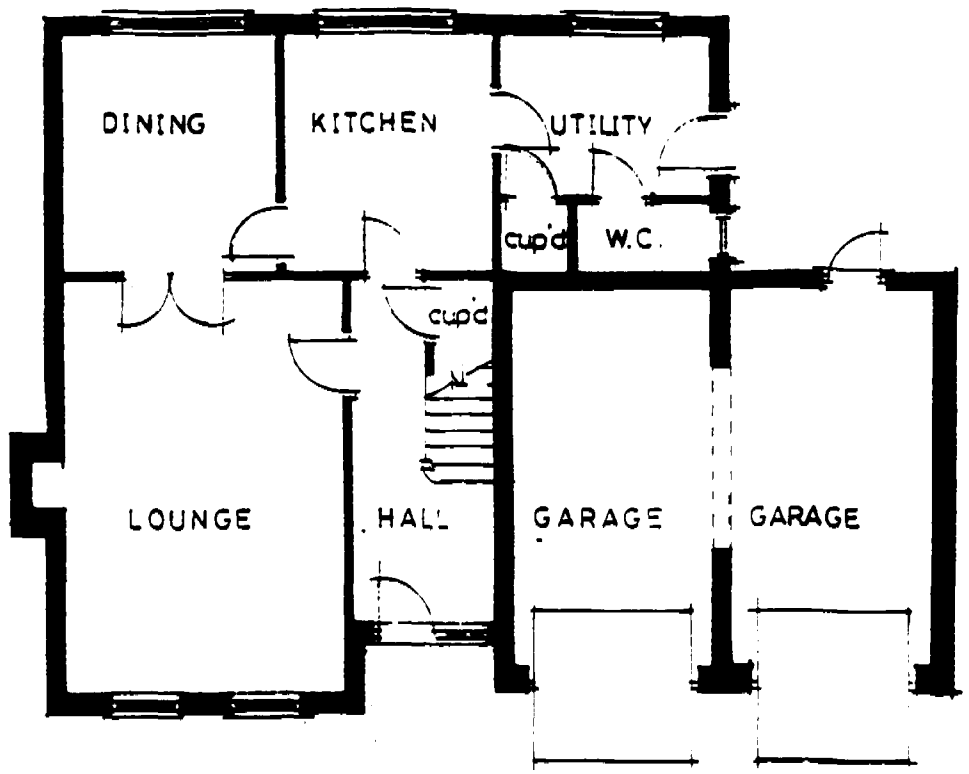
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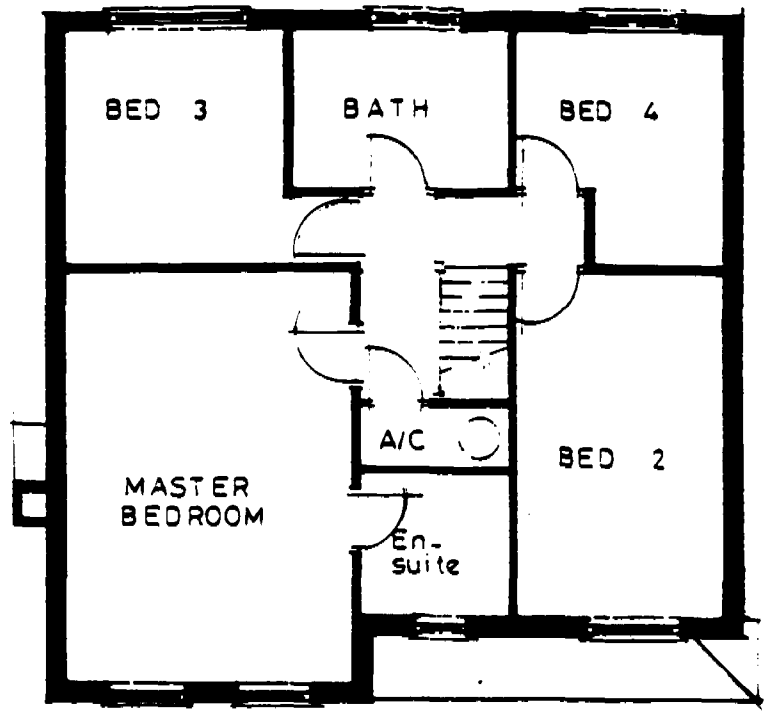
Date: 03/94

Scale: 1 : 100

Drawn: d.f.



GROUND



FIRST

Broadgate Homes

Broadgate House, Vinces Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone: Holbeach (0406) 380232

Wygate Park

Design: CHESTNUT II

Plots: 17

Drg no: 94010

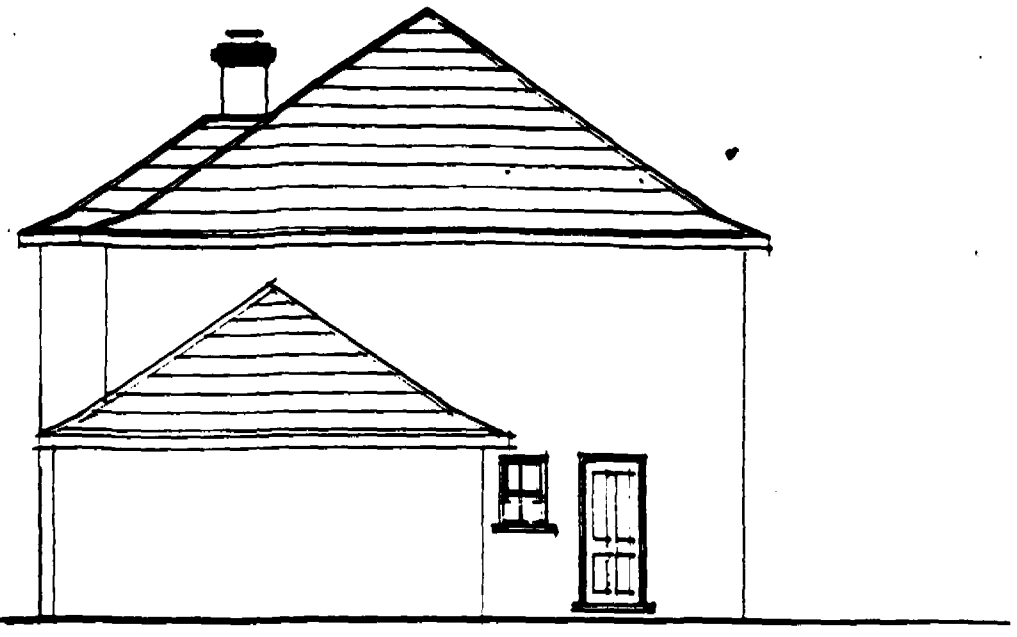
Date: 03/94

Scale: 1 : 100

Drawn: m.d.



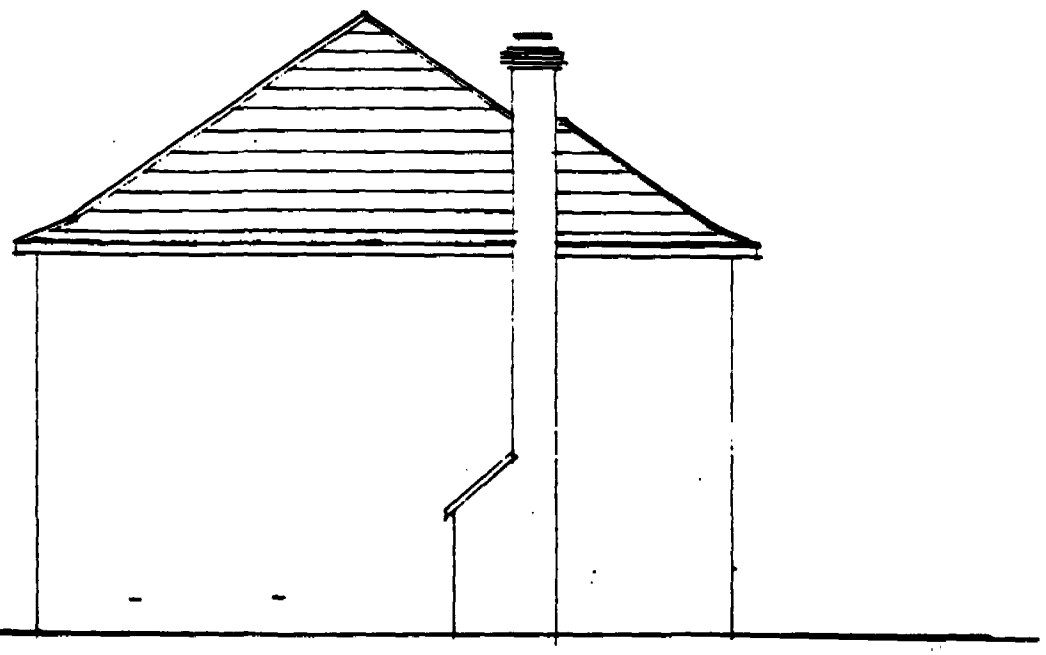
front



side



rear



side

Broadgate Homes

Broadgate Homes, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone: Holbeach (0406) 380222

Wygate Park

Design:
CHESTNUT II

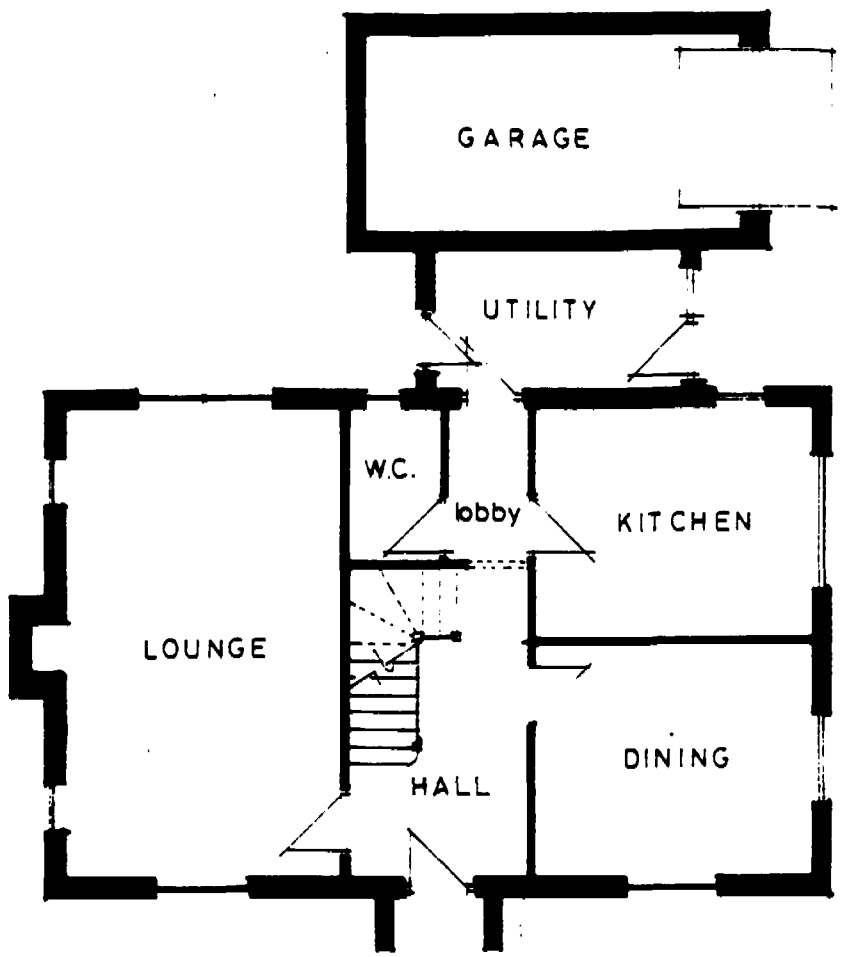
Plots:
17

Dwg no:
94010

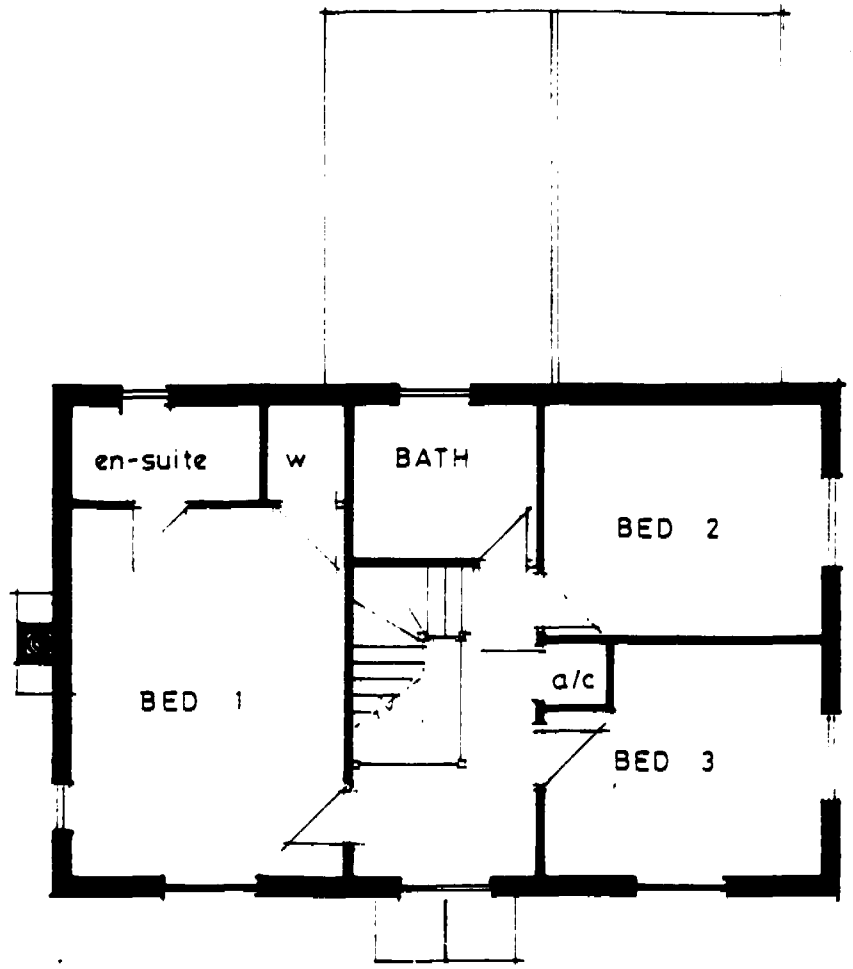
Date:
03/94

Scale:
1 : 100

Drawn
m.d.



GROUND



FIRST

Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone: Holbeach (0406) 366333

Wygate Park

Design:
HAZELGATE

Plots:
19, 25, 28, 30, 34.

Drg no:
9401D

Date:
03/94

Scale:
1 : 100

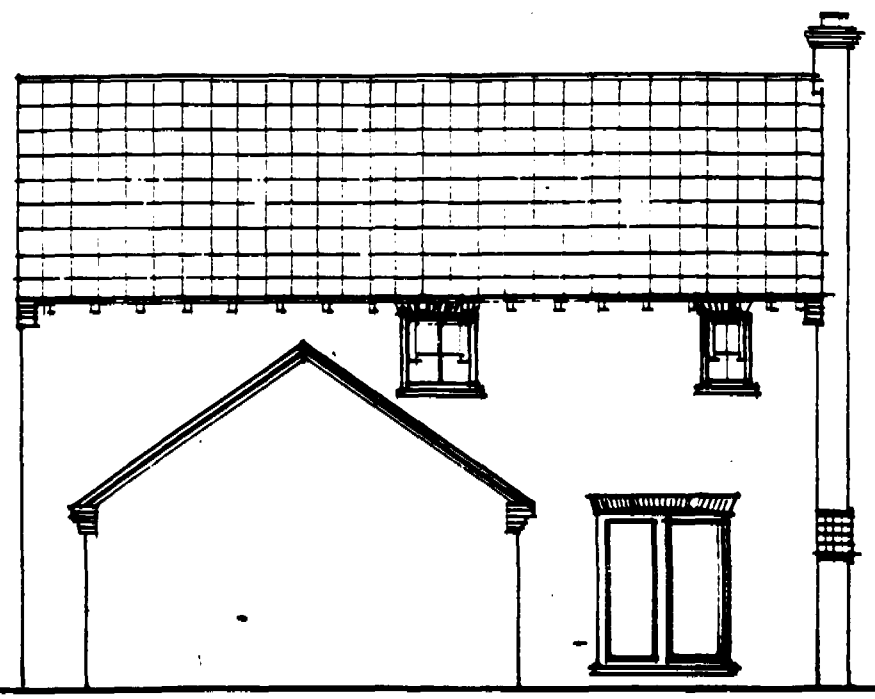
Drawn:
m.d.



Front



side



rear



side

DETAILED PLANNED

Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone Holbeach (0406) 380332

Wygate Park

Design: HAZELGATE

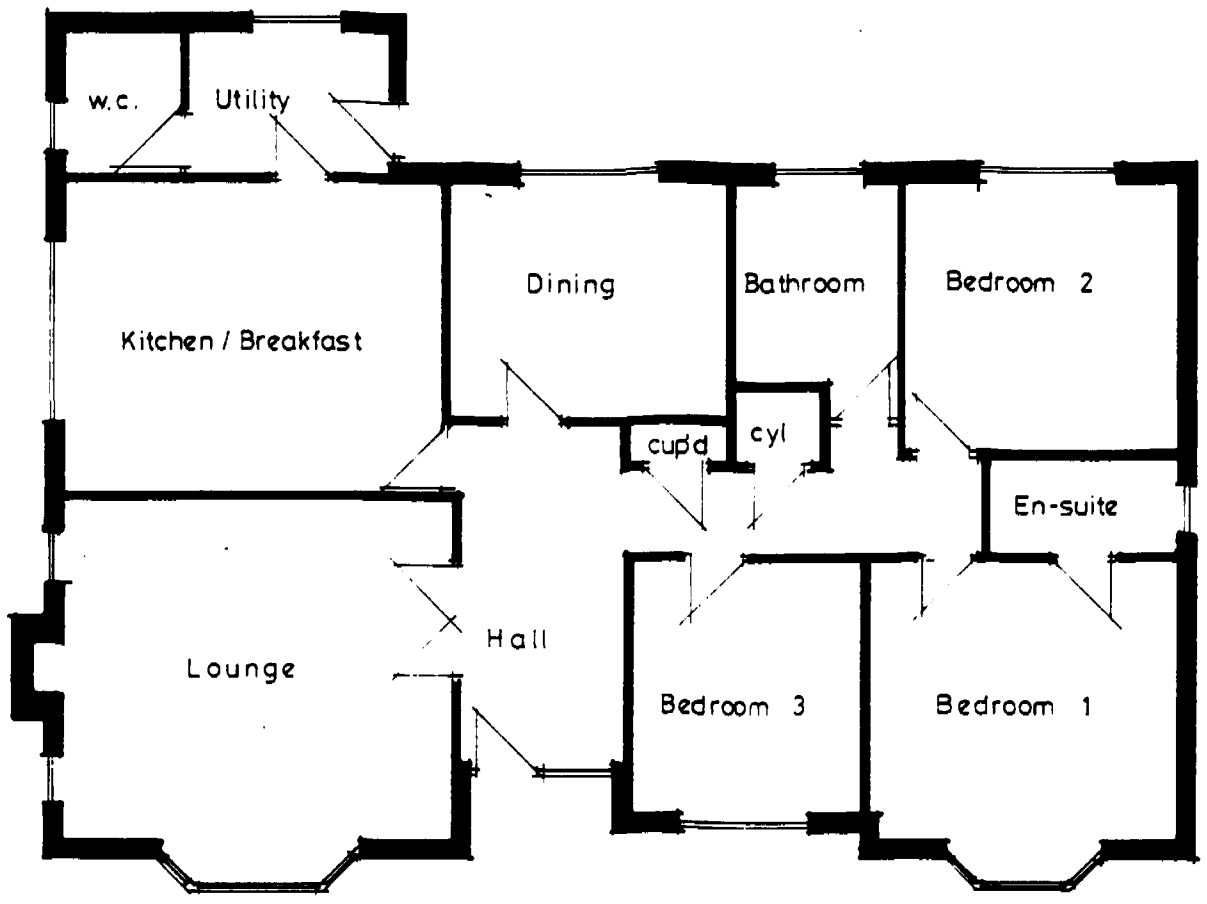
Plots: 19, 25, 28, 30, 34.

Drg no: 94010

Date: 03/94

Scale: 1 : 100

Drawn: m.d.



Floor Layout

Broadgate Homes

Broadgate House, Wigton Hills, Spalding, Lincolnshire, PE11 4DR.
Telephone Holbeach (0406) 380288

Wygate Park

Design:
LARCHGATE D/G

Plots:
20

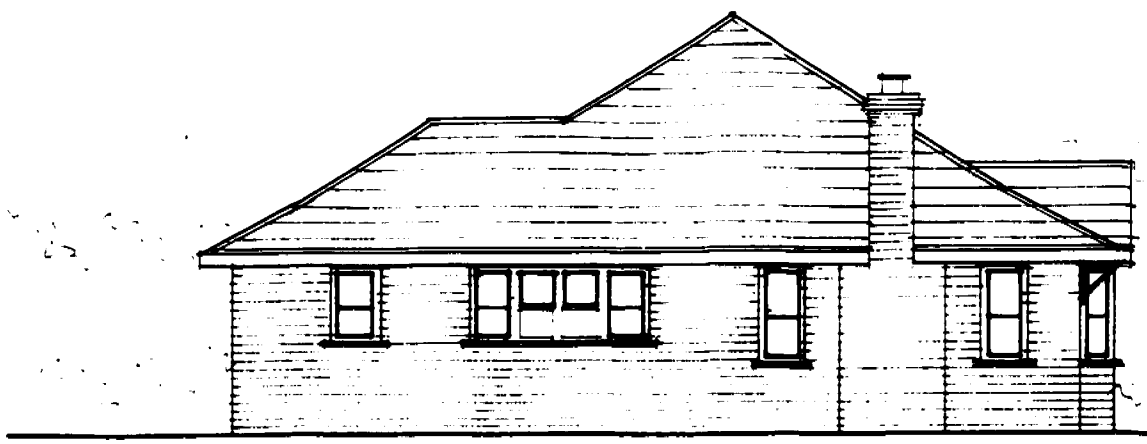
Drg no:
94010

Date:
03/94

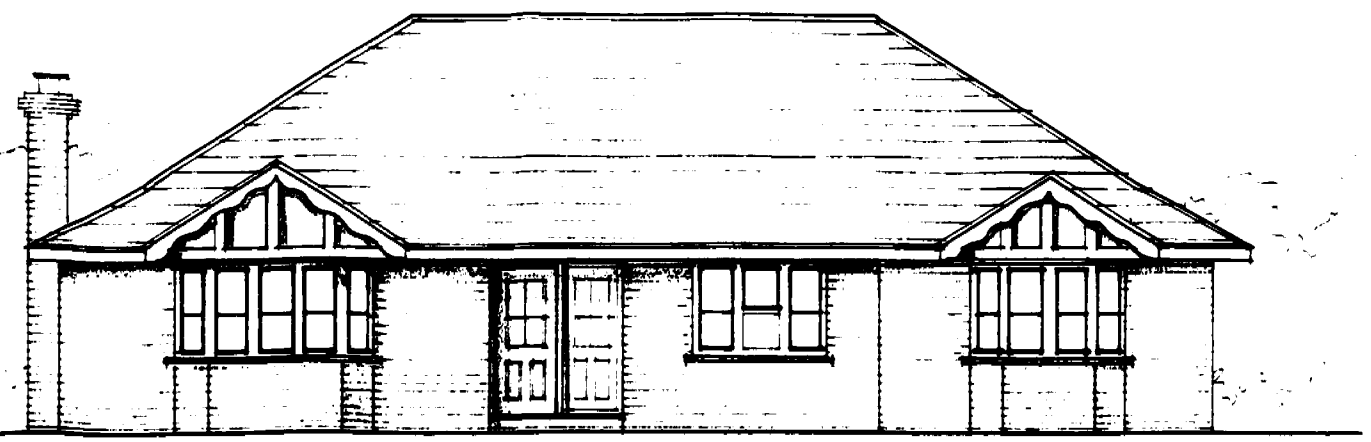
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1:100

Drawn:
m/d.

