



Application no: H16-0716-14

Applicant: Seagate Homes Ltd
Seagate Hall
Vicarage Lane
Long Sutton
Spalding
Lincs
PE12 9AF

FILE COPY

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:

admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937

Agent: Mr Julian Warrick
8 Beech Grove
Dorington
Spalding
Lincs
PE11 4XQ

Description: Proposed residential development for 14 dwellings

Location: 34 Little London
Spalding

PE11 2UE

Amendment: Changes to car parking and inclusion of bin storage areas
(dwg. no. J016-PL01A and J016-PL04A)

Letter Sent: 5th February 2015

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form**.

Your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Paul Jackson
Planning Manager

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin to Complete

Date Received

KP

4-2
~~28-1~~

Date Registered

S/S
S/2

Case Officer to Complete

Has this amendment been requested?

Yes/No

If Yes, is it what was asked for?

Yes/No

Is it an amendment in principle?

Yes/No

Is it the same character/description for fee purposes?

Yes/No (Refer to Admin if in doubt)

If No, but amendment requested, the following must be completed if the amendment is to be accepted

Certified That Development Objectives Outweigh The Financial Objectives

Senior Officer's Signature:

Date:

Re-Consults as a result of this amendment

None



All



Parish Council



Ward Member



Press



Site Notice



Standard Consults



Residents ☐ - Name/Address:

Case Officer's Decision:

REJECTED — New Application Required



Reason

Do you want this reason to be added to the Rejection Notice? YES/NO

ACCEPTED — Superseded Details Removed



Note

Do you want this note to be added to the Acceptance Notice? YES/NO

Revised Description (if applicable)

Case Officers Signature

RN

Date

S/2/18

Admin To Complete

Acceptance/Rejection Letter Issued



Date Sent :

05 FEB 2018

Scanned



Re-Consultations Carried Out (if necessary)



Pass File Back to Case Officer
(after Scanning)



Pass File to Admin for Consults/Re-Consults
(after Scanning)



PLANNING AMENDMENT

For Office Use only

Application No: H16-0716-14-A1

Date Registered: 04 FEB 2015

Case Officer: PHIL NORMAN

S O U T H



H O L L A N D

DISTRICT COUNCIL

(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS SEAGATE HOMES LTD, SEAGATE HALL, VICARAGE LANE, LONG JURON, Lincs, PE12 9RF Telephone:	AGENT NAME AND ADDRESS JULIAN WARWICK, 8 BEECH GROVE, DWINGTON, SPALDING PE11 4XQ Telephone:
SITE ADDRESS DETAILS 34 LITTLE LONDON, SPALDING	
CURRENT APPLICATION NO: This amendment cannot be considered unless the relevant reference is stated.	H16-0716-14
Building Regulation reference relating to same development (if applicable)	—

I attach four copies of this form and necessary plans and request that the changes described below can be accepted as an amendment. As the amendment relates to a current application, I agree to an extension of the terminal date (if applicable).

Signed :

Date:

FULL DESCRIPTION OF DEVELOPMENT OF CURRENT APPLICATION THAT THIS AMENDMENT RELATES TO	PROPOSED RESIDENTIAL DEVELOPMENT FOR 14 DWELLINGS	
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)	CHANGES TO CAR PARKING & INCLUSION OF BIN STORAGE AREAS	
State drawing numbers of the current submission		
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES/NO	RICHARD FIDEN / Phil Norman
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? (If so, state Building Control Surveyor dealing with application)	YES/NO	

Application Amendments

Application	H16-0716-14
Location	34 Little London
	Spalding
Postcode	PE11 2UE
House Number	

Amendment	1	Date	04-02-2015
Type	CUR	Current Application	
SUB-TYPE			
Description	Changes to car parking and inclusion of bin storage areas		
	Dwg no. J016-PL01A and J016-PL04A		
Long Description			
Agent		Name	Mr Julian Warrick
Address	8 Beech Grove		
	Donington		
	Spalding		
	Lincs		
Post Code	PE11 4XQ	E-Mail	julian@jwarrick-d
Tel	01775 820123	Fax	
Ref			
Decision		Date	
Fee	0.00	Total	0.00
Officer PN		External Ref	

Please check description OK ✓
PA 5/2/15

Seymour, Sarah

From: Seymour, Sarah on behalf of _planningadvice
Sent: 27 January 2015 11:44
To: _planningadvice
Subject: FW: London Road, Little London, Spalding. - Ref H16-0716-14
Attachments: Letter to shdc planning - 21-01-2015.pdf; London Road Little London Site Plan..pdf; London Road Little London External Views..pdf

Dear Sir

Please provide an amendment form for the above application.

