FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0441/92 Received:09-APR-92 Type:FULL

Name: Allison Homes
West Elloe Avenue
Spalding
Lincs

Agent: Allison Homes
West Elloe Avenue
Spalding
Lincs

Description: Substitution of housetype Winchester for Hambledon, Plot 20 & Aylesbury for Shaftsbury, Plot 23
Location : Phase 1, Land West of Woolram Wygate 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 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

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

3 The landscaping of these sites shall be undertaken in accordance with the details submitted for H16/0430/91.

Reason: In the interests of the general amenity of the area.

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

Director of Planning and Building Control Services
02-JUN-92 H16/0441/92

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0441/92

Date Registered 09 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ALLISON HOMES
WEST ELLOE AVENUE
SPALDING
LINCOLNSHIRE

Tel. No. 0775 - 726701

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

N/A.

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PHASE 1, LAND WEST OF WOOLRAM WYGATE
SPALDING LINCOLNSHIRE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

SUBSTITUTION OF HOUSE TYPE WINCHESTER FOR A HAMBLEDON, PLOT 20 AND AYLESBORY FOR A SHAFTSBORY; PLOT 23, WYGATE PARK II.

Please complete

Signed. N Freemantle

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £220 If you consider no fee is payable include a written explanation instead.

Date. 7/4/92

Previous application No:

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

2. **TYPE OF APPLICATION**

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

Now complete Part 4 only

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

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

Now complete an Ownership Certificate

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

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

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	
B. If new dwellings are proposed, please state how many:	2

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	N/A sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	REFER TO EXTERNAL MATERIALS SCHEDULE (ENCLOSED
D. Please state type and colour of roofing materials.	
E. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

2 BUILDING PLOTS AWAITING CONSTRUCTION

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?

DOUBLE GARAGE + 2 SPACES

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one of more trees ☐ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of — SOAKAWAY

B. For estate developments, please state how highway surface water will be disposed of — SURFACE WATER SEWER

C. Please state whether a land drain will be affected — NO

D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

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

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

Continue on separate sheet if necessary. LANDSCAPE SCHEEME & ROAD LAYOUT FOR SITE APPROVED UNDER H16/0430/91

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

FREEHOLD OWNER.

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed N Freemantle (Applicant/~~Agent~~) Date 7/4/92

Certificate B The applicant has given the required notice to everyone else ~~who were owners~~ of any part of the land to which the application relates ~~at the beginning~~ of the period of 21 days ending with the date of the accompanying application.

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

Signed (Applicant/Agent) Date

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed N Freemantle Applicant/~~Agent~~ Date 7/4/92

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

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

~~Signed~~ (Applicant/Agent) Date

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

Signed Date

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 220,...

Receipt Issued ..... No. 19999

Date First Received 0 9 ..... 1992..

REGISTRATION

REFERENCE ..H16/0441/92....

Cross-Ref R..... KL 16-4

Date 10/4/92

VALIDATION Date 16/4/92

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

Site area ..... No. of dwellings ...2... Floorspace .....

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

Earlier permission ref .....

EM:-

	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

Soil advert required ☐ Expiry date .....

Fees:- Nil fee - previous app ☐ - Type ☐ Discounted fee ☐ Ref ..... Reason .....

Correct fee £ 220 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date ..15/5/..

Index Sheets .182 OS Nos ..... Grid Ref 373720 123470

Part ...1... Parish ..BRAUNTON

Inside ED ..NO Inside LP area..YES

☒ Moral	☐	C1	☐
☒ Bypass	☐	C3	☐
Level crossing	☐	C0	☐
Footpath	☐	Other	

Grade ☐

Linked to site.....Ref...470 Linked to property.....Ref.....

Planning Records:
Earlier apps See p/c

S Leg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by:
date:

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals -

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

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

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No — Yes .... / No ....

[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... / No ....

ALL OF ABOVE

Recommended refusals -

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

Nil fees (not first Submission)

ANY ONE OF ABOVE — Other info. viz: Signed .....

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

Delegation confirmed by Senior Officer
DR 27/5
.....

Recommendation/draft report produced.....