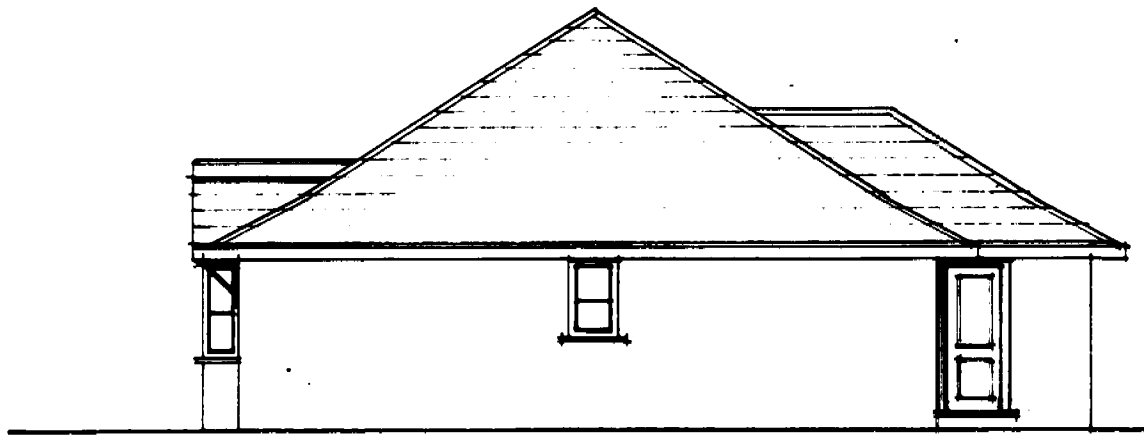
DETAILS PLANNED



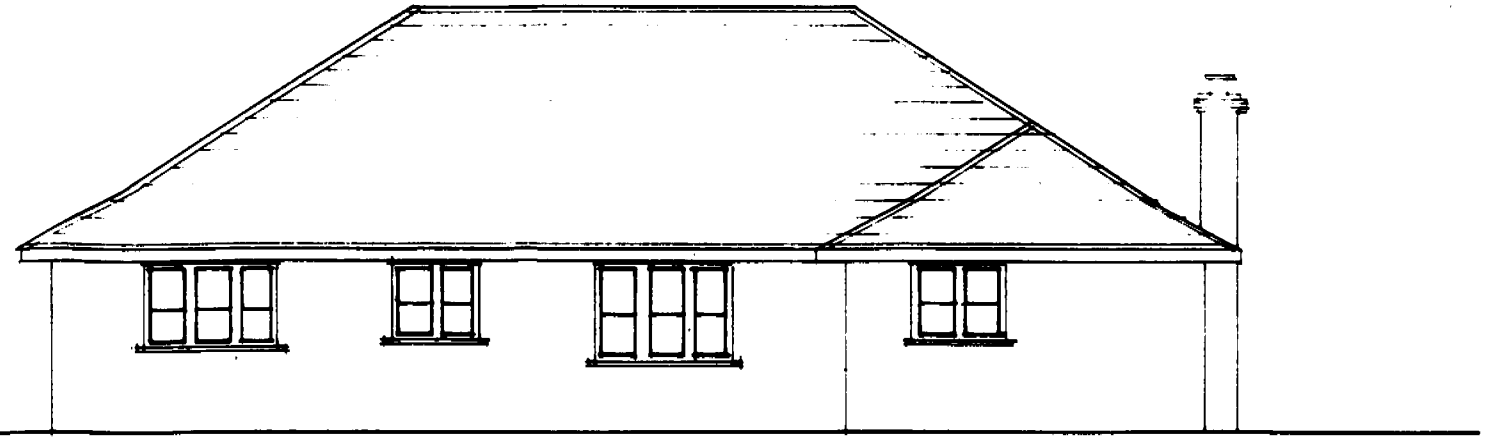
Side



Front



Side



Rear

Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone: Holbeach (0406) 380321

Wygate Park

Design:
LARCHGATE D/G

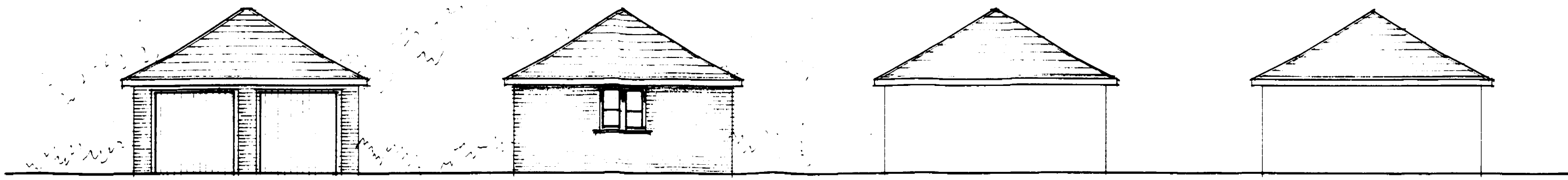
Plots:
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Drg no:
94010

Date:
03.94

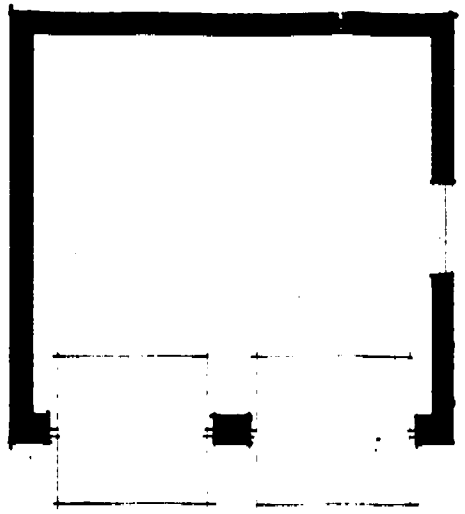
Scale:
1:100

Drawn:
m.d.



Front | Side | Rear | Side

Layout



APPROVED
BLDG

Broadgate Homes

Broadgate Homes, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone Holbeach (0406) 380252

Wygate Park

Design: Larchgate Double Garage

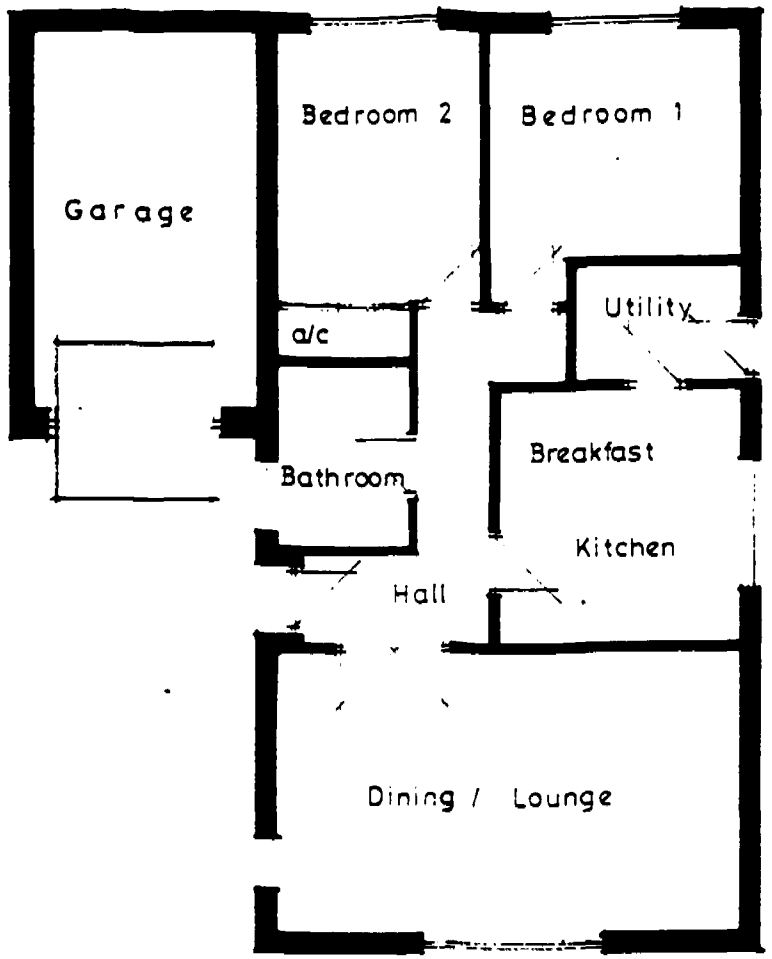
Plots: 20

Drg no: 94010

Scale: 1:100

Date: 03/94

Drawn: m.d.



Floor plan

DETERMINED PLAN

Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone Holbeach (0406) 380252

Wygate Park

Design: SPRUCEGATE III

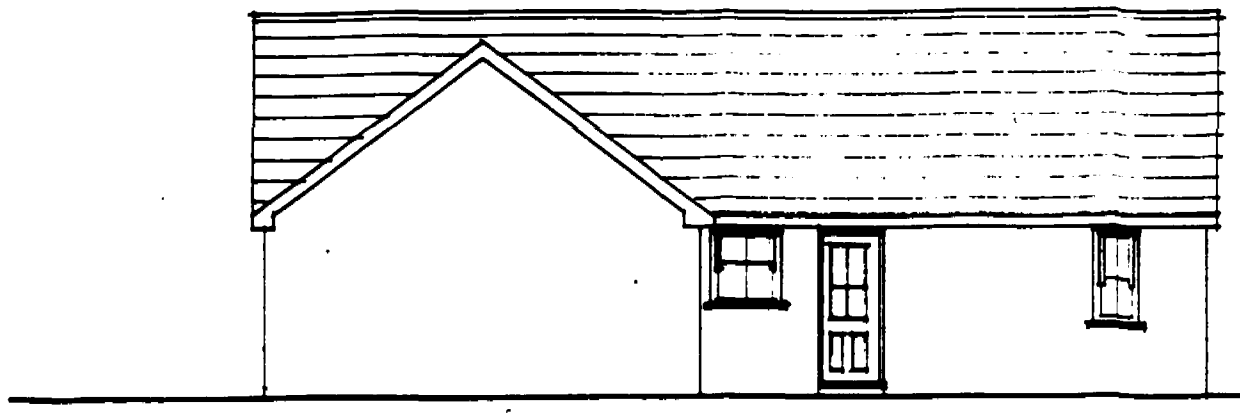
Plots: 23

Drg no: 94010

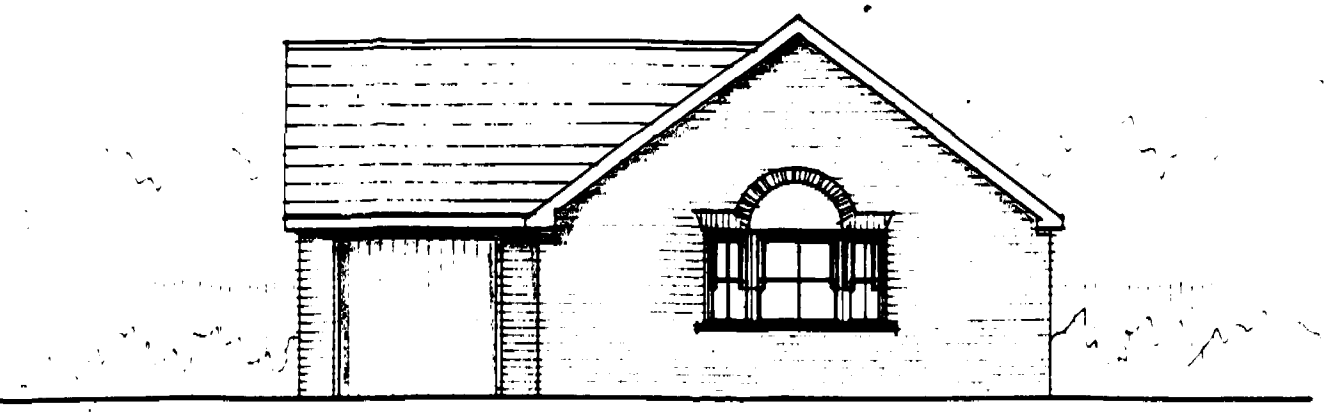
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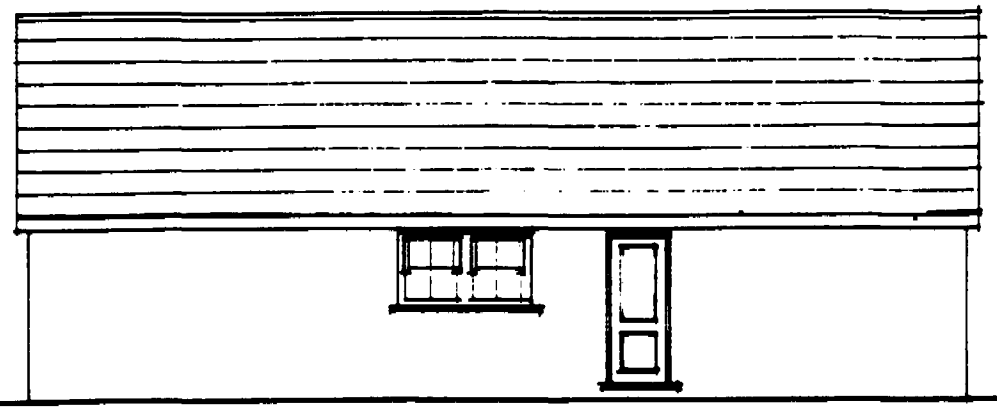
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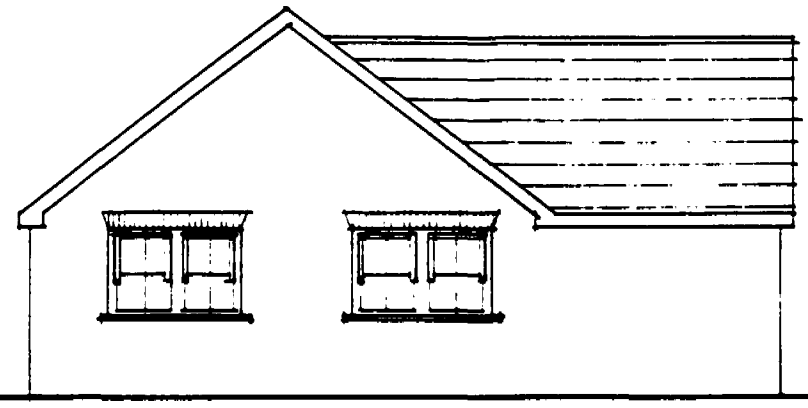
Side



Front



Side



Rear

DETERMINED PLAN

Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone Holbeach (0406) 350352

Wygate Park

Design: SPRUCEGATE III

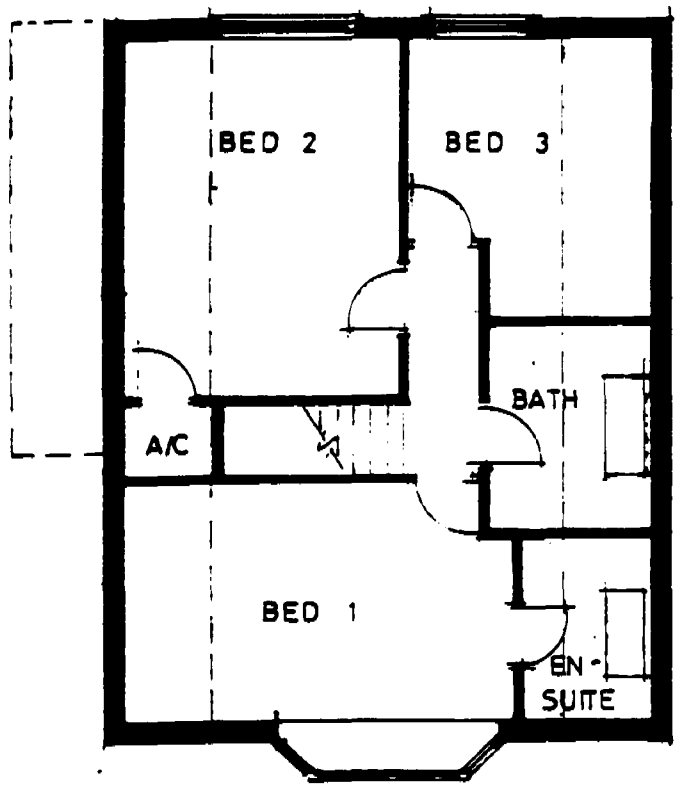
Plots: 23

Drg no: 94010

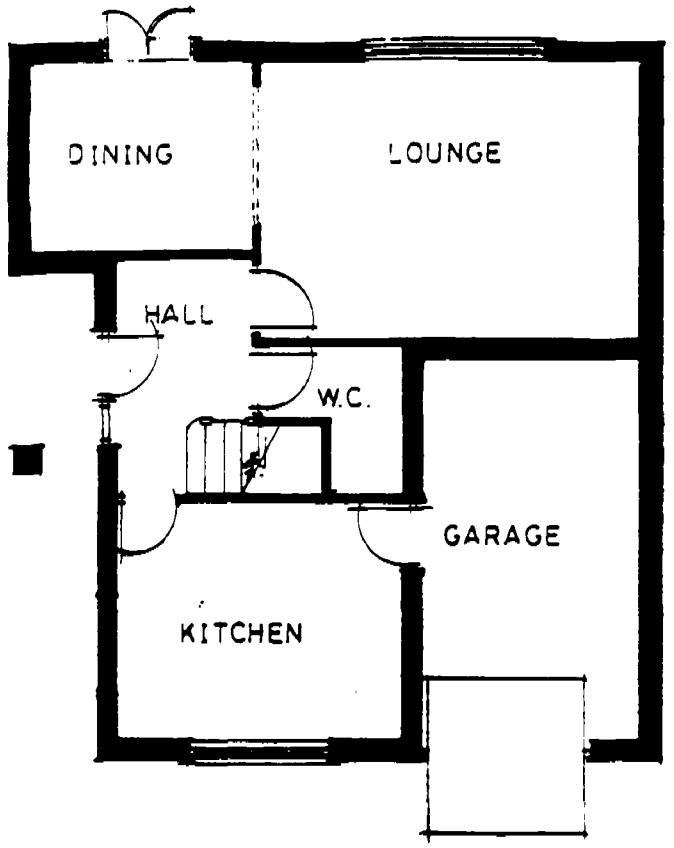
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Date: 03/94

Drawn: m.d.



FIRST



GROUND

DETERMINED PLAN

Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone: Holbeach (0406) 380332

Wygate Park

Design: WILLOWGATE I

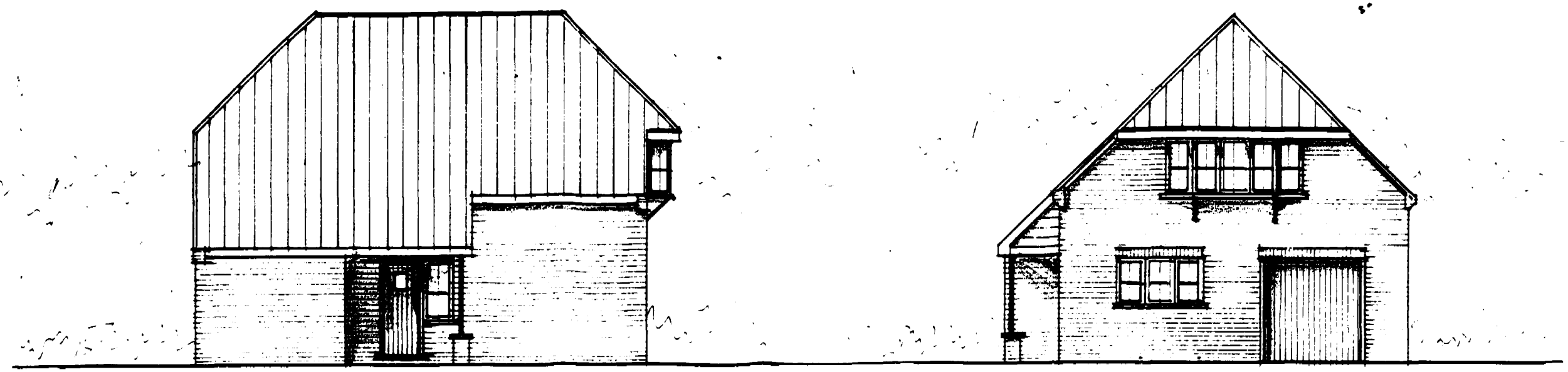
Plots: 27

Drg no: 94010

Scale: 1 : 100

Date: 03/94

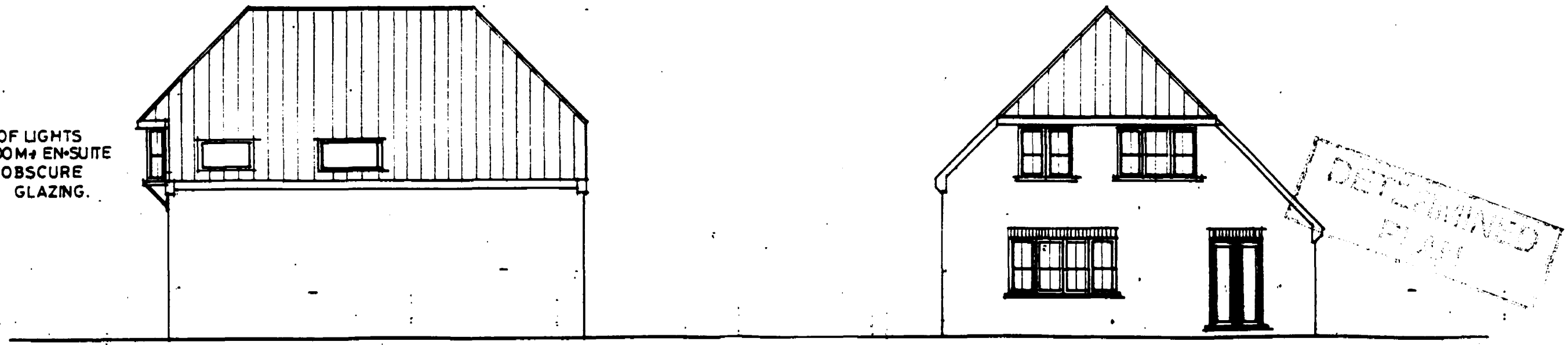
Drawn: m.d.



side

front

VELUX ROOF LIGHTS TO BATHROOM & EN-SUITE TO HAVE OBSCURE GLAZING.



side

rear

DETERMINED PLAN

Broadgate Homes

Broadgate House, Wyvern Mills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380222

Wygate Park

Design: WILLOWGATE I

Plots: 27

Drg no: 94010

Scale: 1 : 100

Date: 03 / 94

Drawn: m.d.

