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: H16/0840/94 **Date Received:** 31-AUG-94

Applicant: Swallow Homes Ltd &
Broadgate Builders
& Alfred McAlpine
Projects Ltd
c/o Broadgate House
Weston Hills
Spalding
Lincolnshire

Agent: Broadgate Builders Ltd
Broadgate House
Weston Hills
Spalding
Lincolnshire
PE12 6DB

Description of Original Development: Local distributor road for residential development

Location: Wygate Park, Spalding, Lincolnshire

Amendment Submitted: Revision of road layout

16 February 1995

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

Director of Planning and Building Control Services

amd. 3

PLANNING AMENDMENT

For office use only

Application No. H16/0840/94

Date Registered 30 JAN 1995

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Swallow Homes
Broadgate Bldg
Alfred McAlpine
Go Broadgate
Tel. No. Weston Hills

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

Broadgate Bldg
Broadgate
Weston Hills
Tel. No. (Contact)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Wygate Park, Spalding

Please complete

APPLICATION No.

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

H16/0840/94

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 ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Local Distributor Road

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.*)

Revision of Road Alignment.

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

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 31.1.1

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: DEC 10/1.

Notes/Advice/Rejection Reason:

Please send accompanying letter.

☐ 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

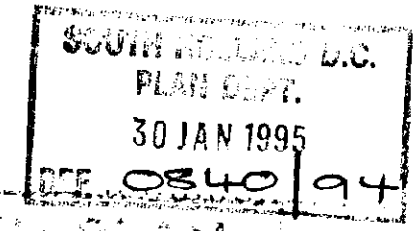
NOTES:

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

ur Ref: HRP/E34

Your Ref: H16/0840/94

Date: 27th January 1995



Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.

Dear Sir,

Re: Detailed Planning Application for Extension to Local Distributor Road, Wygate Park, Spalding

Further to your recent meeting with David Clarke and representatives of The Law Family, I am pleased to submit amended drawings to confirm the route agreed at the meeting.

I have discussed the programme for construction of the proposed road with David Mee and Tony Salt and it is probable the first phase to Point XI will not be constructed until September 1995 because of the on-going planning considerations. I can confirm the remainder of the road will be constructed to Point W as programmed.

We await your committee's early decision so that tenders for installing the road can be prepared.

Yours faithfully,

Howard Price

Copies to David Mee, Allison Homes
Tony Salt, Alfred MacAlpine Projects

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

Our Ref: HRP/E34

Date: 6th March 1995

Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.

Dear Sir,

Re: Application for extension to local distributor road at Wygate Park, Spalding

With reference to your letter dated 16th February 1995 and our subsequent meeting on the 23rd, I have enclosed four copies of the drawings amended as requested.

Please note that the proposed junctions to the north of the Distributor Road enclosing the public open space have been moved apart to provide additional frontage of public open space to the Road.

I look forward to hearing your Committee's decision at the meeting to be held on 29th March 1995.

Yours faithfully,

Howard Price

ALLISON
HOMES

Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs. PE11 2BS

Tel: (01775) 724701
Fax: (01775) 762153

S.H.D.C. PLANNING DEPT.
RECEIVED
24 MAR 1995
29/3 dlee

Our ref: DM/JCR/S4319

Mr. Brian Smith,
Director of Planning & Building
Control Services.
South Holland District Council,
Priory Road,
Spalding,
Lincs. PE11 1XE.

24th March, 1995

Dear Mr. Smith,

Re: Woolram Wygate, Planning Application Ref: H16/0840/94
Distributor Road

Having now had opportunity to consider your report to the Planning Committee being held on the 29th March, and having discussed the matter with the other applicants, we find certain aspects of your recommendation unacceptable.

These specifically relate to your insistence at such an early stage that the Distributor Road Link to Monks House Lane, which is outside the developers present control, is agreed well ahead of the development it is required to serve. This is clearly unacceptable to us. Further this condition would result in the present developers legal agreement to construct the distributor road to our western boundary to an agreed timescale, becoming invalid.

We do however recognise the need for this link to be constructed prior to the granting of further outline planning consents on land adjoining our present ownership. We would also reiterate our willingness to work together with the planning dept to achieve this ultimate objective.