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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

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

BRIAN SMIT ip 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: H16/0441/92 Type: FULL

Applicant: Allison Homes
Tel: 0775 724701

Agent: Allison Homes
0775 724701

Description: Substitution of housetype Winchester for Hambledon, Plot 20 & Aylesbury for Shaftsbury, Plot 23
Location: Phase 1, Land West of Woolram Wygate Spalding Lincs

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Valid date: 09-APR-92
Target dates:
To case officer 14-APR-92
Inspected by 19-APR-92
Extra contacts 24-APR-92
Report if not clear by 14-MAY-92

Terminal date: 04-JUN-92
Target Committee: 02-JUN-92
Report deadline: 19-MAY-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	16-APR-92	30-APR-92
Cllr Mrs A M Newton	0775 762210	16-APR-92	30-APR-92
Cllr R C West	0775 760231 (Of	16-APR-92	30-APR-92

L.C.C — Obs Attached jpcs 23/4/92

SITE DETAILS

Grid ref: 523720 323470
OS Sheets: 182 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0441/92 Received:09-APR-92 Type:FULL

Name: Allison Homes
West Elloe Avenue
Spalding
Lincs

Agent: Allison Homes
West Elloe Avenue
Spalding
Lincs

Description: Substitution of housetype Winchester for Hambledon, Plot 20 & Aylesbury for Shaftsbury, Plot 23
Location : Phase 1, Land West of Woolram Wygate Spalding Lincs

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

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

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

3 The landscaping of these sites shall be undertaken in accordance with the details submitted for H16/0430/91.

Reason: In the interests of the general amenity of the area.

Authorised to issue:

27-MAY-92 H16/0441/92 AD..28/5.....DC.....

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H16/0441/92

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

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

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	3	7	2	3	4

2. Address or location

Phase 1, Wygate Park, Wigram Wygate – Spalding.

3. Name, classification and number of road

UC

4. Date application referred 23-4-92

5. State whether outline, detailed application etc.

Full.

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

Substitution of House Type, Plots 20 & 23

7. Delete as appropriate

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

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

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

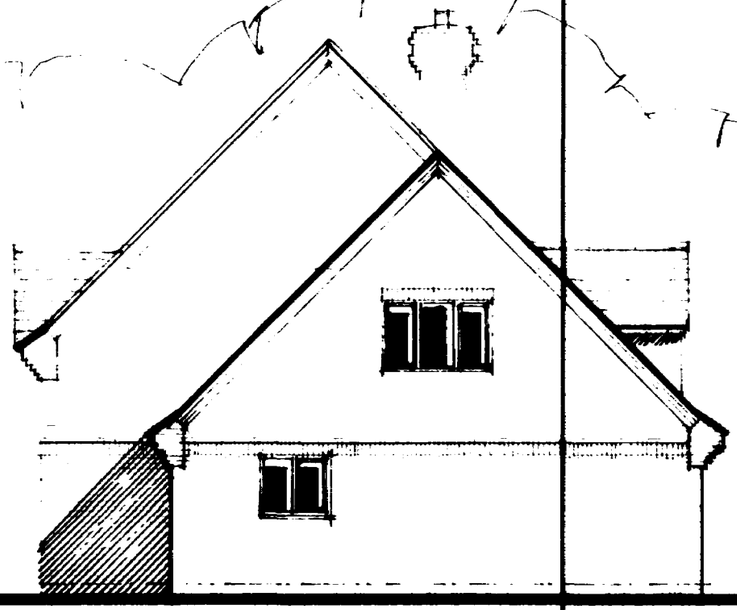
c. ~~Requests that the local planning authority refuse the application~~ (reason overleaf).

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

Date: 23-4-92. Signed: [signature]
Director of Highways and Planning



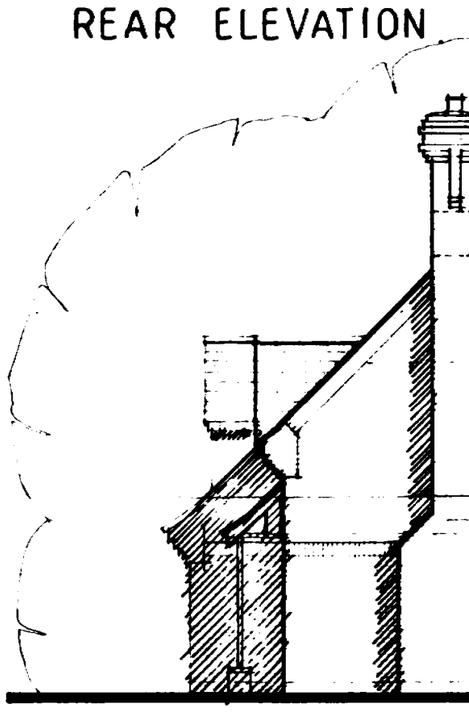
FRONT ELEVATION.