TWO PLANK LANE

FUTURE DEVELOPMENT

PROPOSED LANDSCAPING & FENCING

ANV	acer negundo 'variegatum'
AS	acer saccharinum 'pyramidale'
BP	betula pendula
FS	fagus sylvatica
FSP	fagus sylvatica purpurea
MGH	malus golden hornet
MP	malus profusion
MS	malus sylvestris
PA	prunus avium
PTH	prunus 'tai haku'

W	1·8m high boundary wall.
CB	1·8m high timber closeboard fence
Pa	1·8m high timber palisade fence
P	1·8m high timber panel fence

Rear dividing boundaries to be defined by 0·45m high conc. post & wire fence.

FRONTAGE HEDGEROW TO BE Berberis Stenophylla 60/90 @ 450 c/c
front gardens to be seeded/ turfed
individual drives to be washed gravel.

EXTENT OF APPLICATION SITE

PROVIDE 1.8m high TIMBER PANEL FENCE TO THIS SECTION
* ADDITIONAL 0.6m TRELLIS TO TOP OF NEW FENCE TO REAR PLOT 9

PROVIDE 1.8m high TIMBER PANEL FENCE TO THIS SECTION

PROPOSED EMERGENCY LINK with restriction bollards

FARTHINGALES

POTENTIAL FUTURE DEVELOPMENT OVERLOOKING VERNATTS RIVER

VERNATTS RIVER BANK

PROPOSED TIMBER CLOSEBOARDED FENCE to west boundary heights as stated (tapered at change in level)

MIXED PLANTING anv/as/fs/fsp/pa

MIXED PLANTING anv/as/fs/fsp/bp/pa

Mahoganygate III · Ashgate · Chestnut · Willowgate IV · Cypressgate · Larchgate · Azalea · Poplargate · Olivegate · Camellia II · Magnolia II · Hazelgate · Ashgate · Larchgate DG · Chestnut II · Camellia II · Azalea · Chestnut · Willowgate I · Hazelgate · Sprucegate III · Azalea · Chestnut · Hazelgate · Ashgate · Chestnut · Mahoganygate III

bungalow

st. barnabas hospice day care centre H16/0139/93

proposed neighbourhood shopping facility APPLICATION REF H16/0265/94

WOOLRAM WYGATE

WYGATE PARK

woolram wygate

mariette way

SOUTH HOLLAND DIST. PLAN DEPT. 02 AUG 1994 REF ..S/227/94

PROPOSED LAYOUT

WYGATE PARK SPALDING

AMENDED PLAN Ref. A1

PLOTS 1-34
AS ORIGINAL APPROVAL.

94010-001 1:500
Revision A

04/94 a.j.f.

Rev. A Additional trellis screen to rear of plot 9. aff 14.7.94

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

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H16/0327/94

Applicant: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Description: Erect 16 detached bungalows and 18 detached houses

Location: Plots 1-34, Wygate Park
Spalding
Lincs

Amendment: Plot substitution from Azalea bungalow type to Chestnut II house type (drawing number 94010)

07-SEP-95

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 Housing and Planning Services

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ NP

Registered 5/9

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: 6/9/95

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

Acceptance issued:

TWO PLANK LANE

FUTURE DEVELOPMENT

PROPOSED LANDSCAPING & FENCING

ANV	acer negundo 'variegatum'	W	1·8m high boundary wall.
AS	acer saccharinum 'pyramidale'	CB	1·8m high timber closeboard fence
BP	betula pendula	Pa	1·8m high timber palisade fence
FS	fagus sylvatica	P	1·8m high timber panel fence
FSP	fagus sylvatica purpurea		
MGH	malus golden hornet		
MP	malus profusion		
MS	malus sylvestris		
PA	prunus avium		
PTH	prunus 'tai haku'		

Rear dividing boundaries to be defined by 0·45m high conc. post & wire fence.

FRONTAGE HEDGEROW TO BE Berberis Stenophylla 60/90 @ 450c/c
front gardens to be seeded/ turfed
individual drives to be washed gravel.

PROVIDE 1.8m high TIMBER PANEL FENCE TO THIS SECTION
* ADDITIONAL 0.6m TRELLIS TO TOP OF NEW FENCE TO REAR PLOT 9

PROVIDE 1.8m high TIMBER PANEL FENCE TO THIS SECTION

EXTENT OF APPLICATION SITE

PROPOSED EMERGENCY LINK with restriction bollards

FARTHINGALES

POTENTIAL FUTURE DEVELOPMENT OVERLOOKING VERNATTS RIVER

VERNATTS RIVER BANK

PROPOSED TIMBER CLOSEBOARDED FENCE to west boundary heights as stated (tapered at change in level)

MIXED PLANTING am/as/fs/fsp/pa

MIXED PLANTING am/as/fs/fsp/bp/pa

proposed neighbourhood shopping facility
APPLICATION REF H16/0265/94

bungalow

st. barnabas hospice day care centre
H16/0189/93

WOOLRAM WYGATE

WYGATE PARK

woolram wygate

mariette way

PROPOSED LAYOUT

REV. A. Additional trellis screen to rear of Plot 9. 18/7/94.
REV. B. Rear Boundaries to Plots 12-16 revised 18.8.94

SOUTH HOLLAND D.C.
PLAN DEPT.
02 AUG 1994
REF. H16/0227/94

WYGATE PARK

SPALDING

AMENDED PLAN
Ref. A1

PLOTS 1-34
AS PROPOSED BY AMENDMENT

94010-001 (REVISION B) 1:500

04/94 a.j.f.

Broadgate Homes

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

TWO PLANK LANE

FUTURE DEVELOPMENT

EXTENT OF APPLICATION SITE

POTENTIAL FUTURE DEVELOPMENT OVERLOOKING VERNATTS RIVER

VERNATTS RIVER BANK

PROVIDE 1.8m high TIMBER PANEL FENCE TO THIS SECTION

PROPOSED EMERGENCY LINK with restriction bollards

PROVIDE 1.8m high TIMBER PANEL FENCE TO THIS SECTION

FARTHINGALES

Mahoganygate III
Ashgate
Cypressgate
Chestnut
Willowgate IV
Larchgate
Azalea
Poplargate
Olivegate
Camellia II
Magnolia II
Hazelgate
Ashgate
Larchgate DG
Chestnut II
Camellia II
Azalea
Sprucegate III
Chestnut
Willowgate I
Hazelgate
Chestnut
Ashgate
Mahogany III

MIXED PLANTING anv/as/fs/fsp/pa

MIXED PLANTING anv/as/fs/fsp/bp/pa

PROPOSED TIMBER CLOSEBOARDED FENCE to west boundary heights as stated (tapered at change in level)

proposed neighbourhood shopping facility
APPLICATION REF H16/0265/94

bungalow

St Barnabas Hospice day care centre H16/0265/93

WOOLRAM WYGATE

WYGATE PARK

woolram wygate

mariette way

PROPOSED LAYOUT

DETERMINED PLAN

PROPOSED LANDSCAPING & FENCING

ANV	acer negundo variegatum
AS	acer saccharinum 'pyramidale'
BP	betula pendula
FS	fagus sylvatica
FSP	fagus sylvatica purpurea
MGH	malus golden hornet
MP	malus profusion
MS	malus sylvestris
PA	prunus avium
PTH	prunus 'tai haku'

W — 1·8m high boundary wall.

CB — 1·8m high timber closeboard fence

Pa — 1·8m high timber palisade fence

P — 1·8m high timber panel fence

Rear dividing boundaries to be defined by 0·45m high conc. post & wire fence.

FRONTAGE HEDGEROW TO BE Berberis Stenophylla 60/90 @ 450c/c
front gardens to be seeded/ turfed
individual drives to be washed gravel.

SOUTH HOLLAND D.C.
PLAN DEPT
31 MAR 1994
REF. H16/0327/94

WYGATE PARK

SPALDING

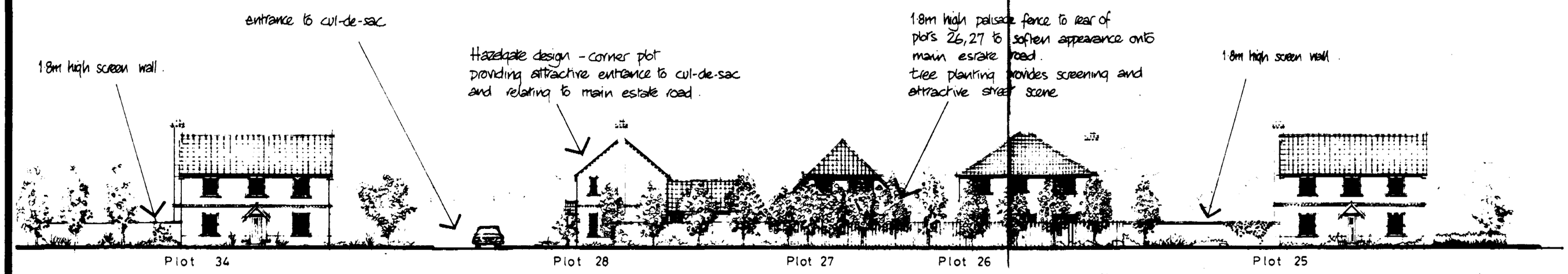
PLOTS 1-34

94010-001 1:500

04/94 a.j.f.

Broadgate Homes

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



STREET ELEVATION TO MAIN ESTATE ROAD 1:250 SCALE

DETERMINED PLAN

Broadgate Builders (Spalding) Limited

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

Telephone: Holbeach (0406) 380532

TITLE

RESIDENTIAL DEVELOPMENT
PLOTS 1-34 WYGATE PARK
WOOLRAM WYGATE
SPALDING

STREET ELEVATION

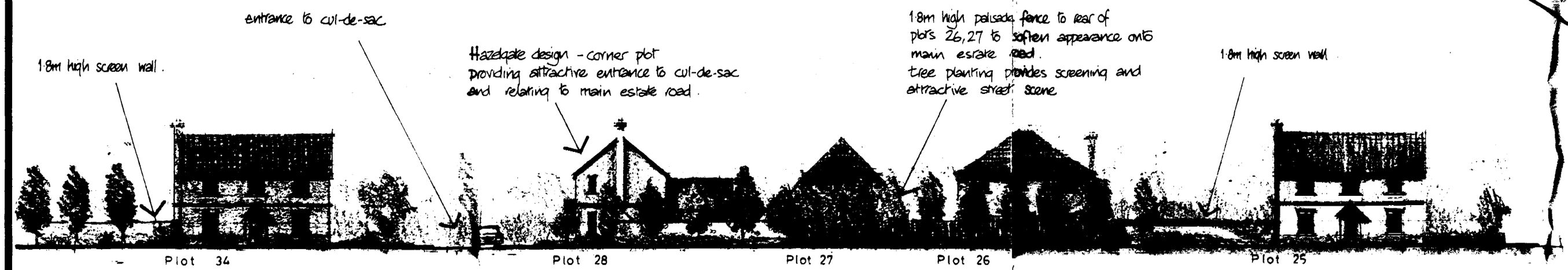
DATE 19/4/94	DRAWN AJF
DRWG. No. 94010/003	SCALE 1:250

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

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A3I ADSRL 190322



STREET ELEVATION TO MAIN ESTATE ROAD 1·250 SCALE

DETERMINED PLAN

S.H.D.C. PLANNING DEPT. RECEIVED 21 APR 1994

327/94

Broadgate Builders

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

TITLE

RESIDENTIAL DEVELOPMENT
PLOTS 1-34 WYGATE PARK
WOOLRAM WYGATE
SPALDING

STREET ELEVATION

DATE 19/4/94	DRAWN AJF
DRWG. No. 94010/003	SCALE 1:250

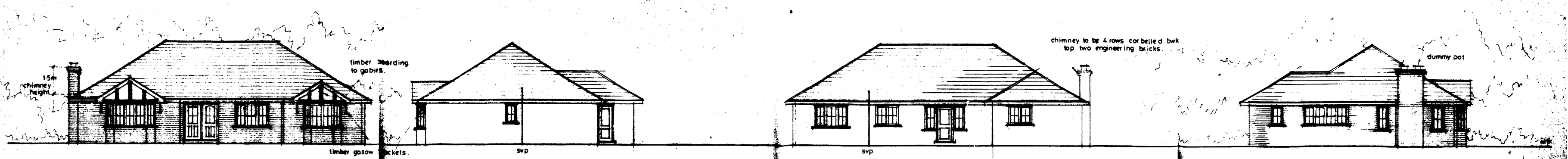
REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

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AM ACAD13L 930323

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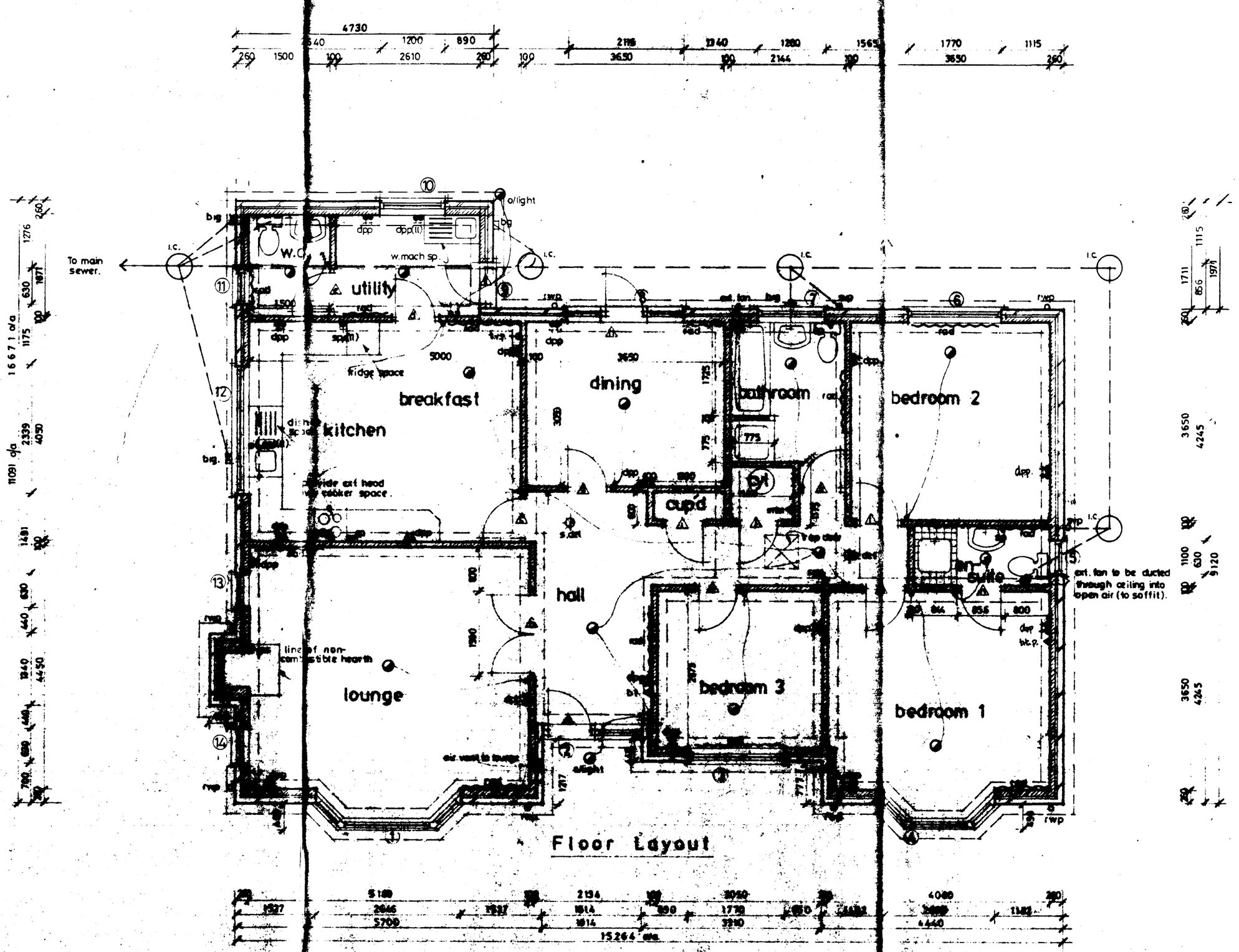


Front elevation

Side

Rear

Side



DOOR, WINDOW & LINTEL SCHEDULE

No.	Item	Ref.	Width
1	Splay Bay Window	[illegible]	[illegible]
2	Entrance Frame	[illegible]	[illegible]
3	Window	[illegible]	[illegible]
4	Splay Bay Window	[illegible]	[illegible]
5	Window	[illegible]	[illegible]
6	Window	[illegible]	[illegible]
7	Window	[illegible]	[illegible]
8	Window/Door/Window	[illegible]	[illegible]
9	Door	[illegible]	[illegible]
10	Window	C210C	L/S 1500
11	Window	C110C	L/S 1050
12	Window	CA610CMG	L/HD 2700
13	Window	C113C	L/S 1050
14	Window	C113C	L/S 1050

Internal lintels to be [illegible]
Except Ref 8. the Same [illegible]

All Lintel Refs by I. G. Lintels
All windows to be double glazed
All joinery refs by Boulton and Paul

Broadgate Homes

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 6DB.
Telephone: (0406) 380882 Fax: (0406) 380914

PROJECT TITLE

Standard Dwelling Type

LARCH GATE D/G
PLOT 20
WYGATE PARK, SPALDING.

AMENDED PLAN
Ref. A/L

DRAWING

floor layout, elevations.

SOUTH HOLLAND D.C.
PLAN DEPT.
21 MAR 1995
REF. [illegible]

REV.	DESCRIPTION	DATE	BY
A	Garage removed. Refs amended/dimensions etc.	20.6.94	MD
B	BT + TV POINT IN BED 1	01.8.94	MD
C	Elevations & dimensions updated	19.8.94	MD

SCALE
1:100, 1:50

DRAWN BY
MD

DATE
AUG 1994

DRAWING No.
94010/20



front elevation



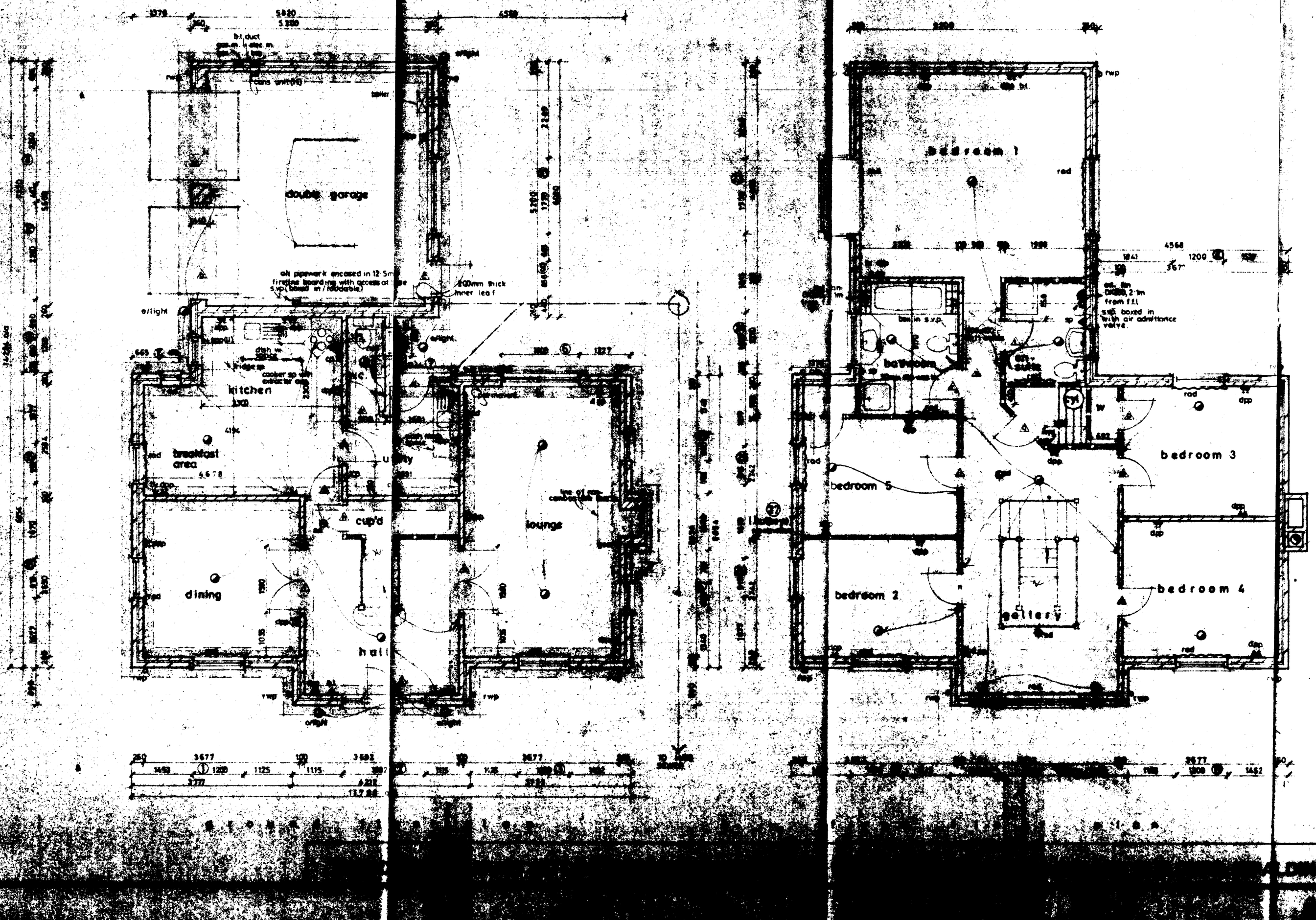
side elevation



rear elevation



side elevation



No.	Item
1	Window
2	Entrance Frame
3	Window
4	Window
5	Window
6	Patio Doors
7	Kitchen Door
8	Window
9	Window
10	Window
11	Window
12	Window
13	Window
14	Window
15	Window
16	Window
17	Window
18	Window
19	Window
20	Window
21	Window
22	Window
23	Window
24	Window
25	Window
26	Window
27	Bathroom Window

INTERNAL DOOR SCHEDULE

S - Internal Type 1200mm
T - 100 Box Beam 1200mm
I - 100 Box Beam 2500mm
J - 100 Box Beam 1950mm
K - 100 Box Beam 1950mm
M - Internal Type 1200mm
N - Internal Type 1200mm
O - Internal Type 1200mm
R - Internal Type 2200mm
P - Internal Type 1700mm
All lintels refer to R.C. lintels
All windows to be double glazed
All joinery refs by Swallow and Peel

AMENDED PLAN
Ref. A/L

SOUTH HOLLAND D.C.
PLAN DEPT.
21 MAR 1995
REF. S89/1194

Broadgate Builders

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

TITLE
STANDARD DWELLING TYPE

CYPRESSGATE

Plot 10. Wygate Park, Spalding.

