

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0483/02

Received: 13-MAY-02 Type: OUTLINE

Name: Mrs S E Baxter
98 Woolram Wygate
Spalding
Lincs PE11 2PA

Agent: Julie Jeffries
2 Wentford Cottages
Clare Road
Poslingford
Sudbury CO10 8QU

Description: Residential development

Location : Land adj. 98 Woolram Wygate Spalding

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following:

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
 - (1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) The siting and design of any vehicular access to a road;
 - (3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

- 3 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.

- 4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

- 5 Prior to the commencement of development the applicant shall submit to and have approved in writing by the Local Planning Authority details of a scheme for the surfacing of the footpath to the east of the site up to the existing footpath, and no dwelling shall be occupied until the public footpath has been surfaced in accordance with the approved scheme.

Reason: To complete the final link of a footpath where construction of the surfacing has been postponed pending the cessation of agricultural vehicle movements on the application site.

- 6 Prior to the commencement of development the applicant shall submit to and have approved in writing by the Local Planning Authority details of a scheme for the archaeological recording of the building on the site. The details of the recording of the building shall be submitted to and approved in writing by the Local Planning Authority before the building is demolished.

Reason: To preserve historic fabric by record before demolition.

Note(s):

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

The determined plans are:
Site location plan received on 13 May 02.

Sewians

Head of Planning & Development
31 JAN 2003

H16/0483/02

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

Town and Country Planning Act etc
DRAFT PERMISSION

Reference H16/0483/02

Received: 13-MAY-02 Type: OUTLINE

Name: Mrs S E Baxter
98 Woolram Wygate
Spalding
Lincs PE11 2PA

Agent: Julie Jeffries
2 Wentford Cottages
Clare Road
Poslingford
Sudbury CO10 8QU

Description: Residential development

Location : Land adj. 98 Woolram Wygate Spalding

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

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
 - (1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) The siting and design of any vehicular access to a road;
 - (3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

- 3 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.

- 4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

- 5 Prior to the commencement of development the applicant shall submit to and have approved in writing by the Local Planning Authority details of a scheme for the surfacing of the footpath to the east of the site up to the existing footpath, and no dwelling shall be occupied until the public footpath has been surfaced in accordance with the approved scheme.

Reason: To complete the final link of a footpath where construction of the surfacing has been postponed pending the cessation of agricultural vehicle movements on the application site.

- 6 Prior to the commencement of development the applicant shall submit to and have approved in writing by the Local Planning Authority details of a scheme for the archaeological recording of the building on the site. The details of the recording of the building shall be submitted to and approved in writing by the Local Planning Authority before the building is demolished.

Reason: To preserve historic fabric by record before demolition.

Note(s):

The determined plans are:

Site location plan received on 13 May 02.

Head of Planning & Development
27 JAN 2003

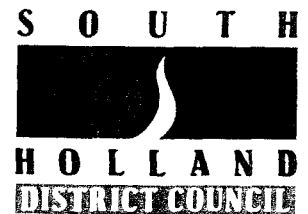
✓
12/1

H16/0483/02

11/1/03



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Town and Country Planning Act 1990 Refusal of Reserved Matters

COPY *Earlier App*

Reference: H16/1377/05

Received: 07-OCT-05 Type: RESERVED MATTERS

Name: Holgate Maintenance Ltd
94 Jacksmere Lane
Scarisbrick
Ormskirk
Lancs L40 9RS

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of five dwellings (outline H16/0483/02)

Location : Land adjacent : 98 Woolram Wygate Spalding

South Holland District Council hereby give notice that APPROVAL HAS BEEN REFUSED in respect of the details submitted, for the following reason(s):

- 1 In the opinion of the Local Planning Authority the proposed dwellings would, by reason of their size, scale, design and layout, result in a form of development out of keeping with the existing character and pattern of development in this location. The proposal is therefore contrary to Policy E1 of the Adopted South Holland District Local Plan, 1998 and Policy SG14 of the South Holland Re-Deposit Local Plan, 2005, in that it is not in keeping with the general character of the area in which it is situated and would result in a poor relationship with the character, form and scale of existing buildings.

Note(s):

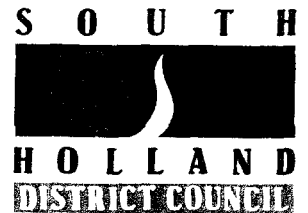
The determined plans are:

Dwg. nos. 1158/05/01A, 1158/05/02, 1158/05/03, 1158/05/04, 1158/05/05 and 1158/05/06 received 7 October 2005.

Dwg. nos. 1158/05/01B and 1158/05/07 received 29 November 2005.



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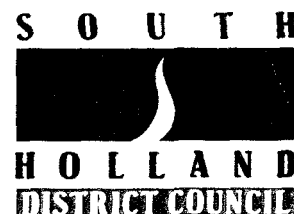
Head of Planning & Development
02-DEC-05

H16/1377/05

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



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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H16/0087/04

Received: 22-JAN-04 Type: CONDITION COMPLIANCE

Name: Mrs S Baxter
98 Woolram Wygate
Spalding
Lincs

Agent: Julie Jefferies
2 Wentford Cottages
Poslingford
Sudbury
CO10 8QU

Description: Scheme for archaeological recording for building on site (Condition 6 of H16/0483/02)

Location : Land adjacent 98 Woolram Wygate Spalding

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:

Note(s):

This consent is granted on the basis that the photographic record is tied into a plan of the building.