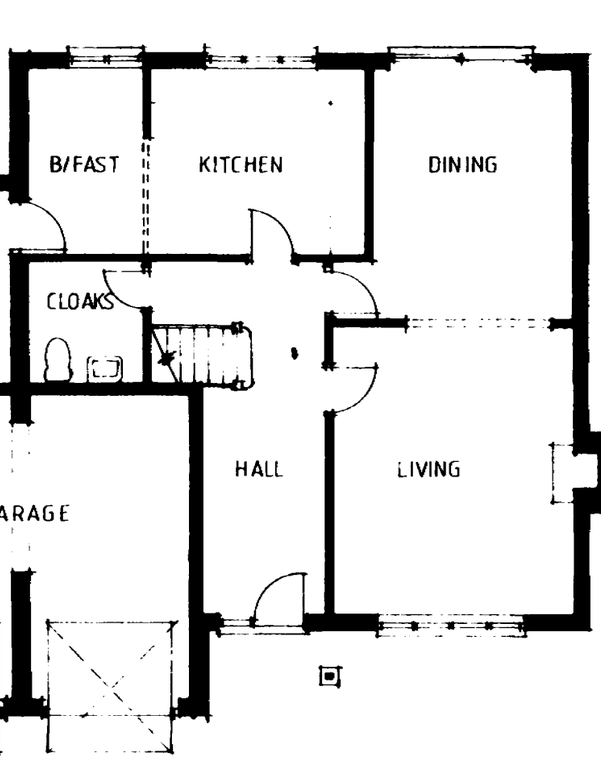
SIDE ELEVATION.



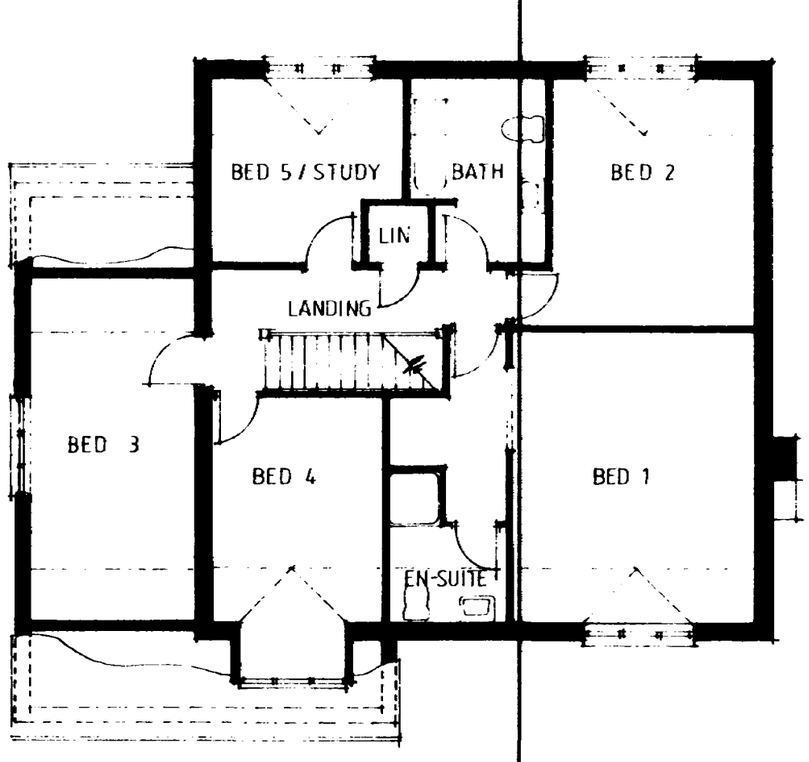
REAR ELEVATION



SIDE ELEVATI



GROUND FLOOR PLAN.