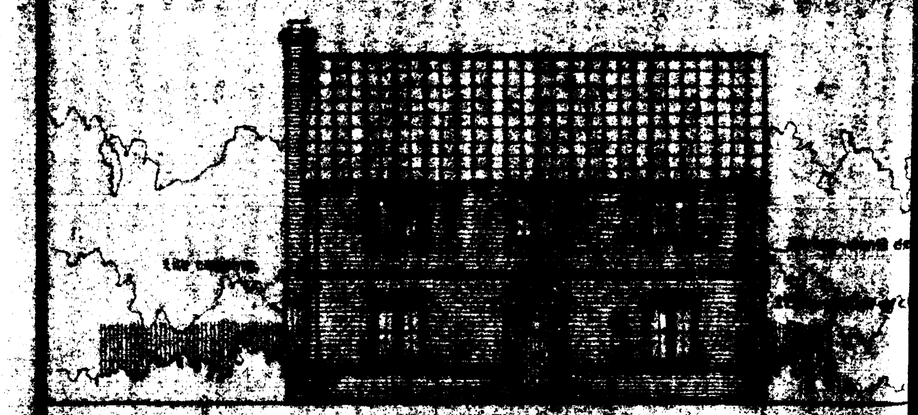
floor plans and elevations

DATE APRIL /1994

DRWG No. —— 94010-10

REVISIONS	DATE
A	
B	
C	
D	
E	
F	

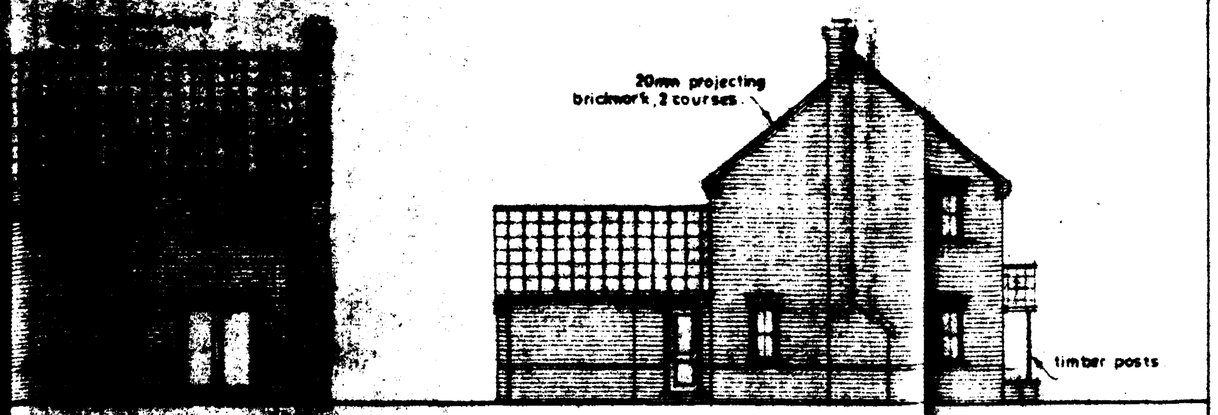
LDING) LTD.



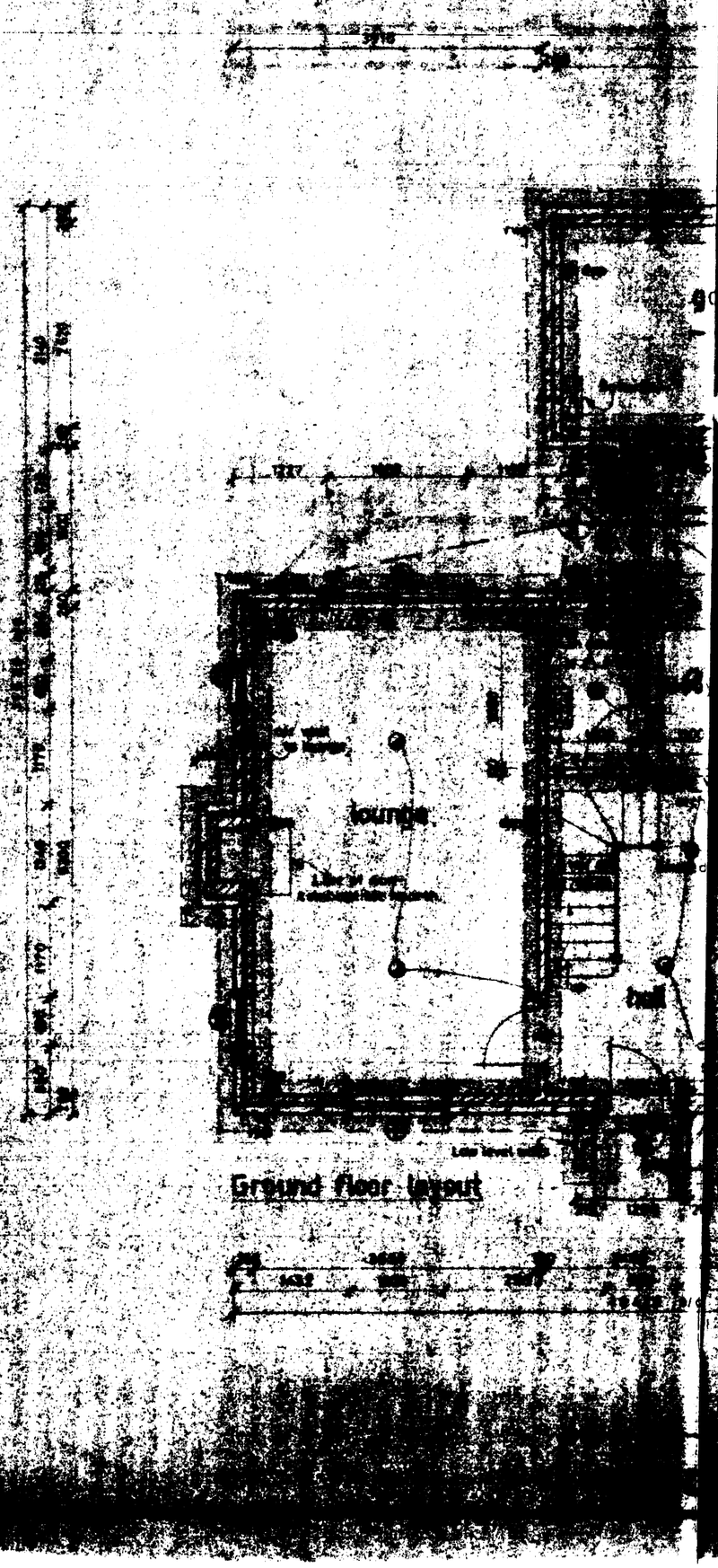
Front elevation



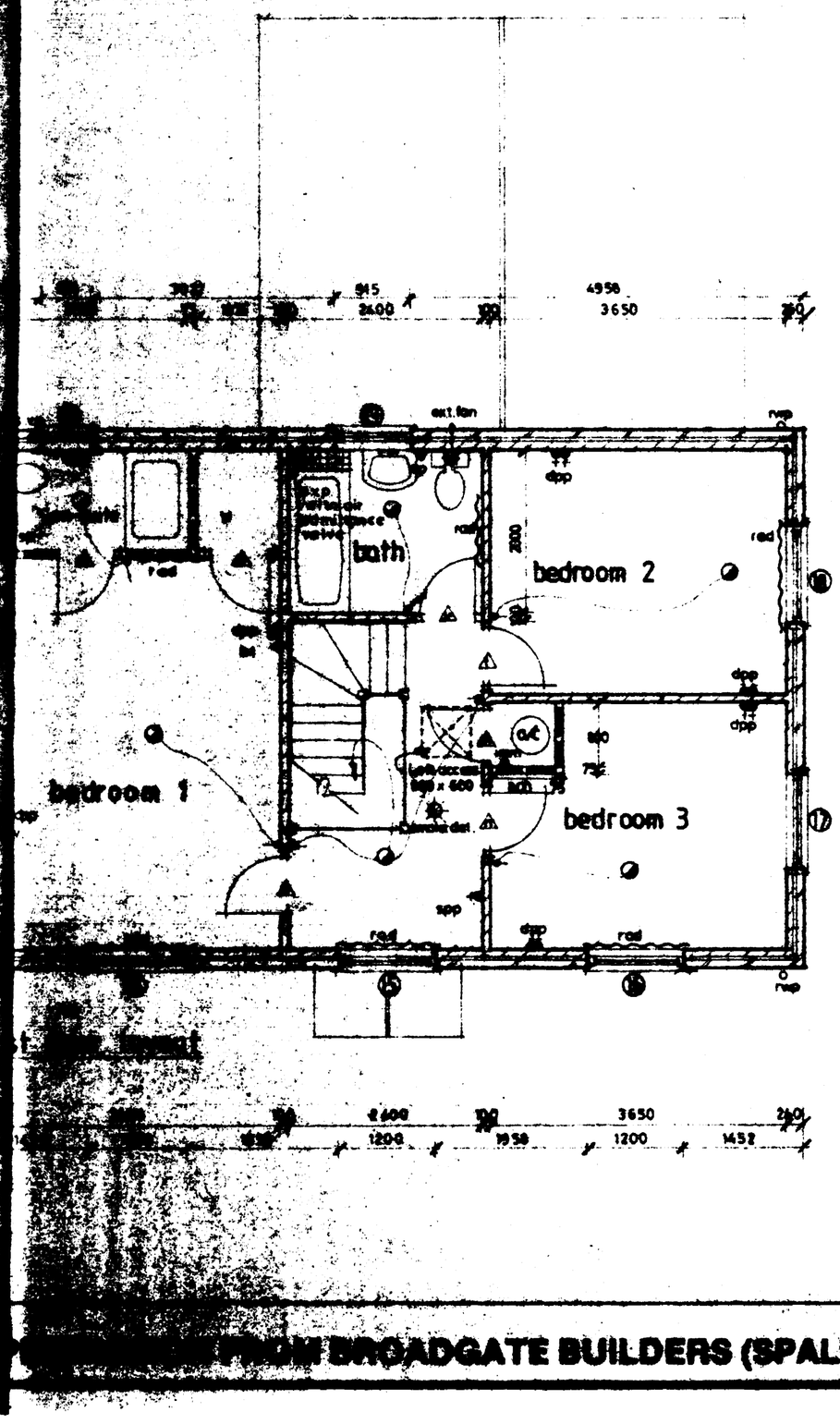
side



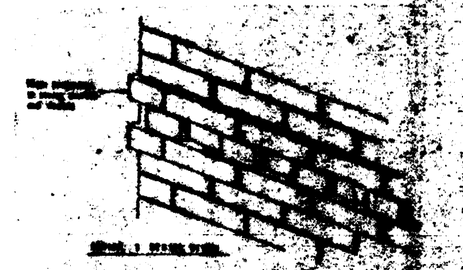
side



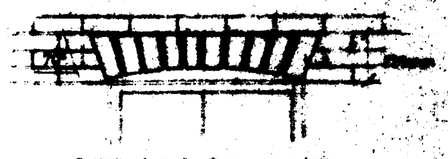
Ground floor layout



NOTES



PROVIDE STRING AND DENTIL DETAIL ON BRICKWORK



Detail of arch, sheers up arches
1:20 scale

AMENDED PLAN
Ref. AP

Broadgate Builders

SOUTH HOLLAND D.C.
PLAN DEPT.
21 MAR 1995
REF

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DL
Telephone: Holbeach (0406) 22822

TITLE
Standard Dwelling Type
HAZELGATE
Plots 19, 25. Wygate Park, Spalding.
FLOOR PLANS AND ELEVATIONS

DATE NOV - 93	DRAWN MW/DAVIS
DRWG No. —— 94010-19-25	SCALE 1-100 1-50

REVISIONS	DETAIL	DATE	BY
A	Chimney amended		
B	NEW DRAINS TO PLOTS 19 & 25		
C	ELECTRICS AMENDED		
D	WINDOW AND DOOR STYLES AMENDED	8.5.95	MW

PLANNING
CHECKED BY
BUILDING REGS

FROM BROADGATE BUILDERS (SPALDING) LTD.

front elevation

side

No.	Item	No.	Size	Type
1	Bay/Bay Window			
2	Window			
3	Window/Fanlight			
4	Bay/Bay Window			
5	Window			
6	Window			
7	Window			
8	Window			
9	Garage Door	WD7070S		
10	Garage Door	WD7070S		LI/WD7000
11	Window	FX12c		LI/WD1500
12	Vent	FX10w		LI/S 1200
13	Window/Door	CX19c/EN26m		LI/WD2100
14	Window/Door/Window	CX13c/FX26m/		LI/WD2530
15	Window	CX12c		
16	Window	CX12c		
17	Window	CX12c		

All Internal Doorsets to be 20 Internal Door Liteform to Schedule except Ref 9 Half Glass Stable Door.

All Joinery Made to Building Act Rules.
All Glazed Units to B.S. Standards
All Windows to be double glazed.

SOUTH HOLLAND D.C.
PLAN DEPT.
21 MAR 1995
REF. 95/0171/FUL

AMENDED PLANS
Ref. A1

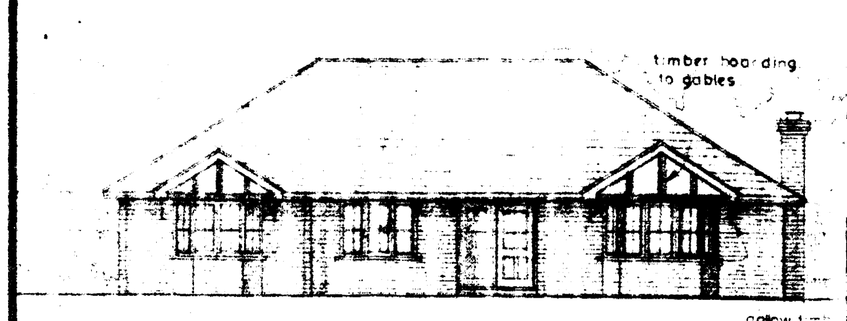
Standard Dwelling Type

LARCHGATE

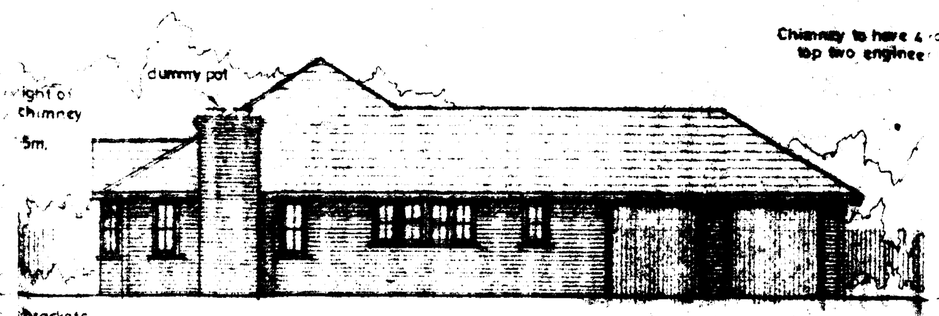
Plot 6. Wygate Park, Spalding.

FLOOR PLANS AND ELEVATIONS

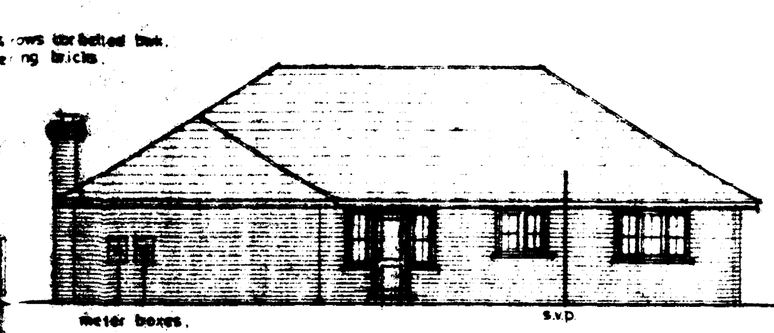
Date NOV - 93	Scale
Job No. 94010-6	Drawing No.



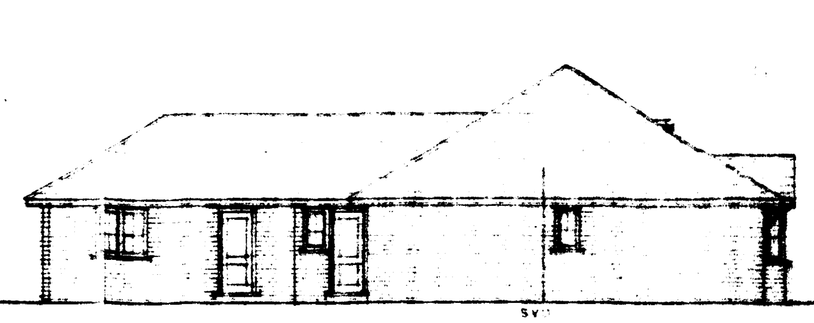
front elevation



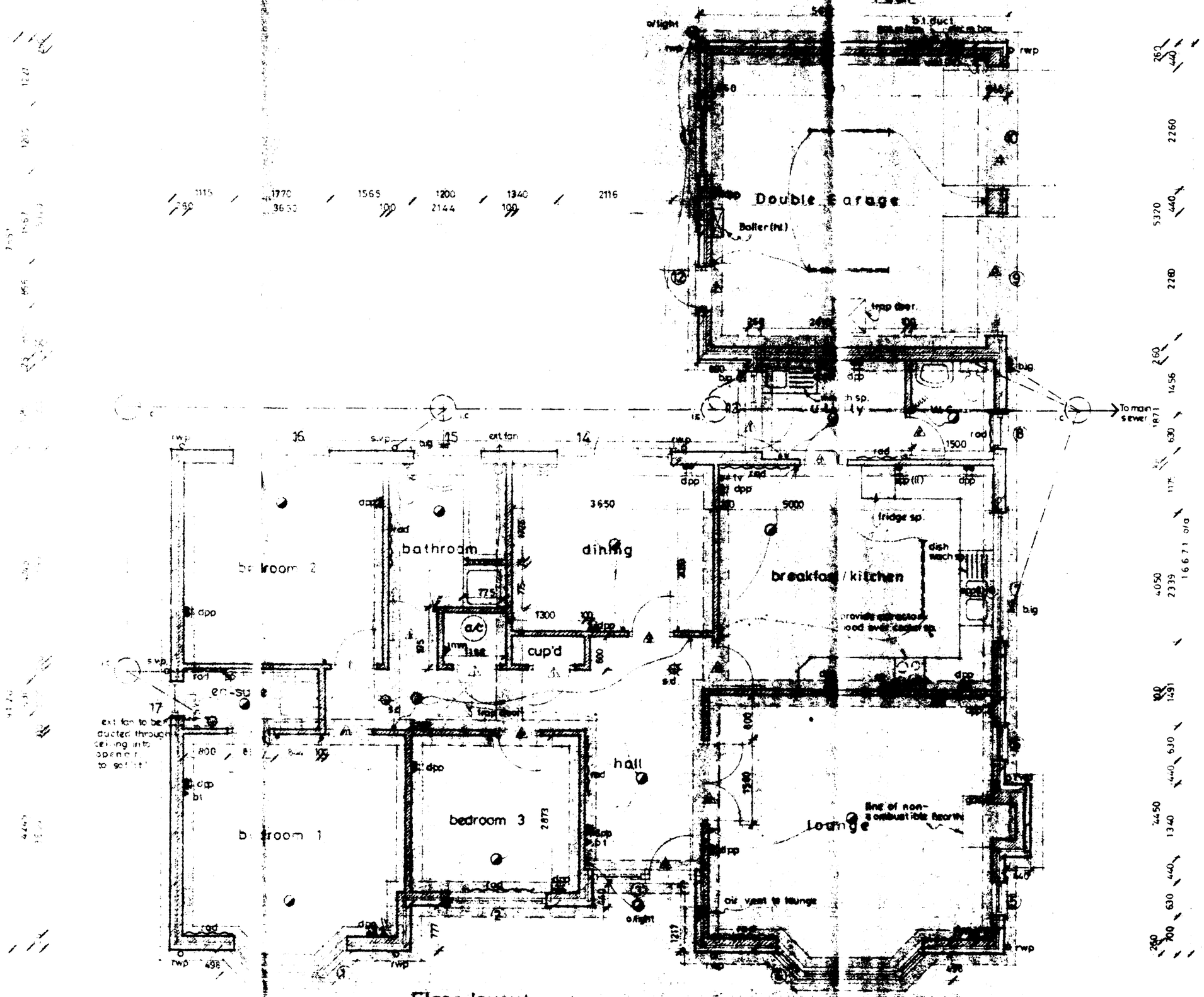
side



rear



side



DOOR + WINDOW & LINTEL SCHEDULE

No.	Type	Ref	Lintel
	Splay Bay Window	SP2130 CJ13c 3no CJ13c	LI/WD2400
	Window	CJ13Cc	LI/WB2100
	Entrance Frame	FN5055a (1IN Fixed)	LI/WD2100
	Splay Bay Window	SP3120 CJ13c 1No CJ13cc	LI/WB3000
	Window	CJ13c	LI/S 1050
	Window	CJ13c	LI/S 1050
	Window	CJ13Cc	LI/WB2700
	Window	CJ13c	LI/S 1050

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Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB
Telephone Holbeach (01406) 380532

21 MAR 1995
REF. 93/1/94

AMENDED PLANS
Ref. A/L

LARCHGATE

Plot 6. Wygate Park, Spalding.

