Application Amendments

Application H16/0531/01

Location Plots 115-198
Off Magellan Way and
Belvedere Close
Spalding Lincs

Postcode

House Number

Amendment 3 Date 08-07-2002

Type POS Post-Decision

Sub-Type

Description Raised finished floor levels for various plots
Dwg.No.728.20 Rev.K

Long Description

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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

Application no: H16/0531/01

Original Applicant
Jelson Ltd.
370 Loughborough Road
Leicester
LE4 5PR

Original Agent:
Jelson Ltd.
370 Loughborough Road
Leicester
LE4 5PR

Description: Residential Development including roads and footpaths, sewers and foulwater pumping station and public open space

Location: Plots 115-198
Off Magellan Way and
Belvedere Close
Spalding Lincs

Amendment: Raised finished floor levels for various plots
Dwg.No.728.20 Rev.K

25-NOV-02

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 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

Head of Planning & Development

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 10/7/02 SH

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: PM 21-11-02

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

Acceptance issued: 25/11/02 SH

Far enough away from existing development on Holborn Road to not effect those occupiers.

PLANNING AMENDMENT

For office use only

Application No. H16/0531/01/A3

Date Registered [redacted]

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

JELSON LTD
370 LOUGHBOROUGH ROAD
LEICESTER LE4 5PR

Tel. No. 0116-266-1541

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF MAGELLAN WAY, SPALDING [PLOTS 115-198].

Please complete

APPLICATION No.

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

H16/0531/01

Building Regulation reference relating to same development (if any)

B16/0198/02

SOUTH HOLLAND DISTRICT COUNCIL
- 8 JUL 2002
Re...

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.R. Parker p.p.v. Jelson Ltd Date 05-07-02

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

State details of amendments proposed

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

RAISING OF FINISHED FLOOR LEVELS OF NEW PROPERTIES ON PLOTS 122-129, 148-153, 161-173, 179-187 [IN ORDER TO PREVENT EXCESSIVE 'REDUCED DIG' FOR PILING CONTRACTORS].

State drawing no's of the current submission

728-20K / JULY 2002

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

Established 1889

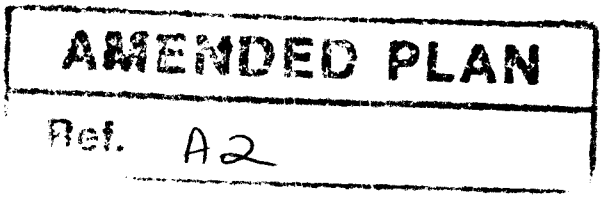
Jelson

Registered Office:
Jelson Limited 370 Loughborough Rd. Leicester LE4 5PR · Tel: (0116) 266 1541 · Fax: (0116) 266 4589

Our Ref. SRP.LL
Your Ref.
Date 29 October 2001



South Holland District Council
Housing & Planning Services dept
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE



For the attention of Mr D Roberts – Planning Dept

Dear Sirs

PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT
PLOTS 115-202 MAGELLAN WAY SPALDING Ref H16/0531/01

Further to our recent telephone conversation regarding the above planning application, we hereby confirm that the following amendments have been made as per your suggestion:-

i) the proposed bungalows on plots 115 and 116, have been moved further away from the eastern boundary

ii the semi-detached house to the rear of plots 115 and 116 has been removed from the layout and replaced by a detached bungalow (3B31) – again sited further away from the eastern boundary

iii plots 135-141 have been moved further away from the eastern boundary

iv the two-storey house types on plots 146-148 have been replaced by detached and semi-detached bungalows (2B32 and 2B34)

The overall effect of this, is that all of the properties on the eastern boundary, are now bungalows and are of an increased distance from the boundary – thus, in our opinion, having the minimum visual effect on the properties in Holborn Road.

With regards the proposed floor levels of the new properties, these are in our opinion, the lowest possible figure that will still enable us to drain them into the new sewerage system. We therefore enclose herewith 4 copies of the amended plan Revision F/October 2001 and would ask that these be forwarded for formal determination as soon as possible.

Yours faithfully
JELSON LIMITED

S R PARKER
Chief Engineer & Surveyor

Registered in England No. 571641

DIRECTORS: R.A. JELLEY (Chairman) R.S. JELLEY B.M. JELLEY G.S. JELLEY J.F.M. CRISP R.M. LACEY

With Compliments

FAO. STAN PYWELL

Dear Stan.

Copy of latest plans – Re. Telford site Spalding + covering letter. – Levels.

I would welcome your further comments.

YF.
Dave Robert 6/11/01

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 30/10/0

Terminal date/committee updated .....