Yours faithfully

Planning Admin
Sent 27.1.2015

From: Norman, Phil
Sent: 27 January 2015 09:25
To: _planningadvice
Subject: FW: London Road, Little London, Spalding. - Ref H16-0716-14

Please find below/attached amended plans/additional information for H16-0716-14.

Thanks

From: adrian brotherton [<mailto:adrian.brotherton@seagatehomes.co.uk>]
Sent: 21 January 2015 15:08
To: Norman, Phil
Cc: Fidler, Richard
Subject: London Road, Little London, Spalding. - Ref H16-0716-14

Good afternoon Phil,

Further to your recent email regarding the comments following on from the Chairman's Panel Meeting on the 9th January. Please find attached the amended site layout which now shows the following;

1. Two additional car parking spaces and the spaces numbered to accord with the proximity to the houses. This now achieves eight visitor spaces. As plots 1 and 2 have both a drive and a garage, it could be said that the twelve remaining terraced houses now have in excess of two spaces per property.
2. Bin Storage areas to the rear of each garden to use as holding areas for the black/green refuse sacks whilst waiting for the weekly collections.

I have also attached a letter as prepared by our Solicitor which hopefully will satisfy the panel with regard to the maintenance of the shared areas.

I welcome your thoughts regarding the information submitted and also whether any additional information may be necessary prior to a further submission to the Chairman's Panel.

I look forward to hearing from you.

Kind regards.

Adrian Brotherton.

23 New Road
Spalding
Lincolnshire
PE11 1DH

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Mr R Fidler
Planning Services Department
South Holland District Council
Council Offices
Priory Road
SPALDING
PE11 2XE

Your Ref

Our Ref: DH/KC/SEA028-96

E-mail: david.hicken@maplessolicitors.com

Direct Line: 01775 764238

Date: 21 January 2015

Dear Mr Fidler

Re: Seagate Homes Limited
Development off London Road Little London Spalding
Planning Application Ref: H16-0716-14

I understand this application was referred to the Chairman's Panel on 9 January which raised one point on which I may be able to assist.

I understand concerns have been expressed as to the future maintenance arrangements for the access, car parking spaces and the green area in front of plots 12-14.

My intention here would be to adopt the same approach which I have used on many occasions in the past. Indeed, almost every plot on the Broadgate Homes Limited development at The Triangle Woolram Wygate has the same provisions that are proposed here and no difficulties have been encountered with Purchasers Solicitors and the like, all of whom have approved the arrangement (The approach would be evident from inspection of the documents at the Land Registry so the scheme is a matter of public record).

I would not propose that a Management Company be formed. My experience is that on such small developments the cost of running a Management Company is out of proportion to the maintenance sums involved. Indeed, the cost of agents and accountants can frequently exceed the actual cost of maintaining the common parts. Perhaps more importantly, because of that cost and the difficulty in persuading residents to actively play a role as a Company Director there is a real danger that a Management Company may be struck off. If that were to occur then there is a real possibility that purchasers could find that the plots they buy could not be sold on. Indeed, I am currently dealing with a situation (not in

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this locality) where a Management Company was struck off (in that case because the Developer was placed into Administrator Receivership) and I am already aware of one owner on that development who for that reason alone has found that they cannot sell their property. In other words, formation of a Management Company in circumstances such as this can do more harm than good.

The alternative approach which I would adopt would be as follows.

The Transfer of each plot would include part of the shared drive. All properties would be required to pay an equal share of the cost of maintaining the shared drive. Each property's right to use the other portions of the shared drive would be conditional upon them paying those sums. In other words, if one property owner did not pay their share of maintaining the common parts they would lose the right of access to their own property – a powerful incentive to pay the relevant share. (To ensure that someone is responsible for maintaining each part of the shared access the owner of that part would be responsible for maintaining that part – the cost to be deducted from the contributions that they make to others).

I would adopt the same approach for any other shared facilities (including car parking spaces and green area in front of any plots).

I have many years experience of dealing with developments in this way and am pleased to say that our approach has been invariably successful.

I hope that on that basis the District Council will now be minded to grant the Planning Permission.

If I can assist further please do not hesitate to contact me.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'D. Hicken', with a horizontal line underneath.

David Hicken

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