DATE NOV 94 DRAWN

DRWG No 94010-6 SCALE 1:100 1:50

REVISIONS	DES.	DATE	DES.
A			
B			
C			
D			
E			
F			

PLANNING BUILDING REGS

CHECK BY

WYGATE PARK
SPALDING

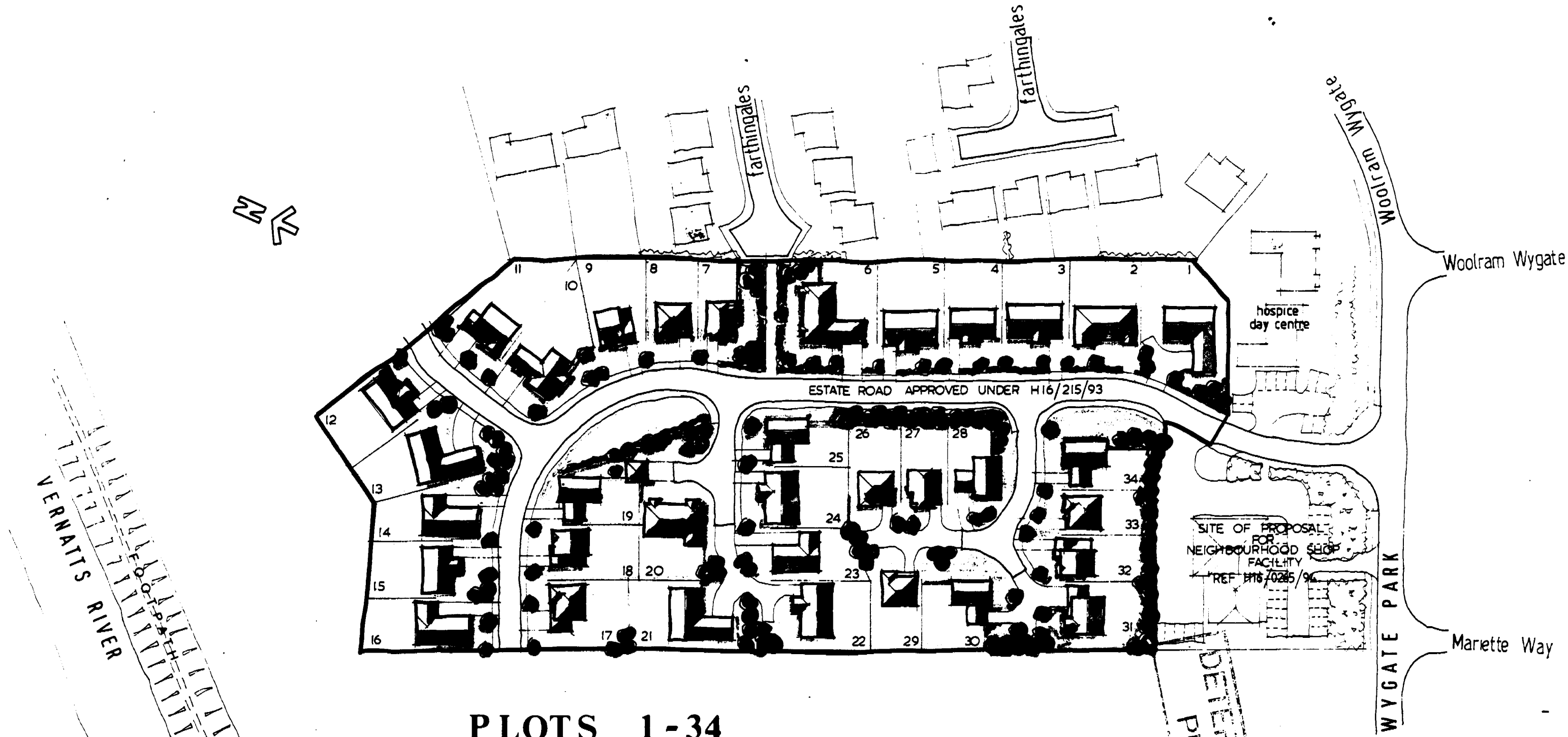
SOUTH HOLLAND D.C.
PLANNING DEPT
31 MAR 1994
REF. 0327/94

Broadgate Homes

HOUSE DESIGNS

NOT CERTIFICATED

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532



PLOTS 1-34

Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone Holbeach (0406) 380332

Wygate Park

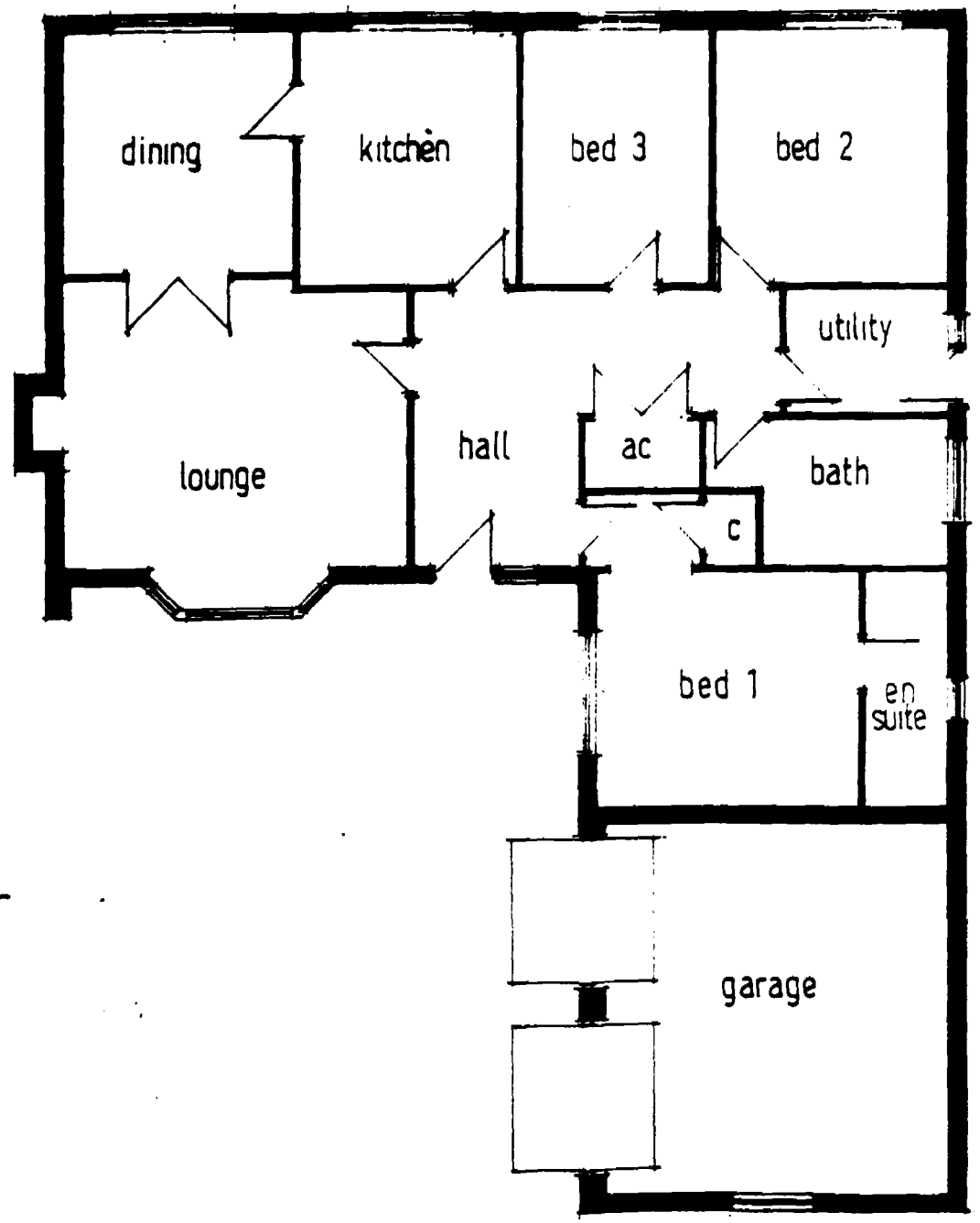
Design:
LOCATION PLAN

Plots:
PLOTS 1-34

Dwg no:
94010/002

Date:
03/94

Scale:
1:1000



FLOOR
LAYOUT

DETERMINED PLAN

Broadgate Homes

Broadgate House, Wynne Hill, Spalding, Lincolnshire, PE11 1DH.
Telephone Helpline (0775) 769555

Wygate Park

Design: CAMELLIA II

Plots: 1, 13, 21

Drg no: 94010

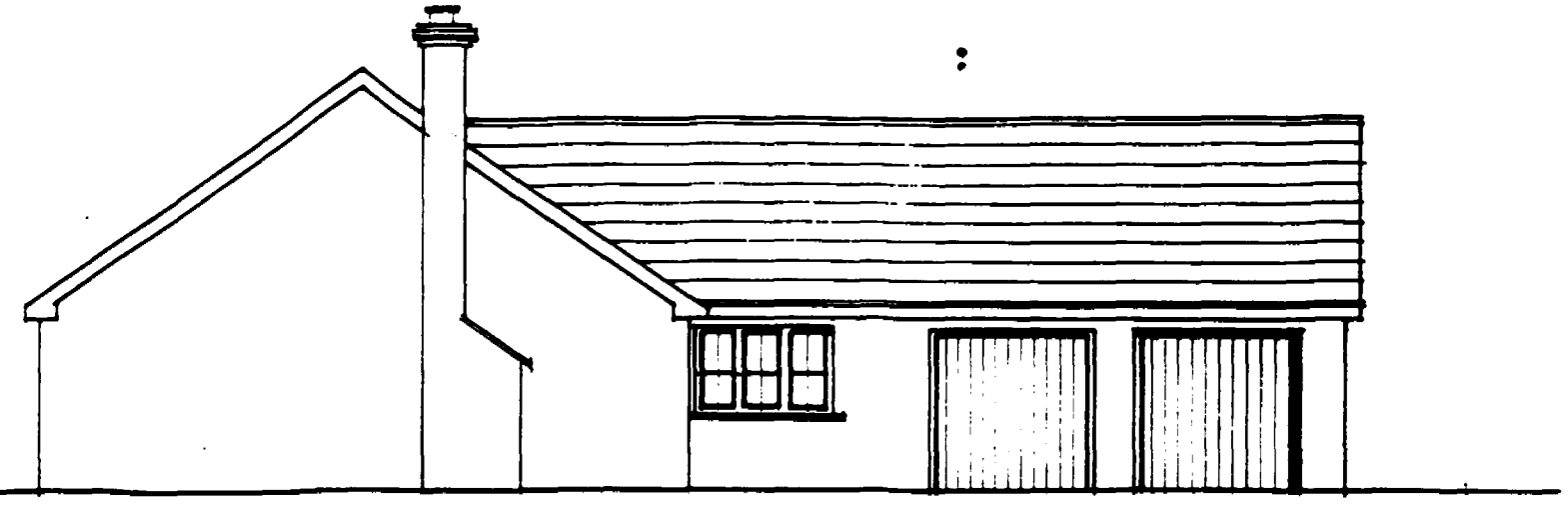
Date: 03/94

Scale: 1 : 100

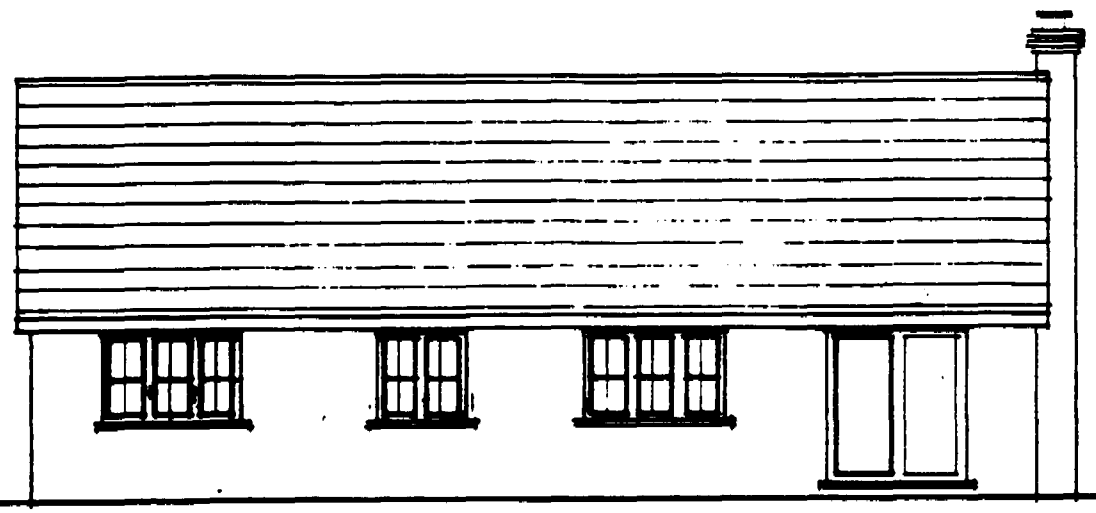
Drawn: m.d.



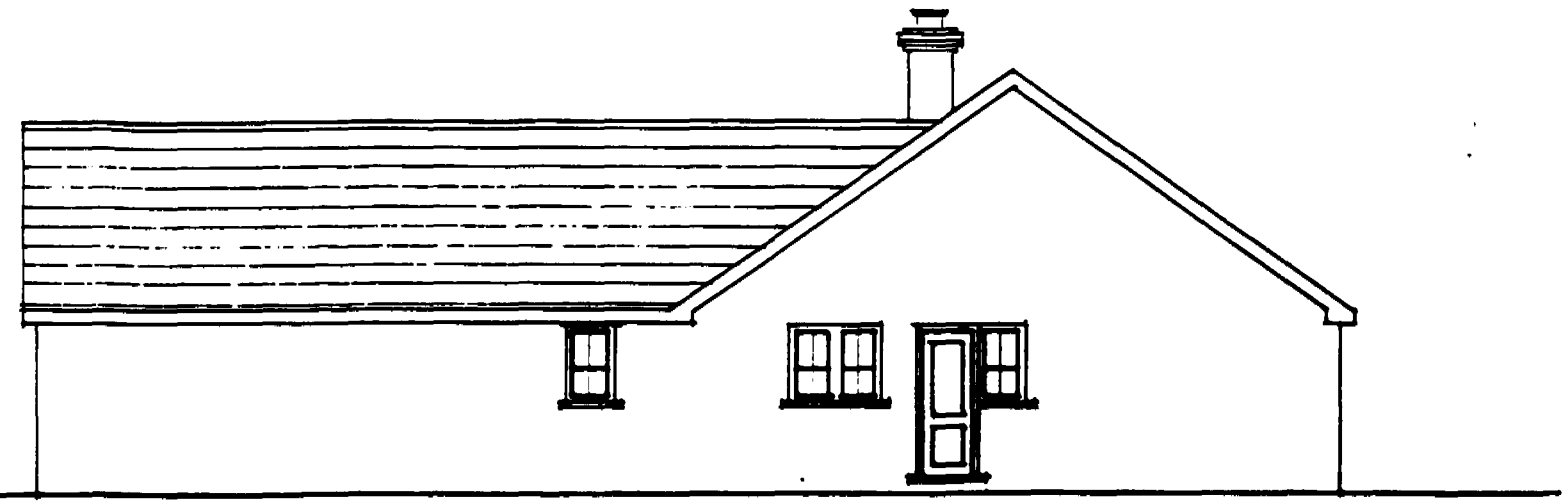
Front



Side



Rear



Side

DETERMINED PLA

Broadgate Homes

Broadgate House, Vision Hill, Saltby, Lincolnshire, PE23 4DR.
Telephone Holbeach (0406) 350350

Wygate Park

Design: CAMELLIA II

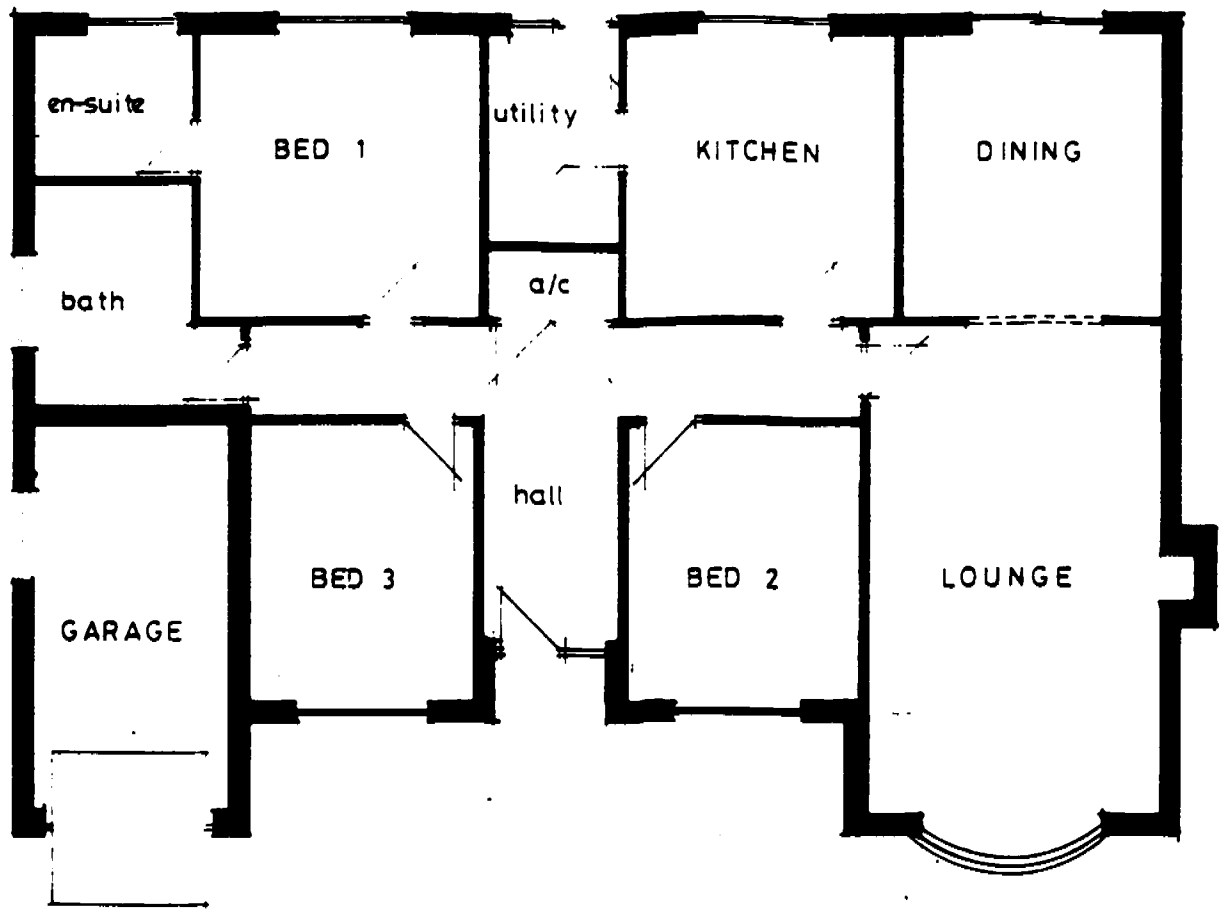
Plots: 1 , 13 , 21.

Drg no: 94010

Scale: 1 : 100

Date: 03 / 94

Drawn: m.d.



Floor layout

DETERMINED
PLANS

Broadgate Homes

Broadgate House, Wigan Rd., Eccleston, Lancashire PR7 5QR.
Telephone Chorley (0257) 451881

Wygate Park

Design: OLIVEGATE

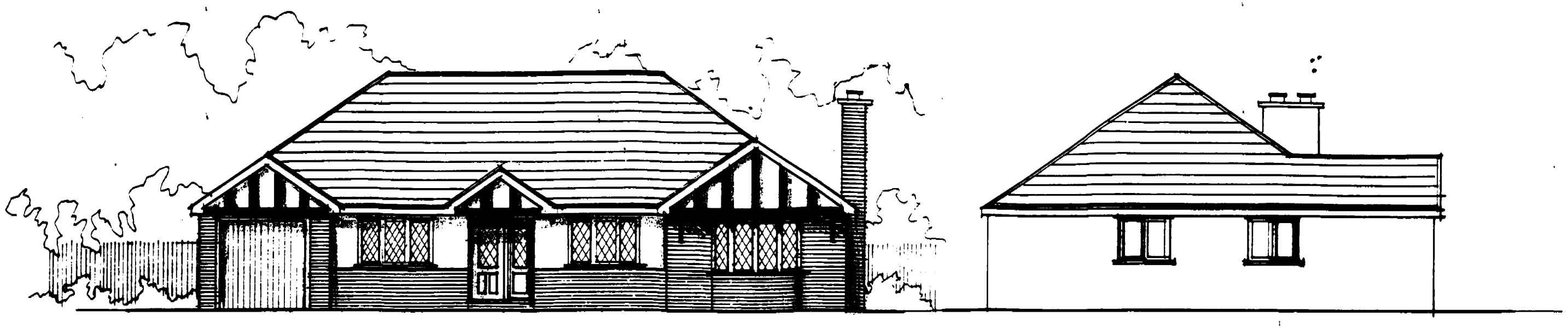
Plots: 2

Drg no: 94010

Scale: 1:100

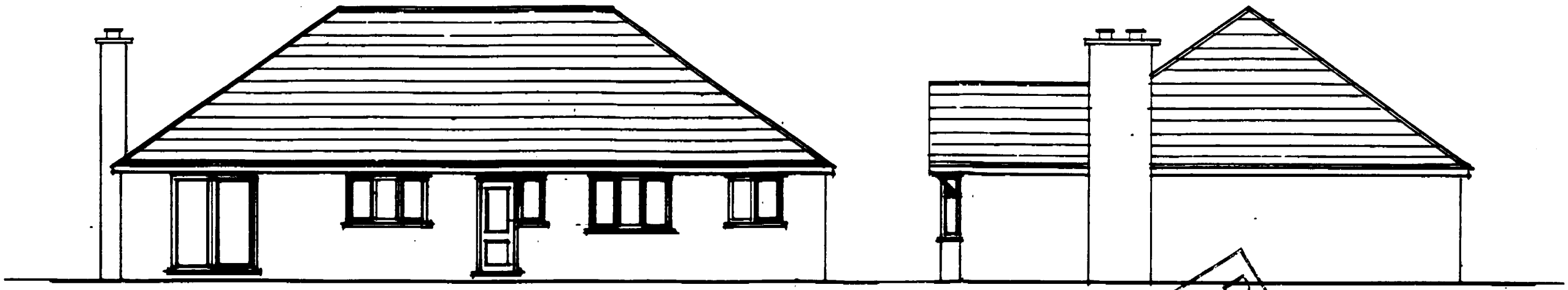
Date: 03/94

Drawn: m.d.