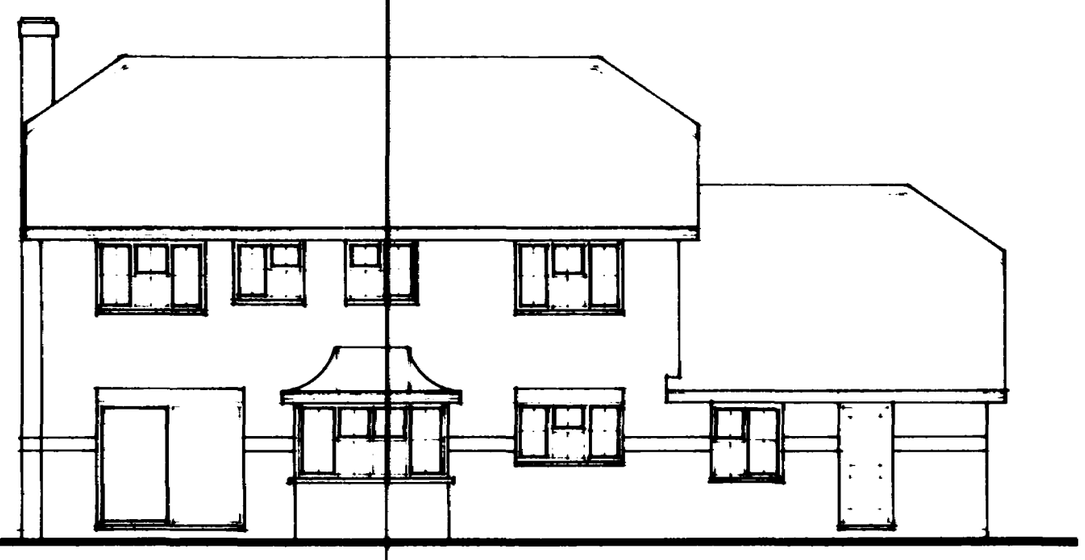


FIRST FLOOR PLAN.