DC Procedural Assessment

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

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment?

PC None ☐
WM
Press
Residents
Other –

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?) *

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: .....

Superseded details removed ☐

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

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. H16/0531/01/AZ

Date Registered 30 OCT 2001

Case Officer DOR.

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Jelson Ltd.
370 Loughborough Rd
Leicester

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Magellan Way, Spalding

Please complete

APPLICATION No.

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

H16/0531/01

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 ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential

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.)

See letter
(Several amendments)

State drawing no's of the current submission

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

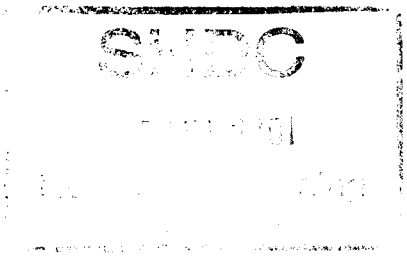
Has a similar amendment been submitted under Building Regulations? Yes / No

Established 1889

Jelson

Registered Office:
Jelson Limited 370 Loughborough Rd. Leicester LE4 5PR · Tel: (0116) 266 1541 · Fax: (0116) 266 4589

Our Ref. SRP.LL
Your Ref.
Date 10 July 2001



South Holland District Council
Housing & Planning Services dept
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

For the attention of Mr D Roberts, Planning Dept

Dear Sirs

PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT
PLOTS 115-204 MAGELLON WAY SPALDING
REF H16/0531/01

We refer to your letter dated 21 June regarding the above application and would wish to comment on the points raised therein, as follows:-

1) with regards to the points by Spalding and District Civic Society, we have studied these in some depth and can agree to the majority of requests raised by Annette Faulkner. The proposal for a 'pocket park' however, does seem somewhat vague and whilst we would have no objection in principle to this, we would of course wish to see more detailed proposals. In all other respects, the Company will endeavour to comply with their requests.

2) the comments made by Railtrack have been noted.

3) we have studied the comments made by the Welland and Deepings Internal Drainage Board and have revised the layout accordingly, in order to overcome their objections. After having spoken to Mr Pywell on this matter, we understand that he is now happy to accept the revision and a copy of the amended plan has been sent to him for approval. A copy of the revised plan and letter are enclosed herewith for your attention.
With regards to the levels issue, we are currently preparing a detail which will show the proposed floor levels of the new houses in relation to the existing properties in the locality.

Cont'd.....

Registered in England No. 571641

DIRECTORS: R.A. JELLEY (Chairman) R.S. JELLEY B.M. JELLEY G.S. JELLEY J.F.M. CRISP R.M. LACEY

Established 1889

Jelson

Registered Office:
Jelson Limited 370 Loughborough Rd. Leicester LE4 5PR · Tel: (0116) 266 1541 · Fax: (0116) 266 4589

Our Ref. SRP.LL
Your Ref.
Date 10 July 2001-07-10

Cont'd.....

4) with regards the provision of open space, regard must be given to the fact that the current is a reserved matters application and as such, the provision of public open space should be in accordance with the outline planning permission, which requires that a minimum of 7.5% of the gross site area, be given over to public open space - this figure to include the disused railway embankment on the eastern boundary of the development. Therefore, on this basis, the area of disused embankment, when added to the areas of open space shown on phases 2 and 3, amounts to 10.05% - well in excess of the required amount. We conclude therefore that the open space provision has already been provided in line with your detailed requirements.

5) the new dwelling on plot 204 has been deleted from our proposals due to its close proximity to the new open space.

6) with regards to the provision of a footway/cycle link to Green Lane, this does not form part of the current application. However, the current reserved matters application does contain the provision of such a link to Belvedere Close, in accordance with the requirements of both the District and County Councils. As seems likely, the link to Green Lane will form part of a future reserved matters application.

Please find enclosed two copies of the revised plan (Drawing No 728.20B – July 2001, Incorporating all of the amendments listed above and we look forward to receiving your comments on same.