Front elevation

Side



Rear

Side

DETERMINED PLANS

Broadgate Homes

Broadgate House, Wigton Hills, Spilsby, Lincolnshire, PE23 4DR.
Telephone Halesworth (01986) 388388

Wygate Park

Design: OLIVEGATE

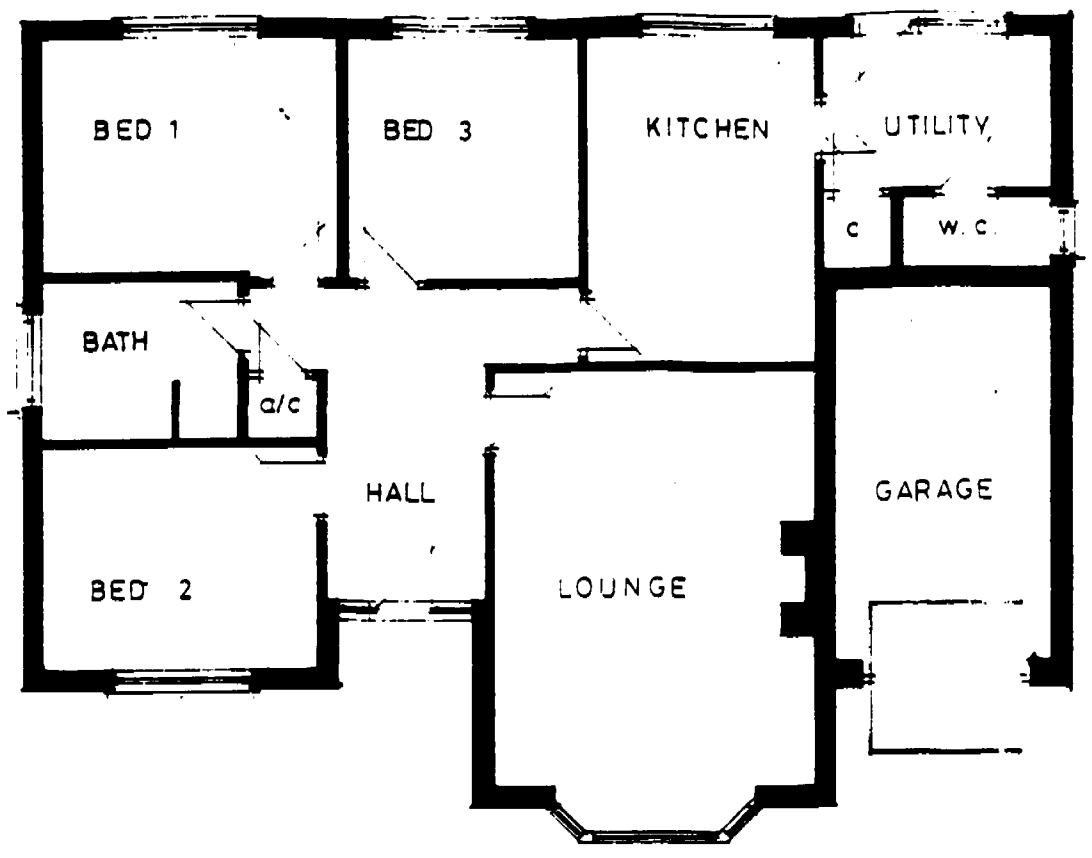
Plots: 2

Drg No: 9401

Scale: 1: 100

Date: 03/94

Drawn: m.d.



Ground floor plan

DETERMINED PLANS

Broadgate Homes

Broadgate House, Warren Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone: Holbeach (0406) 380332

Wygate Park

Design: AZALEA

Plots: 3, 5, 12, 22, 24.

Drg no: 94010

Scale: 1 : 100

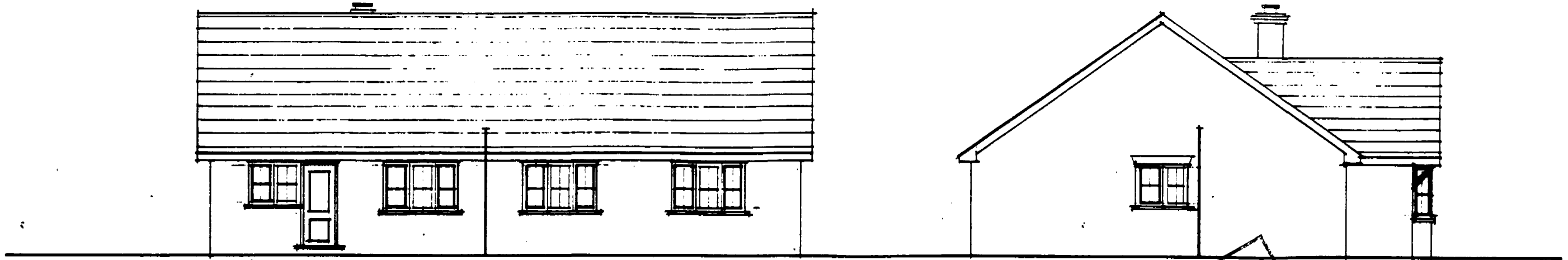
Date: 03 / 94

Drawn: m.d.



FRONT

SIDE



REAR

SIDE

DETERMINED PLANS

Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone: Holbeach (0406) 380252

Wygate Park

Design: AZALEA

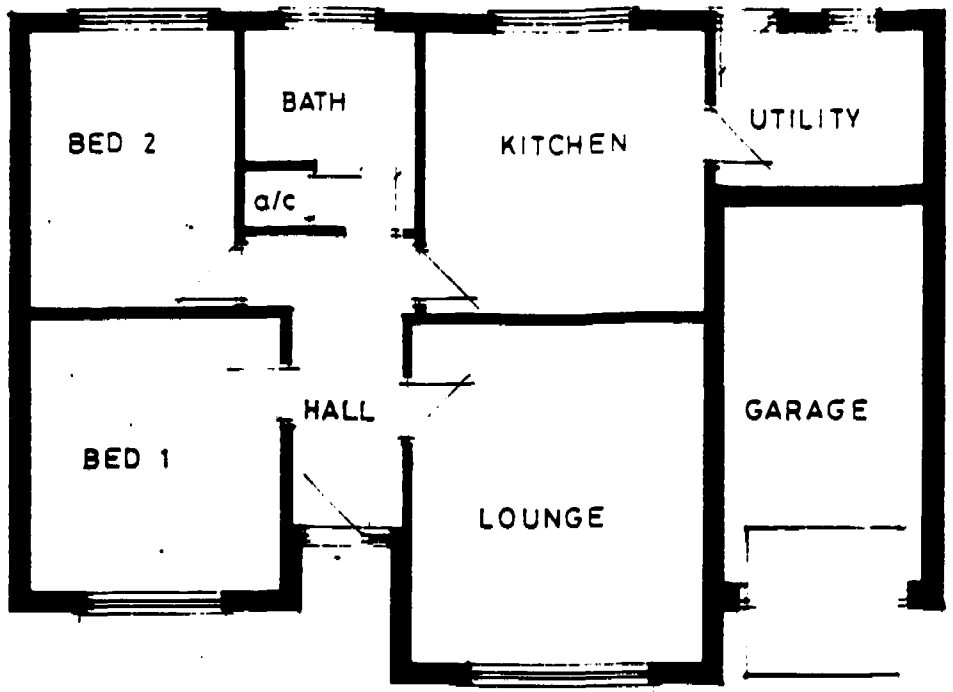
Plots: 3, 5, 12, 22, 24.

Drg no: 94010

Scale: 1:100

Date: 03/94

Drawn: m.d.



GROUND FLOOR LAYOUT

Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone Holbeach (0406) 380332

Wygate Park

Design: POPLARGATE

Plots: 4 , 15

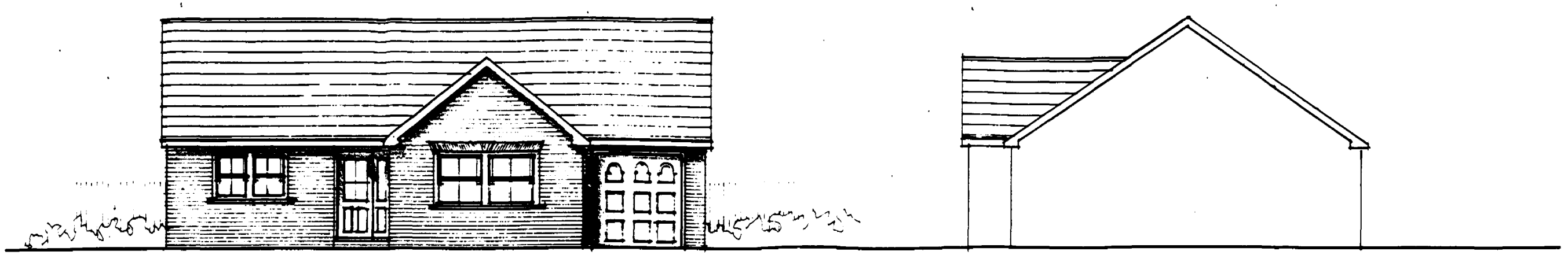
DETERMINED PLAN

Drg no: 94010

Scale: 1 : 100

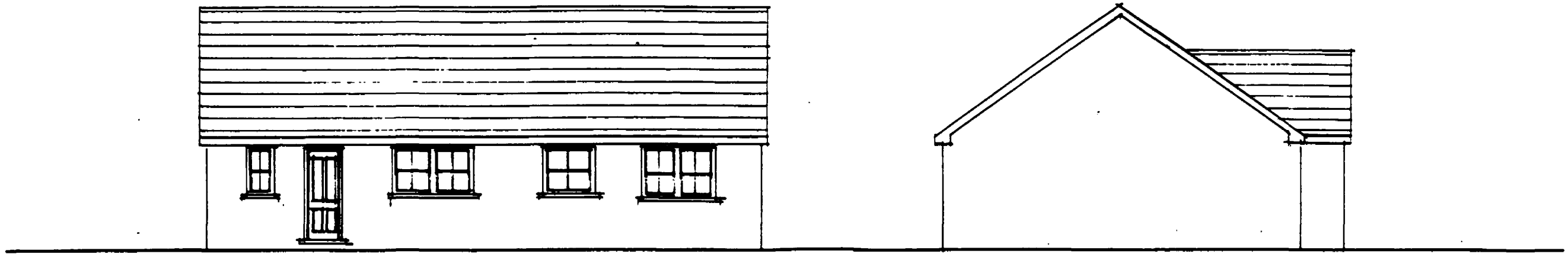
Date: 03 / 94

Drawn: m.d.



FRONT

SIDE



REAR

SIDE

DETERMINED PLAN

Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone Holbeach (0406) 380222

Wygate Park

Design: POPLARGATE

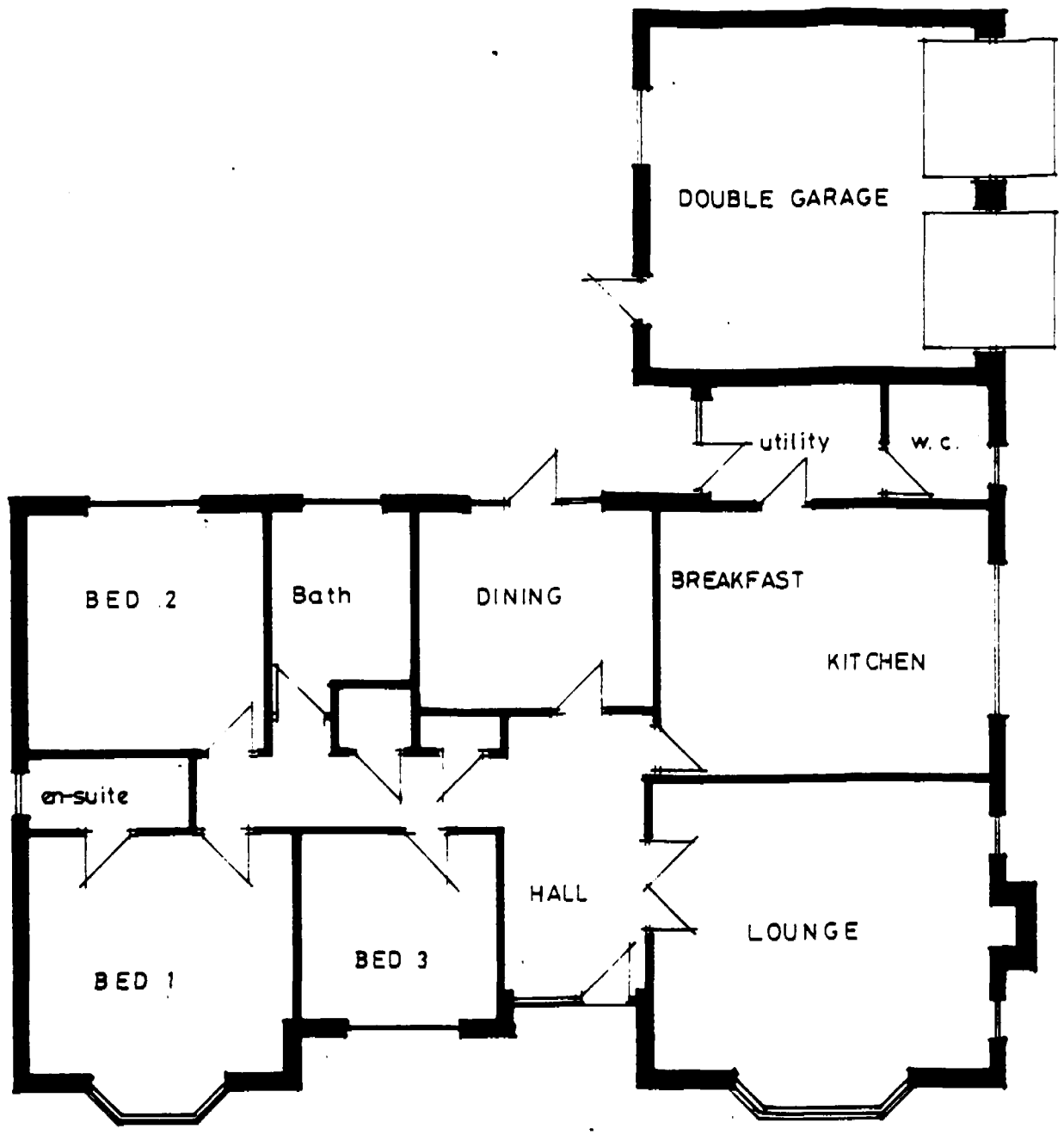
Plots: 4, 15

Drg no: 94010

Scale: 1:100

Date: 03 / 94

Drawn: m.d.



FLOOR LAYOUT

Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone Holbeach (0406) 380321

Wygate Park

Design: LARCHGATE

Plots: 6

Drg no: 94010

Scale: 1 : 100

Date: 03/94

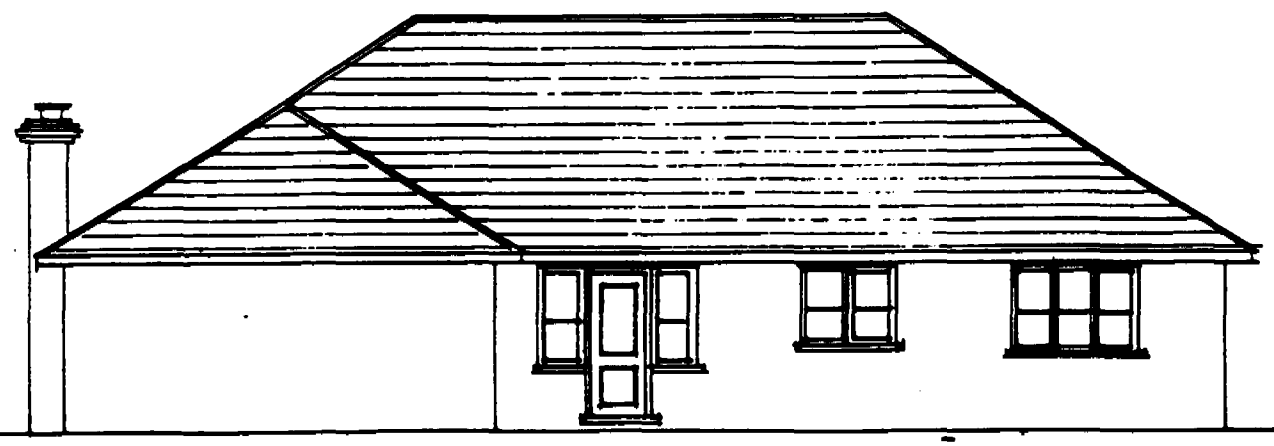
Drawn: m.d.

DETERMINED

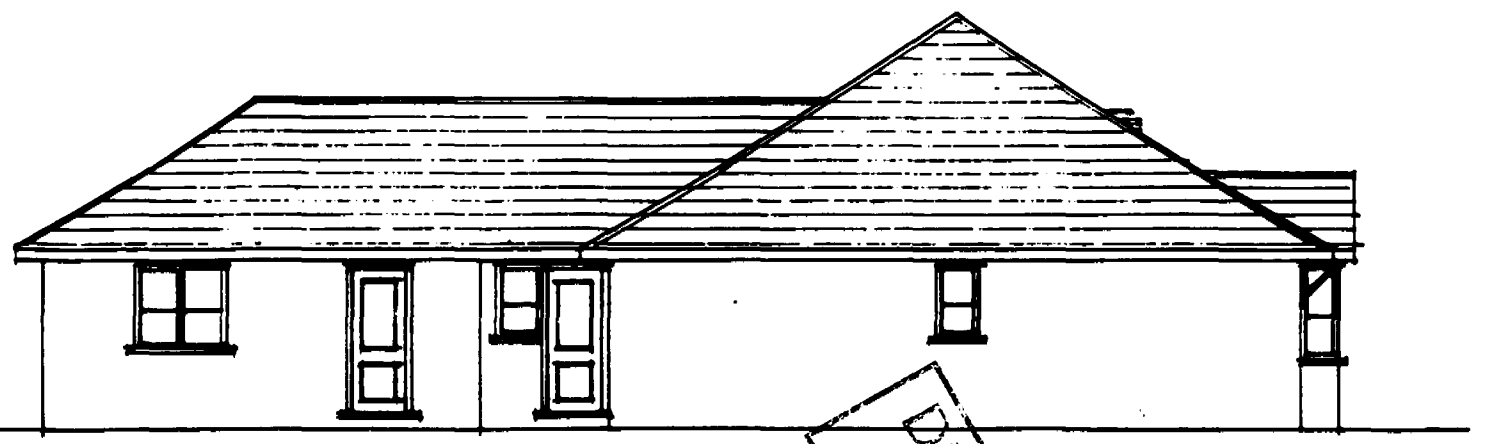


Front

Side



Rear



Side

DETERMINED PLAN

Broadgate Homes

Broadgate House, Winton Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380252

Wygate Park

Design: LARCHGATE

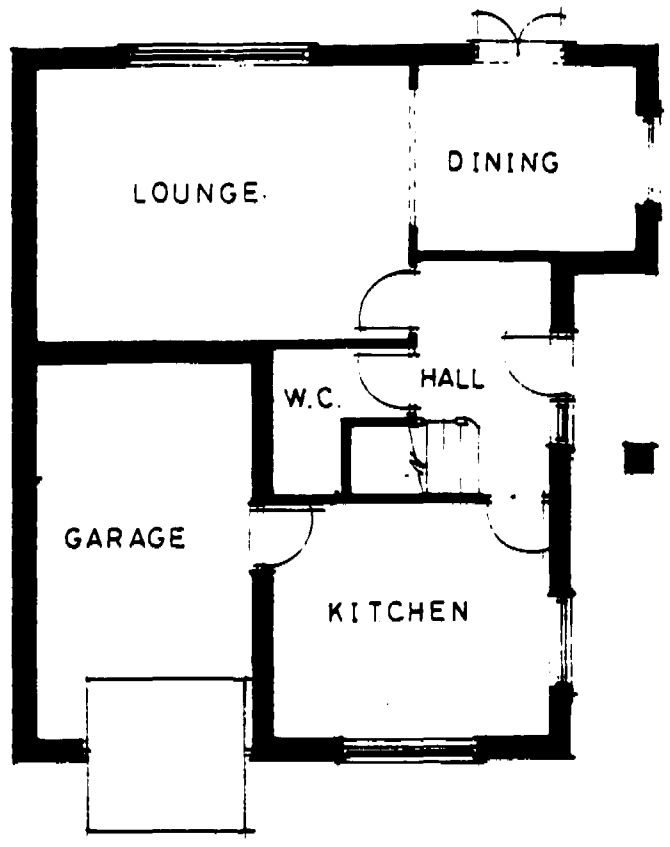
Plots: 6

Drg no: 94010

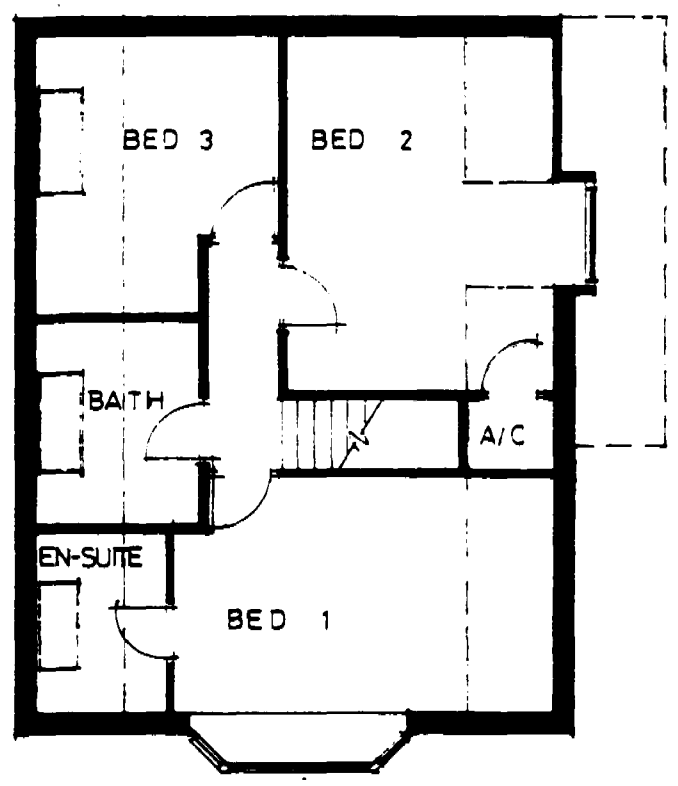
Date: 03/94

Scale: 1 : 100

Drawn: m.d.