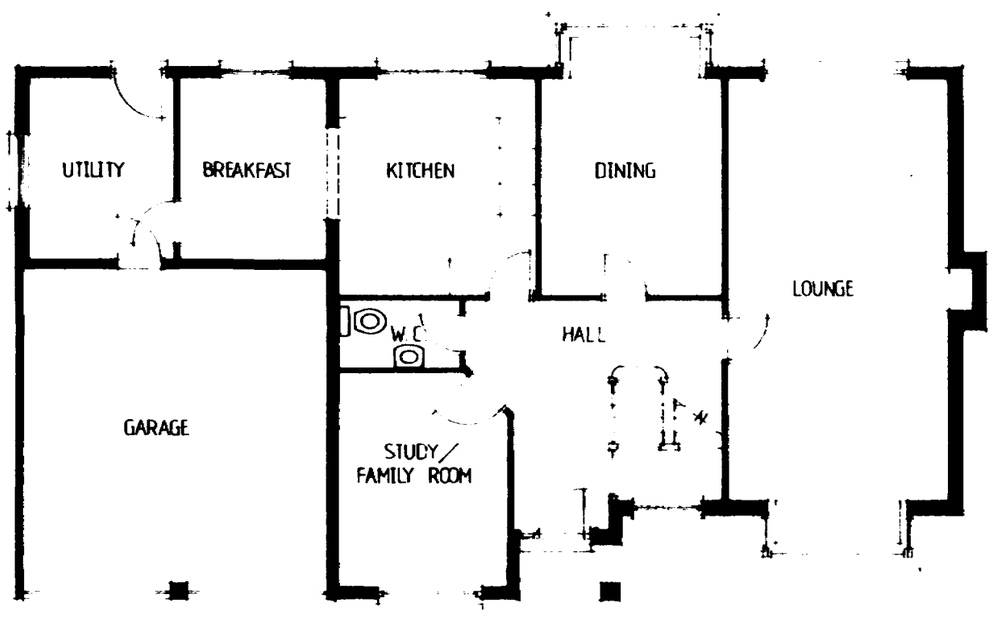
09 APR 199
0441



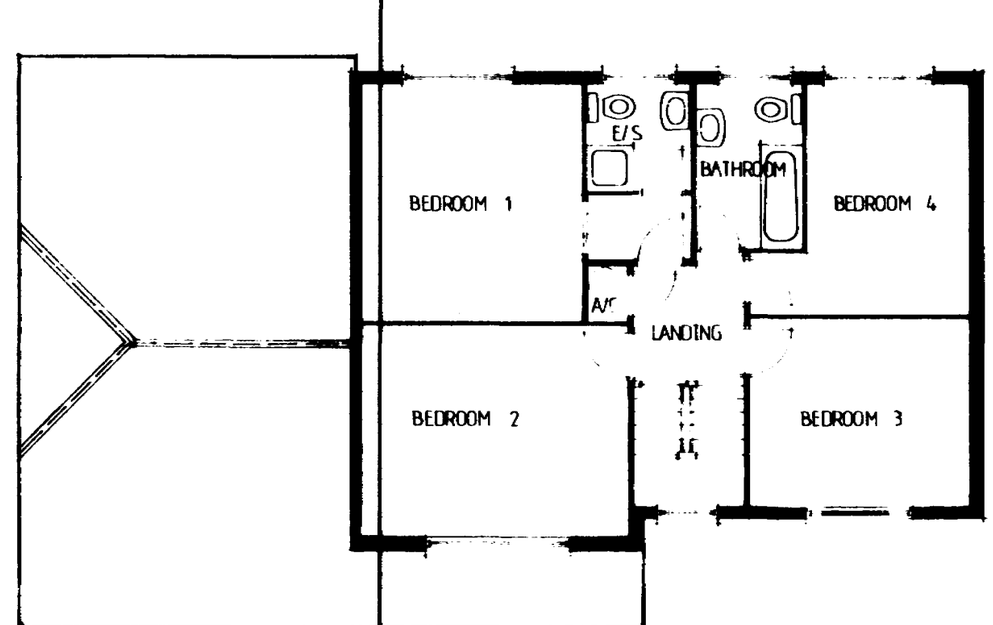
Front Elevation



Rear Elevation

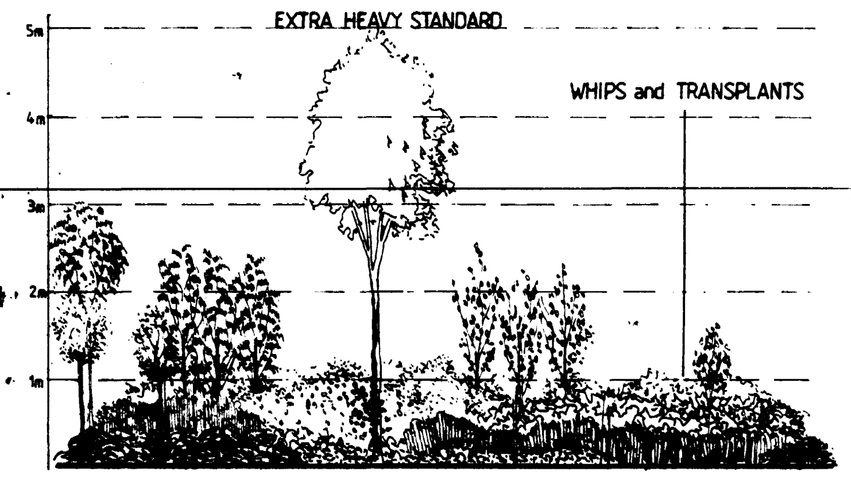


Ground Floor Plan



First Floor Plan

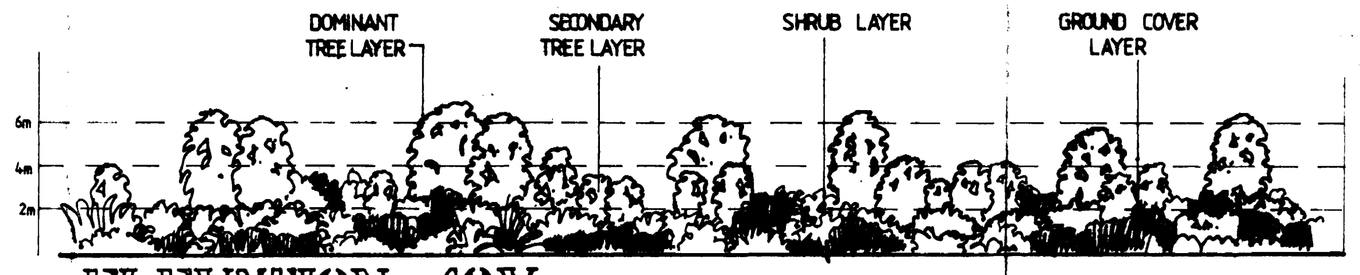
DESIGN



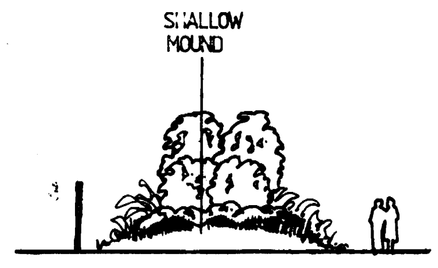
SECTION 0-3years to illustrate variation in planting height
Scale 1:50