Yours faithfully
JELSON LIMITED

S R PARKER
Chief Engineer & Surveyor

BUILDING EMPLOYERS CONFEDERATION

Registered in England No. 571641

DIRECTORS: R.A. JELLEY (Chairman) R.S. JELLEY B.M. JELLEY G.S. JELLEY J.F.M. CRISP R.M. LACEY

Established 1889

Jelson

Registered Office:
Jelson Limited 370 Loughborough Rd. Leicester LE4 5PR · Tel: (0116) 266 1541 · Fax: (0116) 266 4589

Our Ref. SRP.LL
Your Ref. SWP/TF/P/S/6
Date 9 July 2001

Welland & Deepings Internal Drainage Board
Deeping House
Welland Terrace
SPALDING
Lincs PE11 2TD

For the attention of Mr S Pywell – Engineer to the Board

Dear Sirs

PLANNING APPLICATION OF MAGELLAN WAY & BELVEDERE CLOSE SPALDING REF NO H16/0531/01

We refer to your letter dated 7 June 2001 and our recent telephone conversation regarding the above and would wish to make the following comments in response to your letter:-

1 Plot 115 has been moved to give a 6.0m clearance to the centre-line of the adjacent 225mm pipeline, with the foundations to the new property being taken down to a depth greater than that of the pipeline. The area either side of the pipe will be fenced open as per the attached details, in order to provide access for the Board. We will ensure that such a provision is also contained within the conveyance deeds of the new property.

2 The new properties on plots 117 and 121 have been moved in order to provide the required 9.0m easement to the new piped town drain.

3 The new properties on plots 124 and 125 have been moved away from the town drain and although the full 9.0m clearance cannot be obtained, the front porch of the building intruding into this area, we can confirm that the foundations of the new properties will be taken to a depth greater than that of the new piped town drain.

4 The new property on plot 159 does not fall within the 9.0m clearance to the piped town drain.

5 Although the front porch to the properties on plots 150-153 fall within the 9.0m clearance line of the town drain, we are of the opinion that they will not be influenced by the pipe - the foundations of the houses being taken down to a depth greater than the new piped town drain.

Cont'd.....

DIRECTORS: R.A. JELLEY (Chairman) R.S. JELLEY B.M. JELLEY G.S. JELLEY J.F.M. CRISP R.M. LACEY

Registered in England No. 571641

Established 1889

Jelson

Registered Office:
Jelson Limited 370 Loughborough Rd. Leicester LE4 5PR · Tel: (0116) 266 1541 · Fax: (0116) 266 4589

Our Ref. SRP.LL
Your Ref. SWP/TF/P/S/6
Date 9 July 2001

Cont'd.....

We should be grateful if you would confirm that the revised details as shown on Drawing No 728.20A/July 2001, are now acceptable to the Board. A copy of this letter has been sent to the Local Authority for their comments.

Yours faithfully
JELSON LIMITED

S R PARKER
Chief Engineer & Surveyor

Established 1889

Jelson

Registered Office:
Jelson Limited 370 Loughborough Rd. Leicester LE4 5PR · Tel: (0116) 266 1541 · Fax: (0116) 266 4589

Our Ref. SRP.LL
Your Ref.
Date 18 September 2001

South Holland District Council
Housing & Planning Services Dept
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

For the attention of Mr D Roberts - Planning Dept

Dear Sirs

PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT
PLOTS 115-204 MAGELLAN WAY SPALDING. REF H16/0531/01

Further to your letter dated 10 July 2001 regarding the above application, we would again apologise for the delay in replying to same.

We have now had the opportunity to prepare a revised scheme, showing the floor levels of the proposed properties in relation to the levels of all existing properties adjacent to the site boundary. This information is prepared against a draft sewer design. Therefore, in order to complete this design, it has been necessary to amend the position of the new foulwater pumping station – this being located in a more central position adjacent to plot 176. This change in position has necessitated a change of layout around plots 175-177 as shown on the amended plan. We would ask therefore that you accept the amendments as shown on Drawing No 728.20E (Sept 2001) as a substitution for those contained within the original application and that the matter thereafter proceed for formal planning determination as soon as possible.

A detailed Development Appraisal document will be forwarded to you shortly in relating to this application.

Yours faithfully
JELSON LIMITED

S R PARKER
Chief Engineer & Surveyor

Registered in England No. 571641

DIRECTORS: R.A. JELLEY (Chairman) R.S. JELLEY B.M. JELLEY G.S. JELLEY J.F.M. CRISP R.M. LACEY

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ MB

Registered 26/5

Terminal date/committee updated .....

DC Procedural Assessment

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

Has this amendment been requested? Yes/No *
If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment? PC WM Press Residents Other – None ☐

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?) *

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: .....

Superseded details removed ☐

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

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. H16/0531/01/41

Date Registered 24 SEP 2001

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Jelson Ltd
370 Loughborough Rd
Leicester

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plots 115-204 Magellan Way, Spalding

Please complete

APPLICATION No.

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

H16/0531/01

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

Amendment is proposed where permission already granted — If yes, submit two forms and two plans. — A [ ]

or

Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. — B [✓]

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 .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential

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.)

Relocation of Foulwater Pumping Station

State drawing no's of the current submission

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