As you are fully aware we are developing land with an outline planning consent and implementing the result of various detail consents. Further this land is controlled by a S106 Agreement. There has been no material change to the development of this land since the grant of outline planning permission. We therefore feel your requirements as to the distributor road link are unreasonable at this juncture.

We must insist therefore that the application be determined on the basis of ongoing development within the area subject to the S106 agreement and not reliant on the distributor road link from our western/southern boundary to Monks House Lane.

If consent will not be granted on that basis then we wish the application to be withdrawn.

We are more than willing to discuss this matter with you, prior to the Committee meeting on Wednesday evening. In light of your imminent departure from the Planning Dept I am copying this letter to Mr. Chris Simpkins.

Yours Sincerely,



David Mee,
Joint Managing Director

Copy: Mr. Chris Simkins, Chief Executive, S.H.D.C.
Mr. David Clarke, Broadgate Builders
Mr. Tony Salt, Alfred McAlpines

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ HL

Registered .....

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: DR 10/3

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. H16/0840/94

Date Registered 08 MAR 1995

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE BUILDER (SPALDING) LTD

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

WYGATE PARK

Please complete

APPLICATION No.

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

H16/0840/94

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 6/3/95

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.)

Realignment of Road -

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

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: N Midlen
Principal Planning Officer (DC)

To: R Smith
Deputy Director of
Planning and Building
Control Services

Our Ref: NRM/JJ H16/840/94

Your Ref:

Date: 15 Mar 1995

LOCAL DISTRIBUTOR ROAD, WYGATE PARK.

I am very concerned that the "straight" alignment of this road, and the recommendation of approval. As a Local Planning Authority our duty is to ensure that new residential development is safe and attractive. I do not believe that such an alignment will be either, and I believe the file contains letters from the Case Officer supporting this view.

Of the two reasons given for agreeing to this, one I consider to be totally superfluous. The fact that the landowners, knowing the Development Brief, nonetheless contracturally tied themselves up so that there would have to be a delay and an unscrambling of the contracts unless this alignment is approved is not, in my view, a planning issue. It may be a problem for the landowners, it is not a problem for the public in whose interests we are acting.

The second reason relating to the culveted dyke has more substance. I would suggest two solutions:-

1. Run the road in a linear open space, so that there is room for some curvature, with a culvert being in the open space. This would involve some compensatory changes to the open space provision shown in the Brief, and would therefore need to be in the PO Report.

2. Change the alignment of the dyke by running it below a curved road. Dykes are often realigned when culverted. Normally this is done by straightening them, but I do not see there is a technical reason why the contrary should not be possible, though perhaps at a cost.

You will recollect that in the case of the industrial road off the Pinchbeck Road, we were made to recommend approval to the straight road, but the Chairman and Committee quite rightly insisted on some curvature. Surely it is even more important to achieve curvature in a residential road than in an industrial road?

I would not be prepared to lend my signature to a recommendation of approval to this proposal.

N Midlen
Principal Planning Officer (DC)

Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincolnshire

D J Roberts

DJR/SJS
H16/0840/94

16 February 1995

Dear Sirs

Application for extension to local distributor road - Wygate Park, Spalding

With reference to your letter, dated 27 January 1995, and amended plans in respect of the above development. I have to advise that I am unable to accept the amended plans as revisions to the current application. A formal notification to this affect is enclosed.

The reasons behind this relate to the site area being enlarged; ie, to include the landscaping belt on either side of the roadway. If you wish to proceed with the realignment, on the basis of an amendment, the red line should be drawn in a similar manner to the original plans. The landscaping strip could then be enclosed within the blue land, in order that appropriate conditions could be imposed.

Additionally, the enclosed plan shows a development pattern in accordance with the approved development brief incorporating the realigned road. It is essential that the road junctions to the spine road have regard to this development brief. The junction positions shown on your plan are therefore unacceptable. David Mee may have already spoken to you about this. Distances between junctions need to conform to the Lincolnshire County Council standards. Also a cycle crossover similar to that to the east needs to be incorporated as do traffic calming measures.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Enclosures