GROUND



FIRST

DETERMINATION PLAN

Broadgate Homes

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone Holbeach (0406) 380332

Wygate Park

Design: WILLOWGATE IV

Plots: 7

Drg no: 94010

Scale: 1 : 100

Date: 03/94

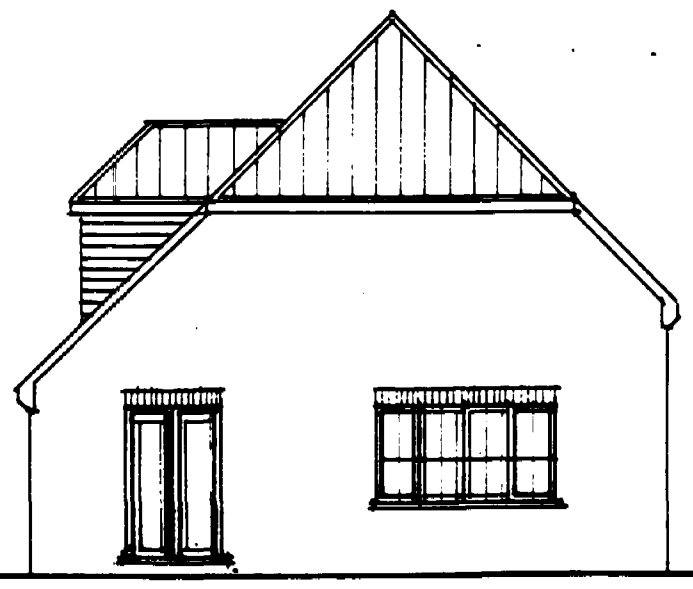
Drawn: m.d.



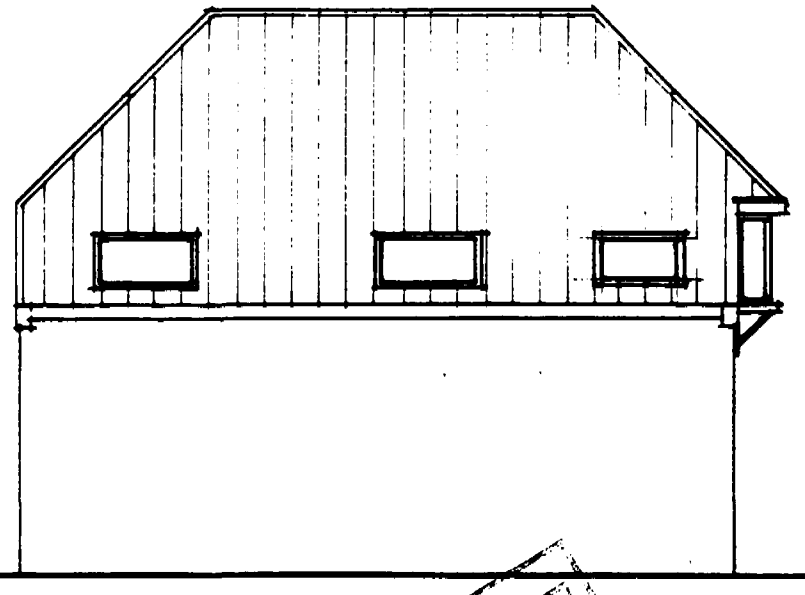
front



side



rear



side

Broadgate Homes

Broadgate Homes, Wimton Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone Holbeach (0406) 300222

Wygate Park

Design: WILLOWGATE IV

Plots: 7

Dwg no: 9410

Scale: 1 : 100

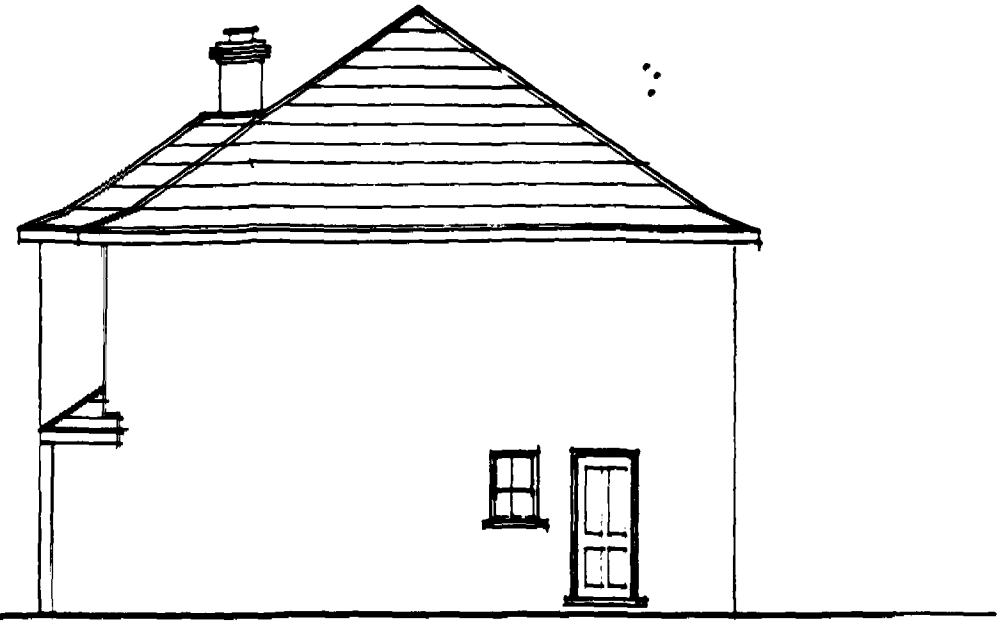
Date: 03/94

Drawn: m.d.

DETERMINED



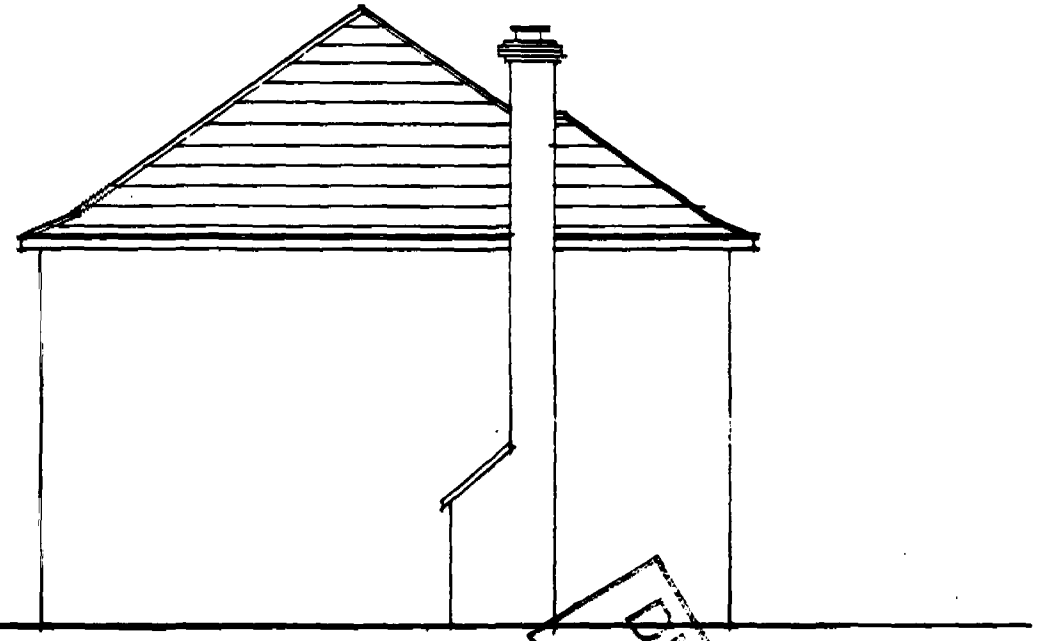
front



side



rear



side

DETERMINED PLANS

Broadgate Homes

Broadgate House, Warren Hills, Spalding, Lincolnshire, PE11 6DR.
Telephone: Holbeach (0406) 380252

Wygate Park

Design: CHESTNUT

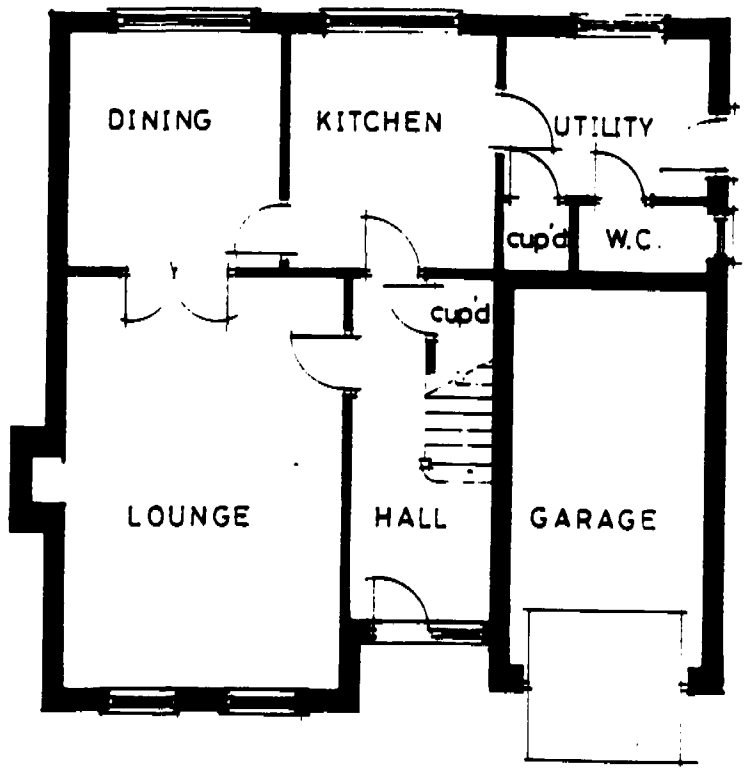
Plots: 8, 26, 29, 33

Drg No: 94010

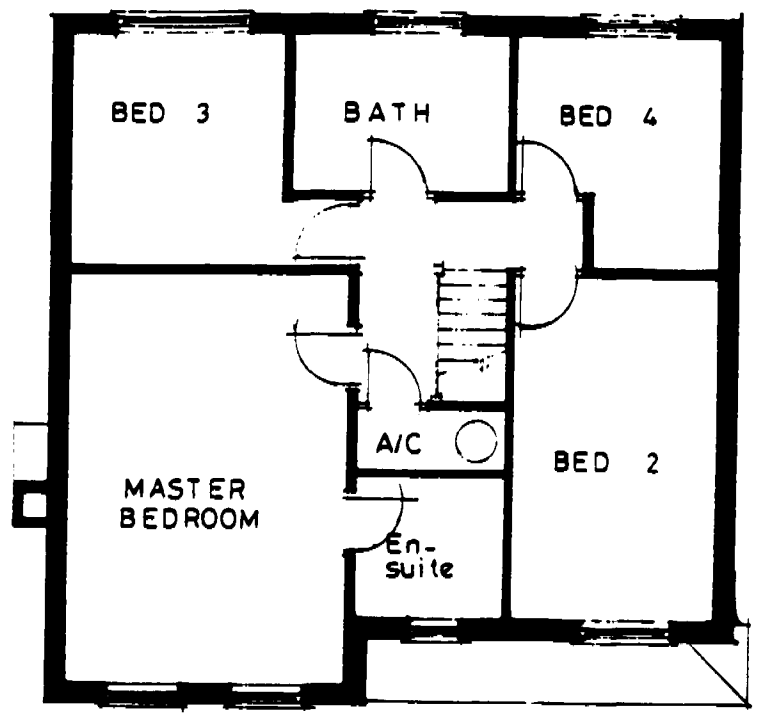
Scale: 1 : 100

Date: 03/94

Drawn: m.d.



GROUND



FIRST

DETERMINED
PLAN

Broadgate Homes

Broadgate Homes, Weston Hills, Spalding, Lincolnshire, PE12 6DR.
Telephone Holbeach (0406) 380722

Wygate Park

Design:
CHESTNUT

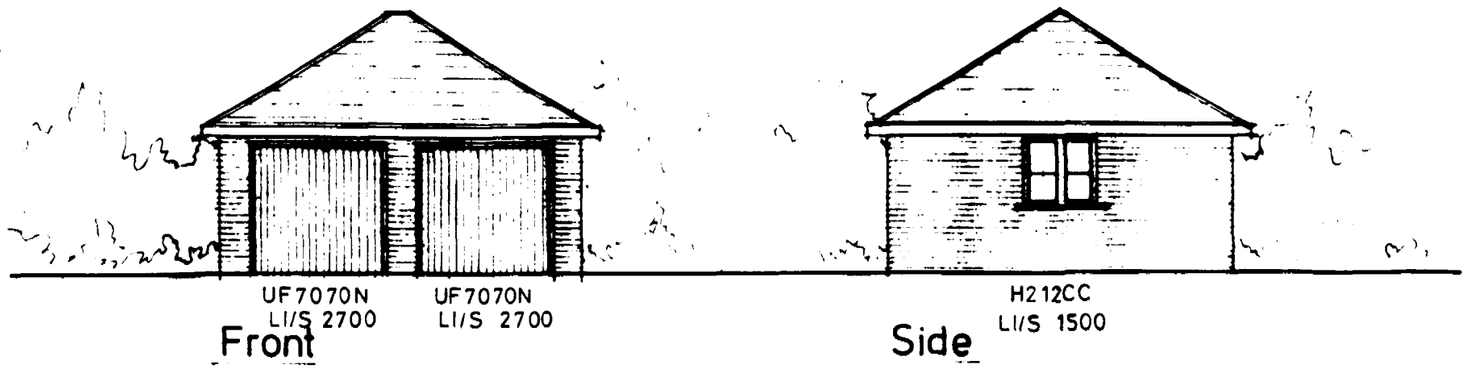
Plots:
8, 26, 29, 33.

Drgno:
94010

Scale:
1: 100

Date:
03/94

Drawn:
m.d.

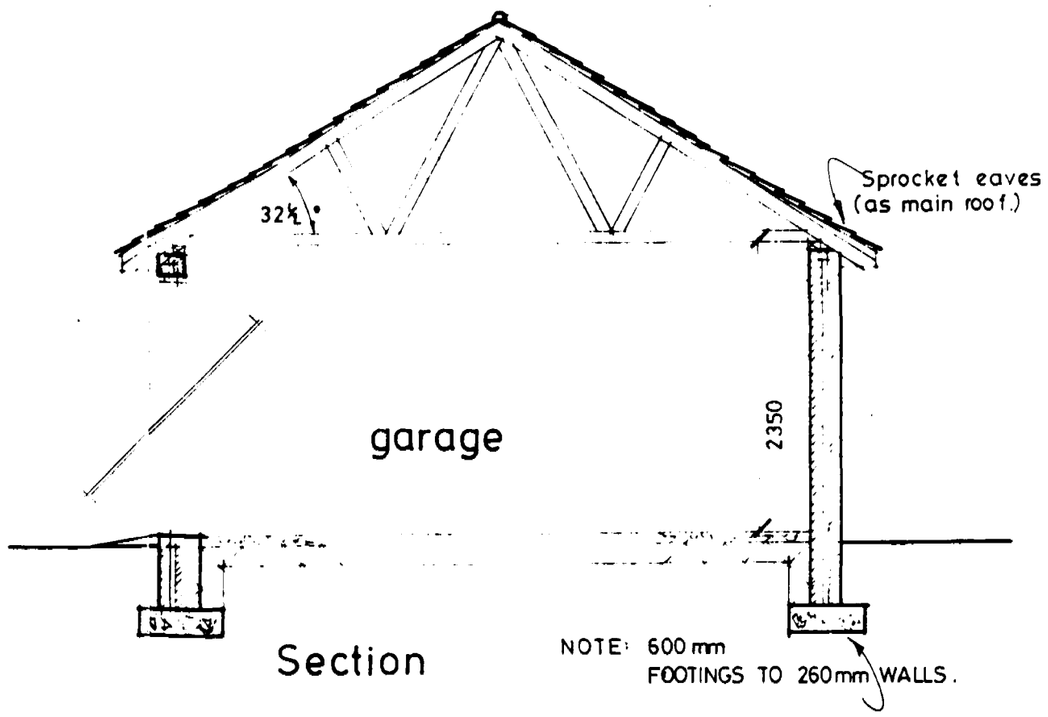


Front

Side

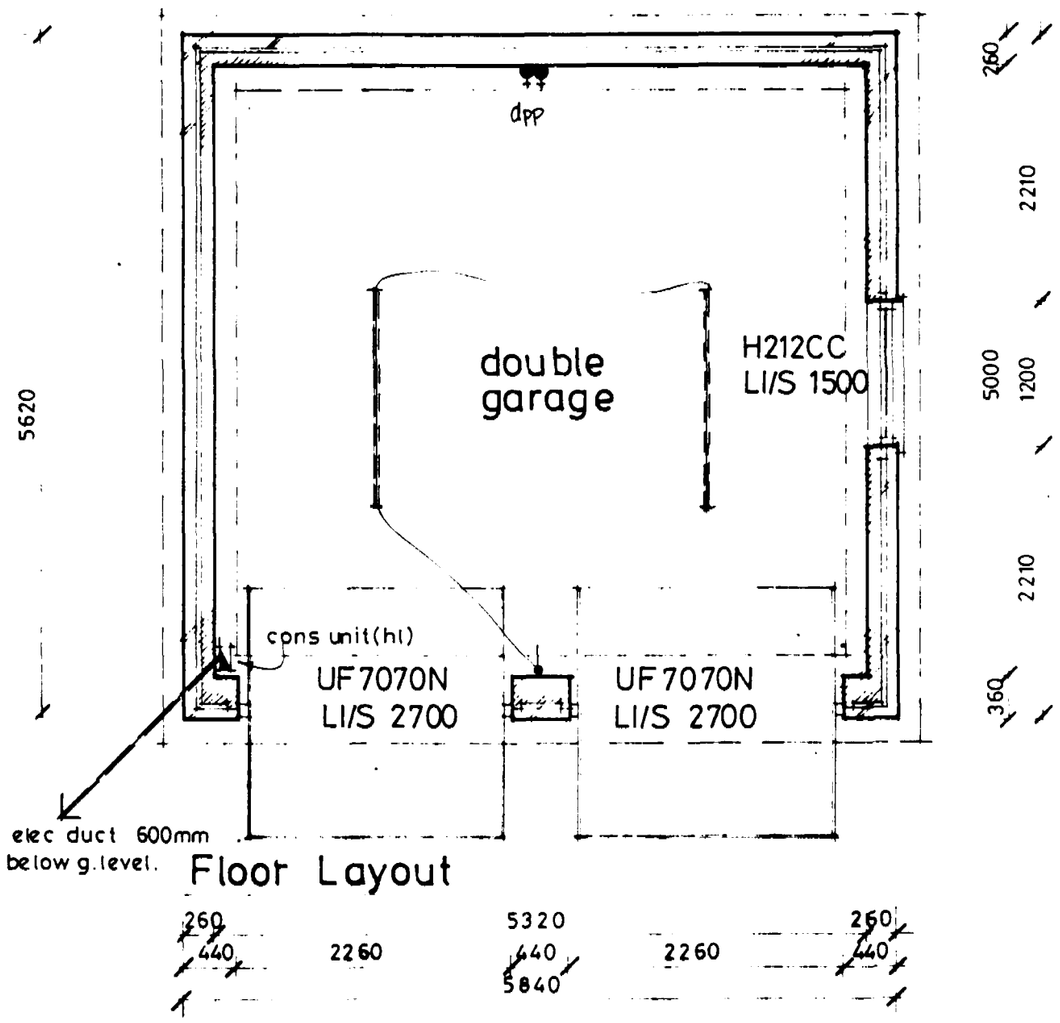
Rear

Side

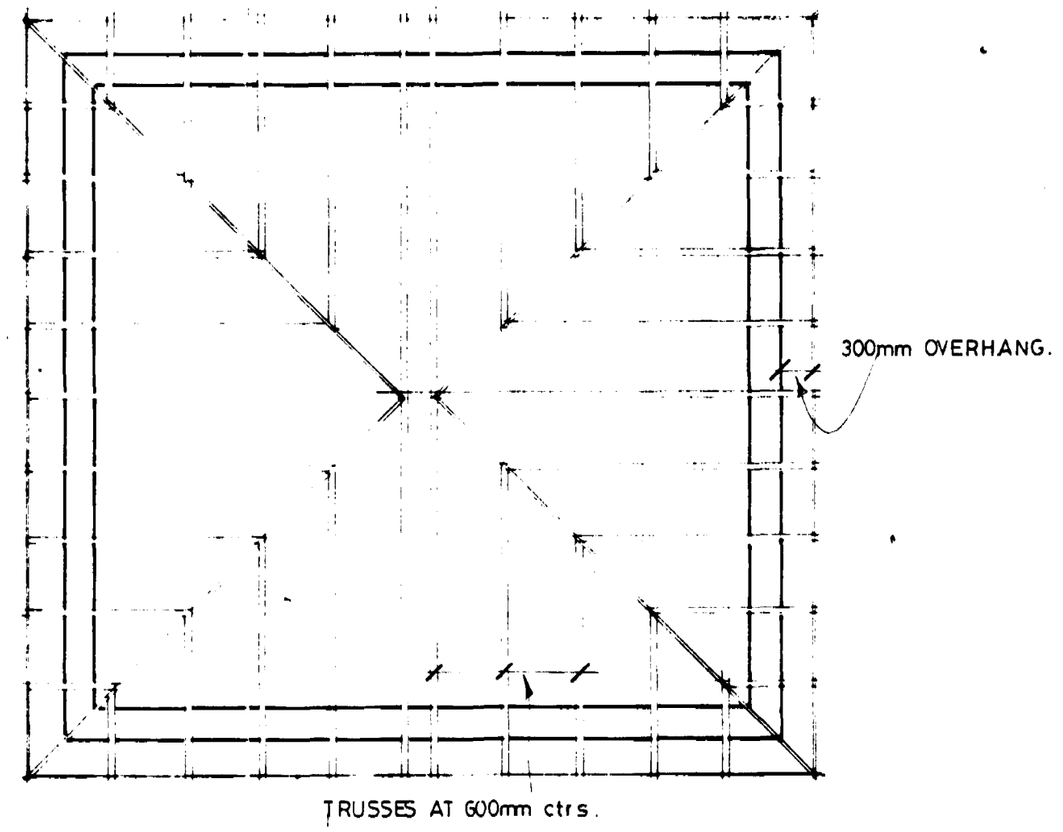


Section

NOTE: 600mm
FOOTINGS TO 260mm WALLS.



Floor Layout



TRUSSES AT 600mm ctrs.

Roof Layout

APPROVED PLAN
B.C. A4
JUN 1996
Ref: 0324/94.

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Broadgate Builders

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

TITLE
Standard Garage Block.
FOR:
LARCHGATE D/G
PLOT 20
WYGATE PARK, SPALDING.

FLOOR, ROOF LAYOUT, SECTION AND ELEVATIONS.