CF CF CF P P C C xx xx RO
CF CF CF P P C xx xx RO
× CF CF CF P RU xx xx xx RO
CF CF CF P P I xx xx RO
CF CF × P P I I xx xx RO
CF × × S S I I xx RO
RM × S $ I £ I RO RO
RM RM S $ $ I £ £ I ..
RM + RM S $ I £ I I RO
RM RM S S S I I I I
RM RM + S ÷ I I I I I
RM RM S S S I I I I

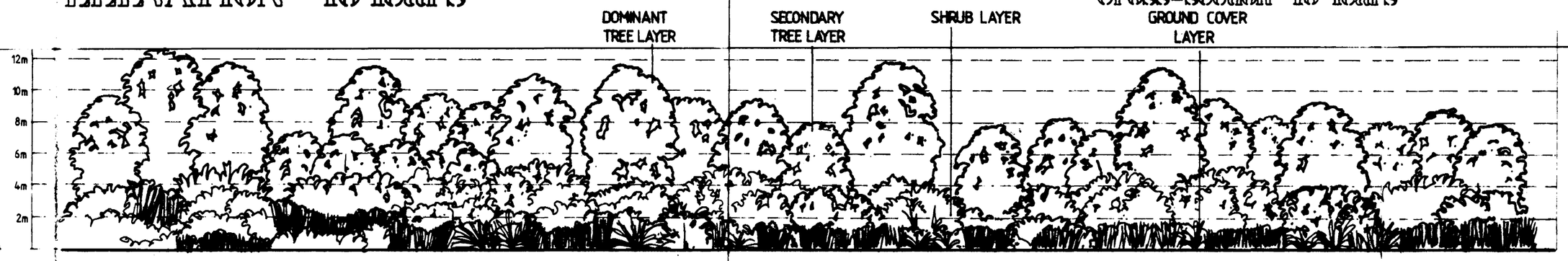
SECTION of sample matrix of amenity woodland belt



