

Application for approval of reserved matters following outline approval.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Derelict garage site
Address line 1	Hereward Road
Address line 2	
Address line 3	
Town/city	Spalding
Postcode	PE11 1HF
Description of site location must be completed if postcode is not known:	
Easting (x)	523908
Northing (y)	322497
Description	

2. Applicant Details

Title	Mr
First name	Jamie
Surname	Sandford
Company name	
Address line 1	29 Westlode Street
Address line 2	
Address line 3	
Town/city	Spalding
Country	

2. Applicant Details

Postcode	PE11 2AF
Are you an agent acting on behalf of the applicant?	
Primary number	
Secondary number	
Fax number	
Email address	

☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	J
Surname	Clayton
Company name	Clayton Architecture Ltd
Address line 1	Clayton Architecture Ltd
Address line 2	648 Liverpool Rd
Address line 3	Ainsdale
Town/city	Southport
Country	
Postcode	PR8 3LT
Primary number	
Secondary number	
Fax number	
Email	

4. Development Description

Please indicate all those reserved matters for which approval is being sought

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Proposed residential development comprising a two storey block of flats, to provide four x two bedroom dwellings

Reference number	H16-1012-20
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Date of decision (date must be pre-application submission)

25/01/2021

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

4. Development Description

3. Confirmation of the layout, scale and external appearance of the building (including a schedule of all external materials to be used), the means of access to the site, and the landscaping of the site (including boundary treatments) addressed in supporting drawings.
4. Scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of postplanting maintenance addressed in supporting drawings.
5. Development confined to four x two-bedroom dwellings per condition.
7. Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, addressed in supporting drawings.
9. Topographical Survey provided in supporting documents. Site levels not to be altered beyond ensuring 300mm difference between FFL and level of Hereward Road.
10. Full details of the proposed means of foul and surface water disposal to separate systems addressed in supporting documents.
11. Full details of an ecology management scheme addressed in supporting documents and reflected in drawings.

Has the work already started?

☐ Yes ☒ No

5. Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

H16-1012-20 2020_10_08 FRA for Hereward Road
H16-1012-20 DA Statement 102-14
H16-1012-20 102-14-LBP01a (Location, Site & Indicative Block Plans)

Please list all drawing numbers submitted with this application for approval

8157-1 - Topographical Survey
CE1842 Bio-diversity enhancement plan mitigation
429-01 - Location and Block Plan
429-02 - Site Plan
429-03 - Proposed Plans and Elevations
10098-AWK V1-ZZ-RP-C-001-S4-P01 - Drainage Impact Assessment

If applicable, please state the reasons for any changes to the original drawings

Minor extension of building footprint to meet national space standards.
Internal reconfiguration to improve compliance and performance of the dwelling layouts.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Ms
First name	
Surname	
Reference	H16-1012-20

Date (Must be pre-application submission)

25/01/2021

Details of the pre-application advice received

7. Pre-application Advice

Outline Planning Permission granted with conditions. Decision Notice, including conditions included in supporting documents.

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

05/08/2021