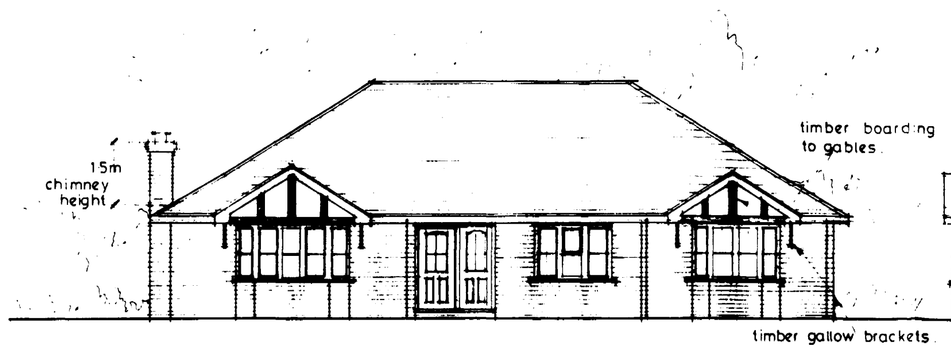
DATE AUG / 1994	DRAWN MD.
DRWG. No 94010 / 20	SCALE 1:100, 1:50.

REVISIONS	DES.	DATE	SIGN
C.	ELEVT. & WINDOW UPDATED.	10.3.95.	
B	WINDOW STYLE HORIZONTAL BAR	31.5.96	MD

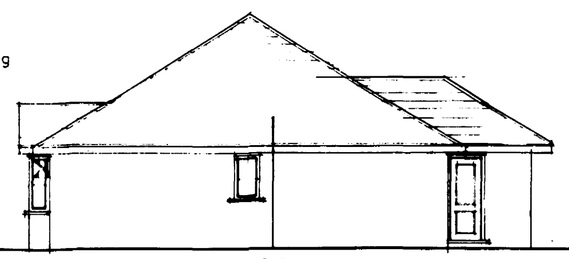
PLANNING | BUILDING REGS.

CHECK BY

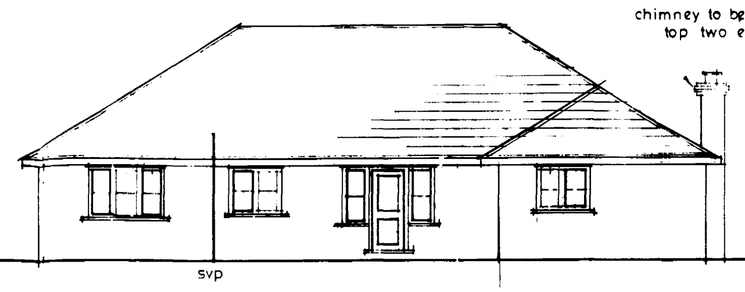
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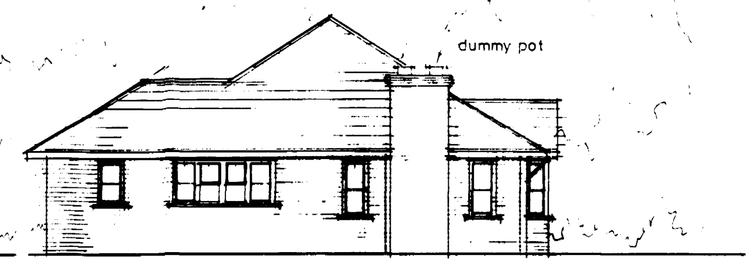
Front elevation



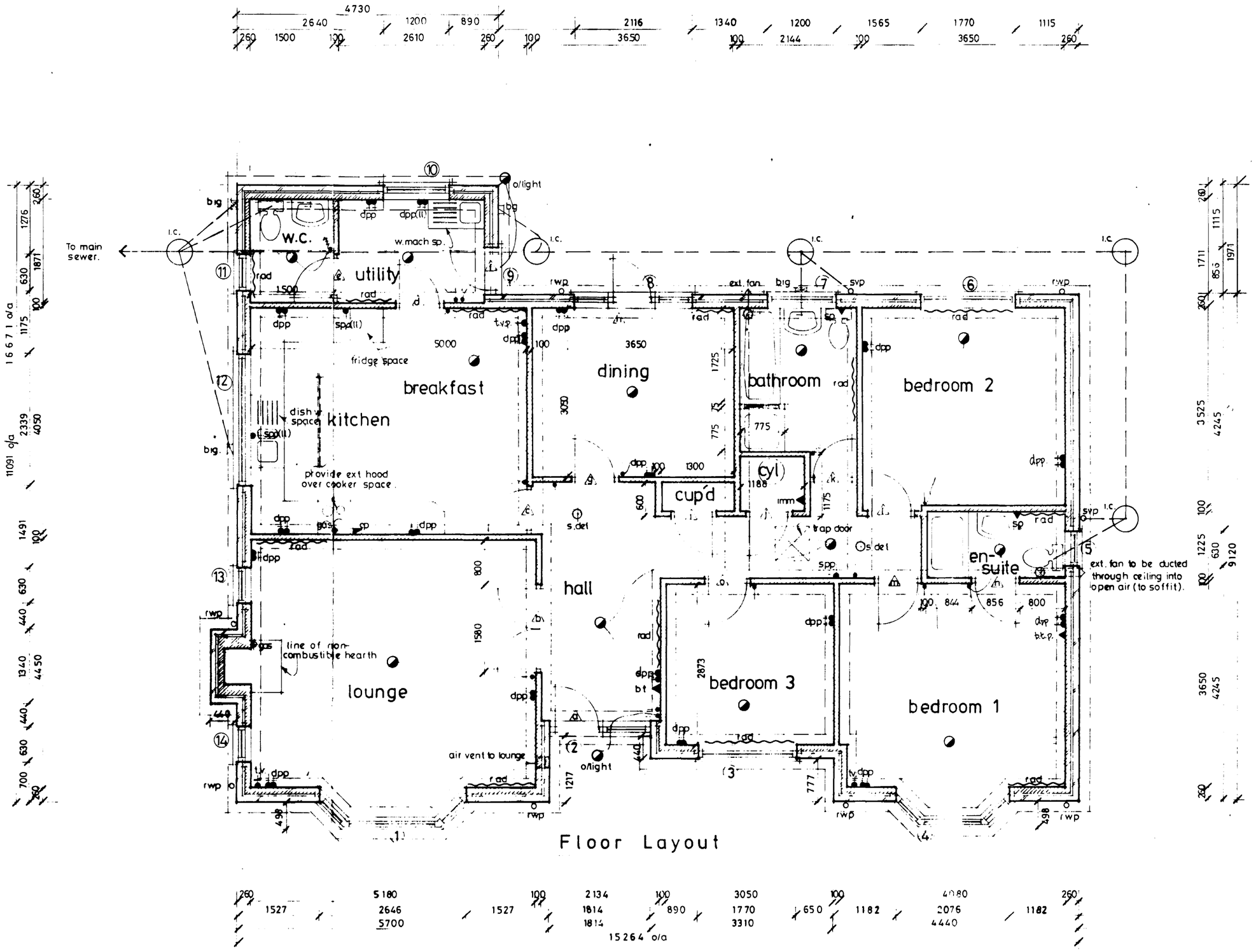
Side



Rear



Side



Floor Layout

DOOR, WINDOW & LINTEL SCHEDULE.

No	TYPE	REF	LINTEL	
1	SPLAY BAY	SP3:1No[illegible]13CC		
		2No H 13C	1 1/HD	3000
2	ENT.FRAME	E[illegible]3055m (th fixed)	1 1/HD	2100
3	WINDOW	H 13CFC	1 1/HD	2100
4	SPLAY BAY	SP2:1NoH213CC		
		2No H 13C	1 1/HD	2400
5	WINDOW	H 10C	1 1/S	1050
6	WINDOW	H 12CC	1 1/HD	2100
7	WINDOW	H 10C	1 1/HD	1500
8	Win/Door/Win	2No H 13C		
		1 No FX26M	1 1/HD	2250
9	DOOR	FX26M	1 1/HD	1200
10	WINDOW	H 10C	1 1/S	1500
11	WINDOW	H 10C	1 1/S	1050
12	WINDOW	H 10CDDC	1 1/HD	2700
13	WINDOW	H 13C	1 1/S	1050
14	WINDOW	H 13C	1 1/S	1050

INTERNAL LINTELS TO BE:
IG INTERNAL TYPE 1100mm LONG
EXCEPT REF B, BOX BEAM 1950mm

ALL LINTEL REFS BY IG LINTELS
ALL WINDOWS TO BE DOUBLE GLAZED
ALL JOINERY REFS BY BOULTON AND PAUL.

Broadgate Homes

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

PROJECT TITLE

Standard Dwelling Type

L A R C H G A T E D/G
PLOT 20
WYGATE PARK, SPALDING.

DRAWING

floor layout.
elevations.

PLANNING PLAN
Ref. A4

REV.	DESCRIPTION	DATE	BY
A	Garage removed. Refs amended(windows etc.)	10·8·94	M.D
B	BT+ TV POINT IN BED 1	13-1-95	M.D
C.	ELEVATIONS & WINDOWS UPDATED	10-3-95	M
D	EN-SUITE INCREASED TO 1125mm WIDE	27-11-95	M.D
E	WINDOW STYLES REVISED TO HORIZONTAL BAR TYPE	30.5.96	M.D

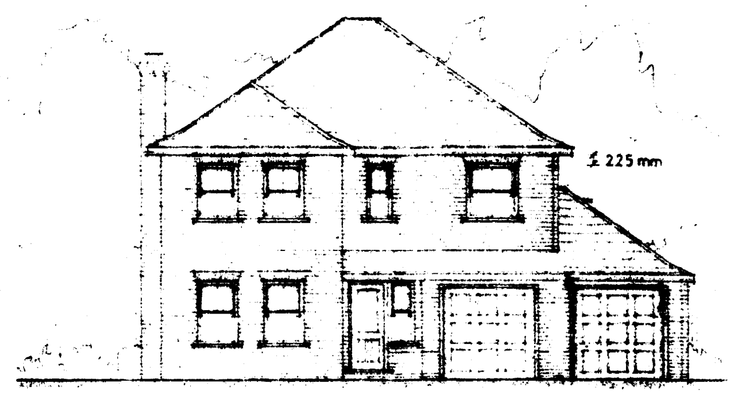
1930
0324/94

SCALE 1·100 , 1·50

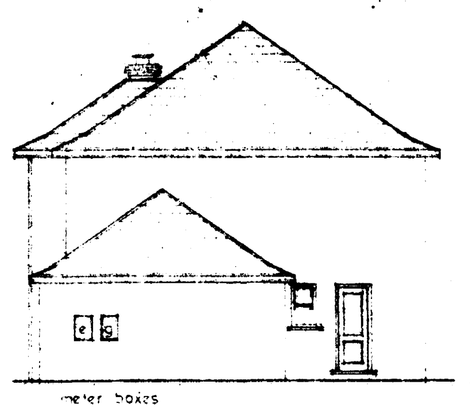
DRAWN MD

DATE AUG 1994

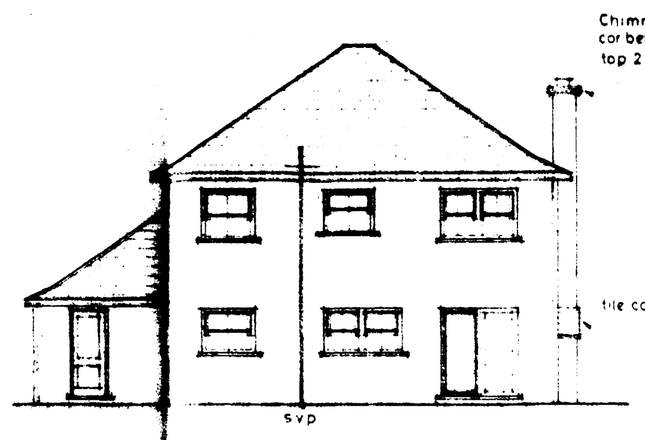
DRAWING No. 94010 / 20



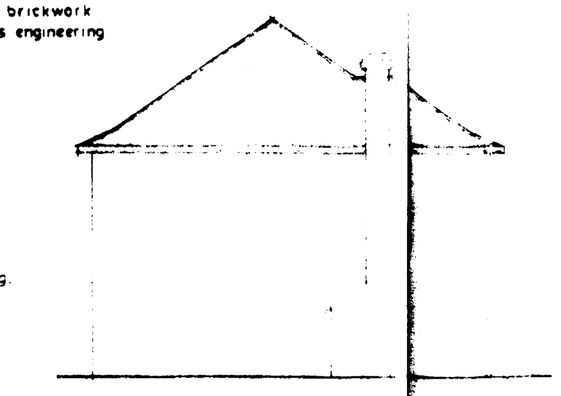
Front Elevation



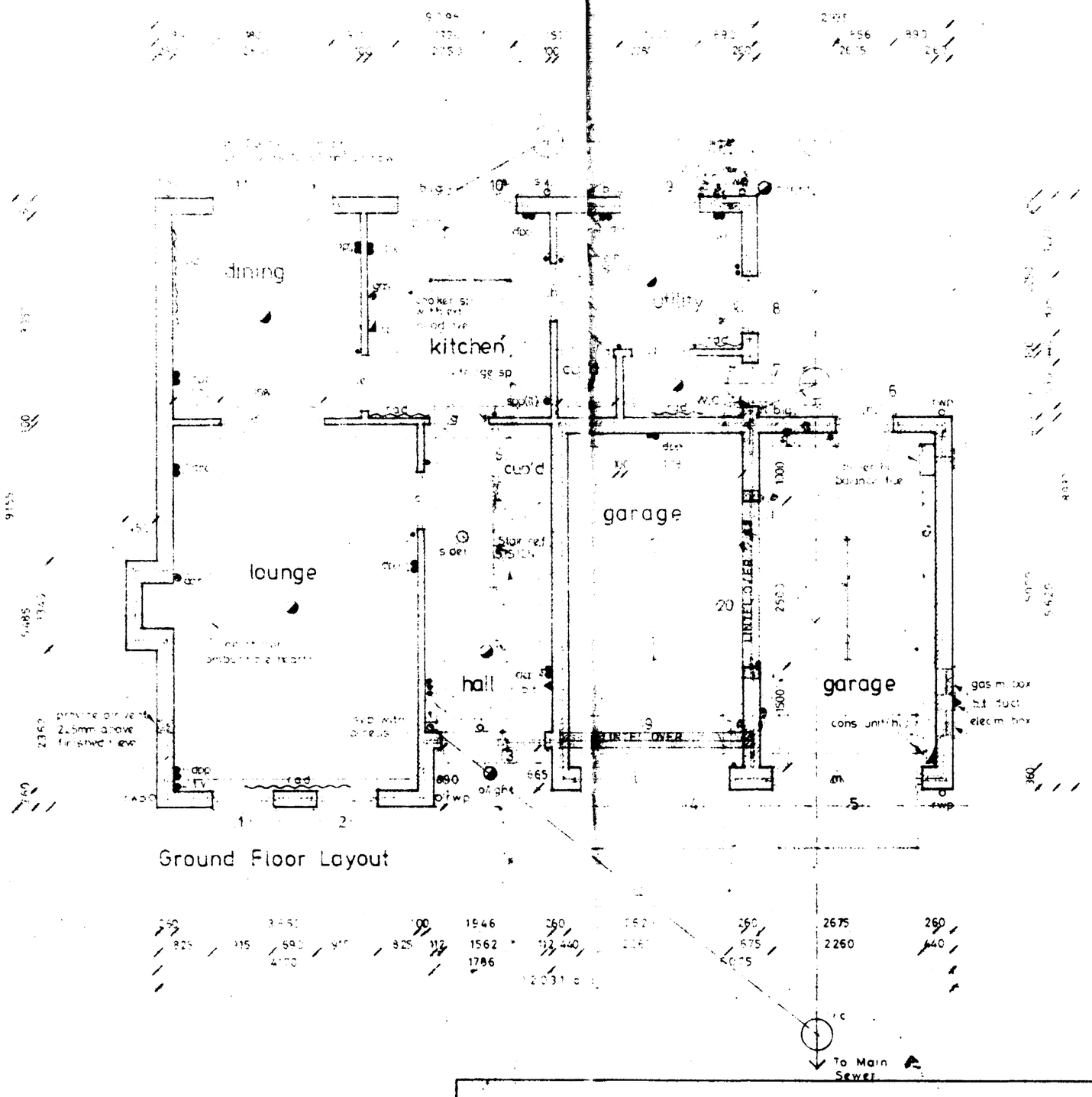
Side



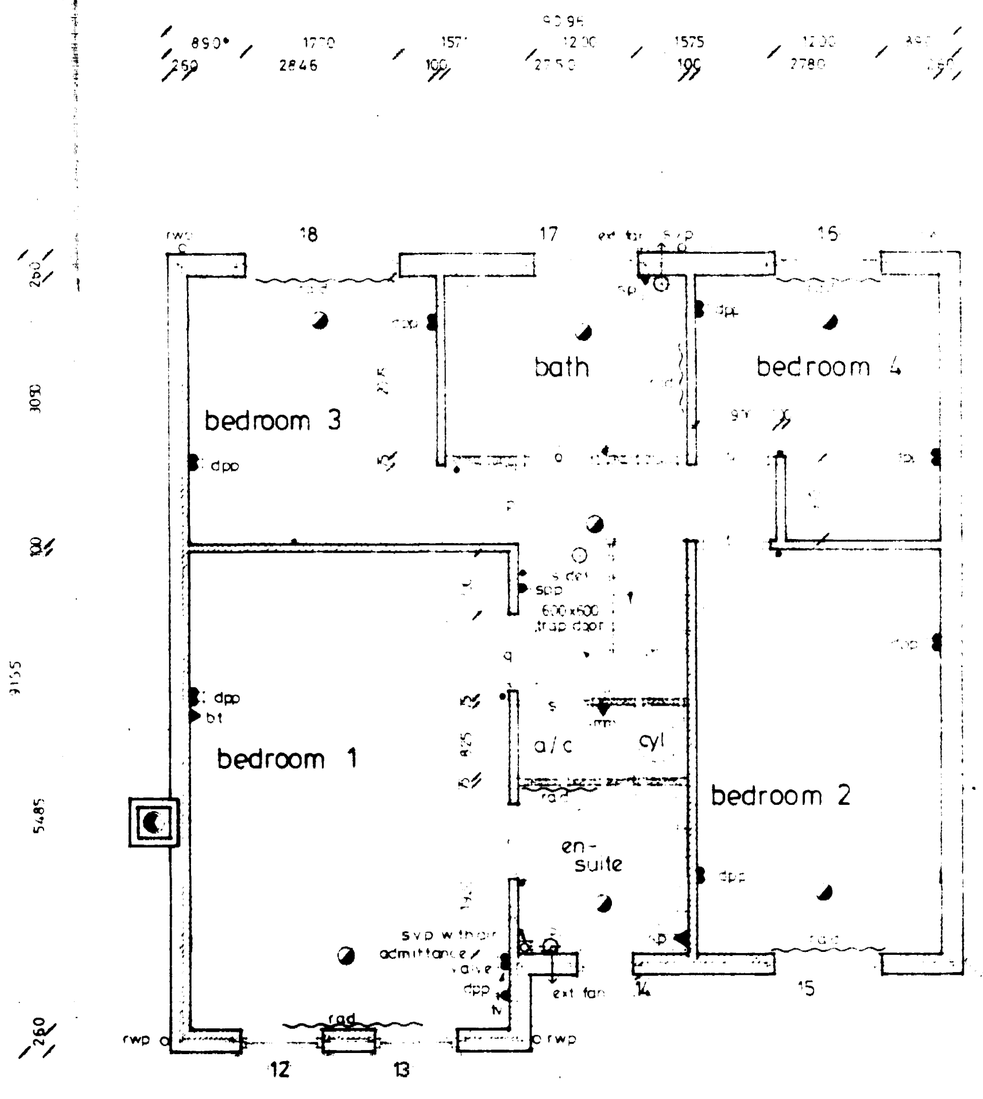
Rear



Side



Ground Floor Layout



First Floor Layout

NOTES



Detail of arch above openings on front elevation only 1:20 scale

SOUTH HOLLAND DC
HOUSING & PLANNING
RECEIVED
1-4 SEP 1995
Ref: 082/94

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB
Telephone Holbeach (0406) 380532

CHESTNUT II

Plot 17, Wygate Park, Spalding.
24.

FLOOR PLANS AND ELEVATIONS

DATE MARCH / 1994 DRAWN MARK JONES

DRWG No 94010-17,24. SCALE 1:100 1:50

REVISIONS	DES	DATE	SIGN
A	Elevations amended	27.2.95	MJ

PLANNING BUILDERS REGS

CHECK BY

AMENDED PLAN
Ref. A3

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TWO PLANK LANE

PROPOSED LANDSCAPING & FENCING

ANV	acer negundo 'variegatum'	W	1·8m high boundary wall.
AS	acer saccharinum 'pyramidale'	CB	1·8m high timber closeboard fence
BP	betula pendula	Pa	1·8m high timber palisade fence
FS	fagus sylvatica	P	1·8m high timber panel fence
FSP	fagus sylvatica purpurea		
MGH	malus golden harvest		
MP	malus profusion		
MS	malus sylvestris		
PA	prunus avium		
PTH	prunus 'tai haku'		

Rear dividing boundaries to be defined by 0·45m high conc. post & wire fence.

TREE PLANTING HEIGHTS TO BE 1·8 - 2·4m high stds.

FRONTAGE HEDGEROW TO BE Berberis Stenophylla 60/90 @ 450ctc
front gardens to be seeded/ turfed
individual drives to be washed gravel.

FUTURE DEVELOPMENT

EXTENT OF APPLICATION SITE

POTENTIAL FUTURE DEVELOPMENT OVER LOOKING VERNATTS RIVER

VERNATTS RIVER BANK

PROVIDE 1.8m high TIMBER PANEL FENCE TO THIS SECTION
* ADDITIONAL 0.6m TRELLIS TO TOP OF NEW FENCE TO REAR PLOT 9

PROPOSED EMERGENCY LINK with restriction bollards

PROVIDE 1.8m high TIMBER PANEL FENCE TO THIS SECTION

PROPOSED TIMBER CLOSEBOARDED FENCE to west boundary heights as stated (tapered at change in level)

proposed neighbourhood shopping facility
APPLICATION REF. H16/0265/94

MIXED PLANTING any/as/fs/fsp/bp/pa

1·8m high timber Closeboard Fence

FARTHINGALES

WOOLRAM WYGATE

WYGATE PARK

bungalow

st. barnabas hospice day care centre H16/0139/93

woolram wygate

mariette way

SOUTH HOLLAND DC HOUSING & PLANNING
1-4 SEP 1995
Ref: design/94

WYGATE PARK
SPALDING

PLOTS 1-34

AMENDED PLAN
Ref. A3 94010-001 Revision C 1:500
04/94 a.j.f.

Rev D. Fence ref. Plot 9 deleted. alf 14-7-94
Rev C. Additional trellis screen to rear of Plot 9. New Revisions: 18 Plots 12-16 added. alf 18.8.94
Rev B. Fence Heights stated. Fence to rear Plots 1-34 deleted. alf 4-8-94
Rev A. Additional trellis screen to rear of Plot 9. alf 14-7-94

Broadgate Homes

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 6DB.
Telephone: (0406) 380532 Fax: (0406) 380814

PROPOSED LAYOUT