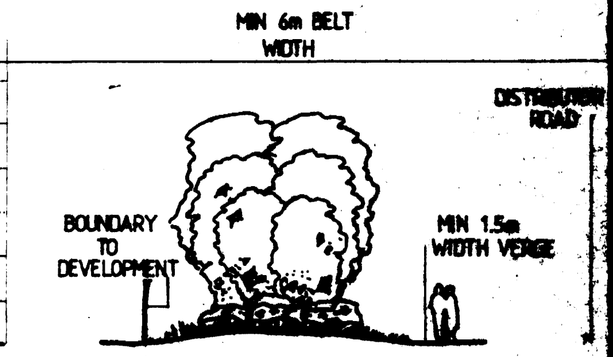
ELEVATION - 10Years



Cross-section 10 Years



ELEVATION to Distributor Road - 20 Years
Scale 1:200

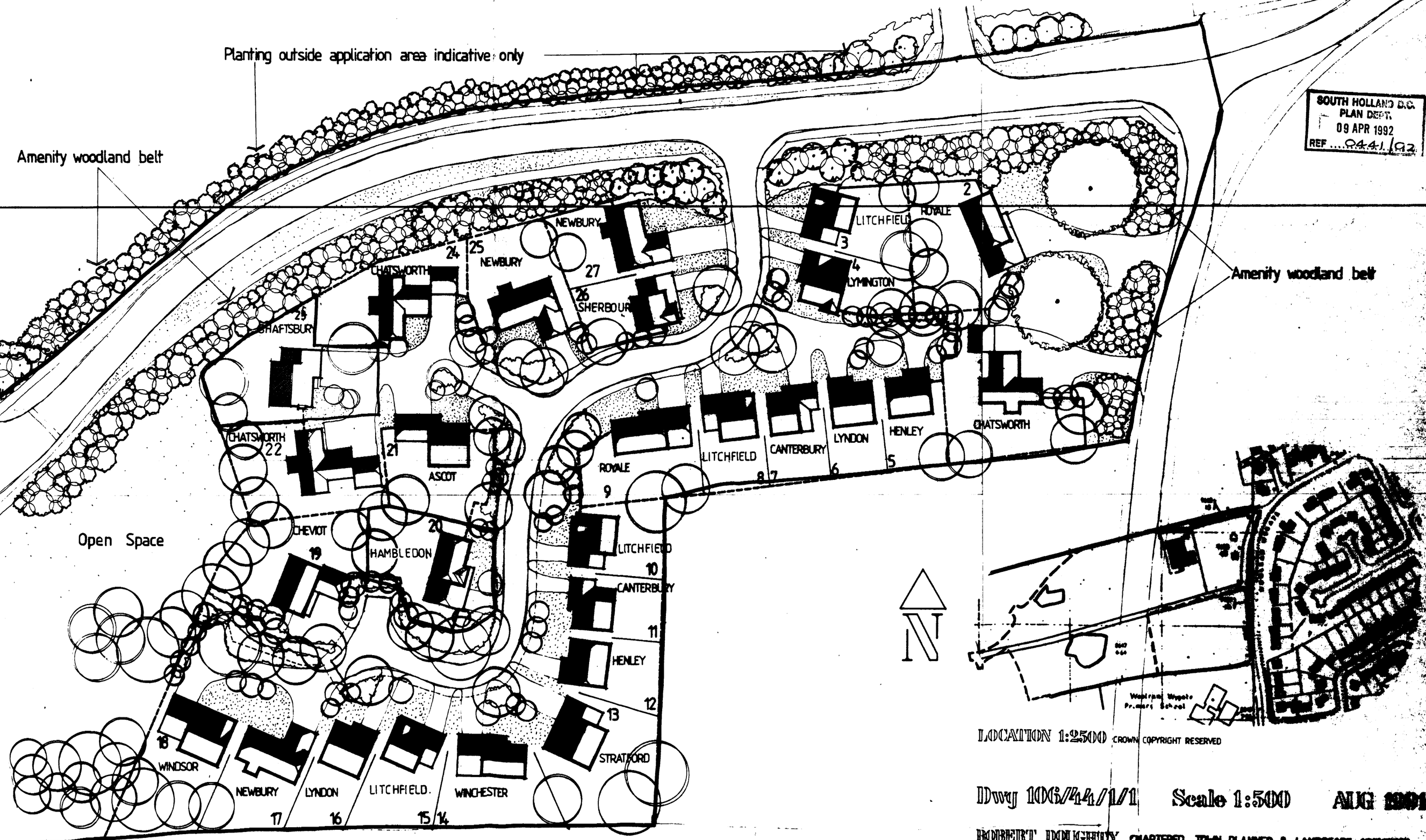


Cross-section 20Years

Schedule of Housetypes

3 bedroomed houses

Litchfield	4	
Canterbury	2	
Lymington	1	8
Sherbourne	1	
4 bedroomed houses		
Hambledon	1	
Ascot	1	
Shaftsbury	1	
Chatsworth	3	
Cheviot	1	
Henley	2	
Lyndon	2	
Newbury	3	
Royale	2	
Stratford	1	
Winchester	1	18
5 bedroomed houses		



LOCATION 1:2500 CROWN COPYRIGHT RESERVED

SOUTH HOLLAND D.C.
PLAN DEPT.
09 APR 1992
REF 9441/92

Dwg 106/44/1/1 Scale 1:500 AUG 1991

ROBERT DOUGHTY CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT
32 High Street, Helpringham, nr SLEAFORD, Lincolnshire, NG34 0RA
Telephone Swaton(0529 21) 6447

ALLISON HOMES
WOODLARAM
WYGATE