Head of Planning & Development
02-FEB-04

H16/0087/04

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/0274/05

Received: 28-FEB-05 Type: CONDITION COMPLIANCE

Name: Holgale Maintenance
c/o APS
The Old School
Cameron Street Heckington
Sleaford Lincs NG34 9RW

Agent: Archaeological Project Service
The Old School
Cameron Street
Heckington Sleaford
Lincs NG34 9RW

Description: Details of Archaeological Recording of Farm Buildings (Condition 6 of H16/0483/02)

Location : 130 Woolram Wygate Spalding

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:

Note(s):

The determined details are:
A.P.S. Report No. 178/04 received 28 February 2005

Head of Planning & Development
14-MAR-05

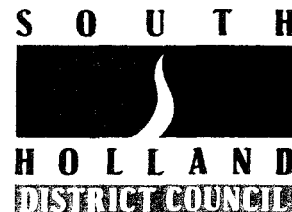
H16/0274/05

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

Earlier Appl.



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Application no: H16/0581/05
Applicant: Holgate Maintenance Ltd
94 Jacksmere Lane
Scarisbrick
Ormskirk
Lancs L40 9RS

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development (Renewal of
H16/0483/02)

Location: Land adjacent : 98 Woolram Wygate
Spalding

Type: PERMISSION RENEWAL

Date received: 29 APR 2005

Decision Date 15 JUN 2005

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
ACKNOWLEDGEMENT OF WITHDRAWAL**

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

A handwritten signature in black ink, appearing to read "T. Huggins".

Head of Planning & Development



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Town and Country Planning Act 1990 Approval of Reserved Matters

COPY *Earlier App*

Reference: H16/1739/05

Received: 22-DEC-05 Type: RESERVED MATTERS

Name: Holgate Maintenance Ltd
94 Jacksmere Lane
Scarisbrick
Ormskirk
Lancs L40 9RS

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development - four dwellings (outline application H16/0483/02)

Location : Land adjacent 98 Woolram Wygate Spalding

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

- 1 Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

Note: Such samples as may be required shall be delivered to the site and the Local Planning Authority notified upon their arrival.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy SG14 of the South Holland Re-Deposit Local Plan, 2005.

- 2 Before the commencement of the development hereby permitted the final colour of the rainwater goods hereby permitted shall be approved in writing by the Local Planning Authority, and the colour so approved shall be applied within one month of the development hereby permitted being first brought into use and thereafter so maintained unless otherwise agreed in writing by the Local



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Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over this detail of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy SG14 of the South Holland Re-Deposit Local Plan, 2005.

- 3 Details of the design of all external doors to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and all external doors used in the development shall conform to the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy SG14 of the South Holland Re-Deposit Local Plan, 2005.

- 4 Details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

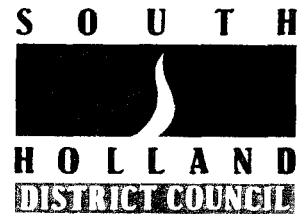
Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy SG14 of the South Holland Re-Deposit Local Plan, 2005.

- 5 Notwithstanding the approved drawings, large scale details (at a scale of at least 1:20) of the following features shall be submitted to and be approved by the Local Planning Authority and no work shall commence in advance of that approval. These details shall provide for a cross sectional



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detailed drawing at 1:20 scale for each feature and the development shall be constructed in accordance with the details so approved:

- a) Dormer windows.
- b) Eaves Construction.
- c) Brick arches to the front and garage doors.
- d) Front door and glazed screen.
- e) Conservatories.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy SG14 of the South Holland Re-Deposit Local Plan, 2005.

- 6 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted and there shall be no variation from the details so approved without the prior written consent of the Local Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

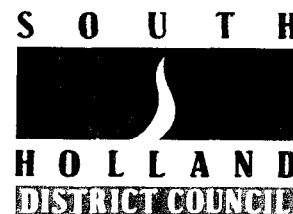
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out without the prior written approval of the Local Planning Authority:

- (i) the erection of freestanding curtilage buildings or structures including car ports and garages;
- (ii) the erection of house extensions including dormer windows, conservatories, garages, car ports and porches;
- (iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and the visual amenity and character of the area within which it is set.



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This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy SG14 of the South Holland Re-Deposit Local Plan, 2005.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), no walls, fences or other means of enclosure other than those illustrated on the plans forming part of the application hereby approved shall be erected on the site without the prior written consent of the Local Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over means of enclosure, in the interests of the appearance of the development and the visual amenity and character of the area within which it is set.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy SG14 of the South Holland Re-Deposit Local Plan, 2005.

- 9 Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved.

Reason: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent development.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policies SG14 and SG17 of the South Holland Re-Deposit Local Plan, 2005.

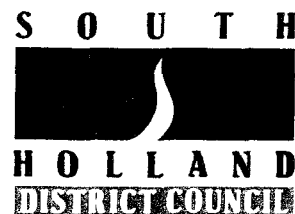
- 10 Notwithstanding the submitted details contained in amended dwg. no. 1158/05/01D there shall be no enclosure of the site between the front elevation of the dwellings hereby approved and the highway.

Reason: In the interest of the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy SG14 of the South Holland Re-Deposit Local Plan, 2005.



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Reason For Approval

The proposal is in accordance with local policies as set out in Policy E1 of the Adopted South Holland District Local Plan, 1998. Policies SG14 and SG17 of the South Holland Re-Deposit Local Plan, April 2005.

There are no material considerations that indicate against the proposal.

Note(s):

The determined plans are:

Amended dwg. nos. 1158/05/01D, 1158/05/05B, 1158/05/06B and 1158/05/07C received 2 February 2006.

Head of Planning & Development
13-FEB-06

H16/1739/05

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