SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0992/93 Received:19-OCT-93 Type:CONDITION COMPLIANCE

Earlier Permission: H16/0284/93

Name: Swallow Homes Ltd
West Elloe Avenue
Spalding
Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs

Description: Details of landscaping for play area
(Condition 6 of application H16/0284/93)
Location : Phase 3, Wygate Park Spalding
Lincs

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:

Director of Planning and Building Control Services
06-DEC-93 H16/0992/93

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

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H16/0992/93

Date registered 19 OCT 1993

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Swallow Homes Ltd
West Elloe Avenue
Spalding

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Robert Doughty
32 High Street
Helpringham, Sleaford

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Phase 3, Wygate Park, Spalding

OFFICE COPY

Please complete

EARLIER APPLICATION No.

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

H16/0284/93

Please complete

I attach the necessary plans and apply for approval as described below

Signed ..... Date .....

Please complete the section below.

This form is for approval of additional details. For approval of reserved matters you should not use this form — ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form — ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval, unless the condition specifically requires it.

2. The application is for approval of details required by a condition (✓) ✓

State which details are submitted

Landscaping for play Area

State drawing no's relating to the current submission

State condition no. under which this application is required

6

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 19 OCT 1993

Registration

Reference H16/0992/93

Cross-Ref

Date 20-OCT-93 LAC

Validation

TYPE C. COMP

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/(Works)

Description to be recorded

Invalid
Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ NIL

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 182 OS Plots
Grid ref 523503233310

Ward
Parish

Inside IBD
Inside LP area

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural ☐
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres ☐

Hazards – ☐
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref 1743 ☐
Linked to property Ref ☐

Dist Bound
Other:

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Elevns seem acceptable
But consult Mo. police where fence adjoin

Inspected by CR
Date 29/10

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

35 Wygate Meadows

Addresses delivered to –

1/11

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓

Refuse (or equiv)

Signed ..... Date 30/11

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H16/0992/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Pom 22-10

Additional Consultation/Publicity Required

RECONSULTS

		Publicity: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Press
PC
WM
Residents

Case Officer : PR

Senior Officer Confirmed .PR..... Date.....22/10 Recorded DC....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0992/93 Received:19-OCT-93 Type:CONDITION COMPLIANCE

Name: Swallow Homes Ltd
West Elloe Avenue
Spalding
Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs

Description: Details of landscaping for play area
(Condition 6 of application H16/0284/93)
Location : Phase 3, Wygate Park Spalding
Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

01-DEC-93 AD check...2/12.....

Authorised to issue (inc Delegation)...DR 6/12.....

BR 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

H16/0992/93

CONDITION COMPLIANCE

Applicant: Swallow Homes Ltd — Agent: Robert Doughty
Tel:

Description: Details of landscaping for play area (Condition 6 of application H16/0284/93)
Location: Phase 3, Wygate Park, Spalding, Lincs

Valid date:	19-OCT-93	Terminal date:	14-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	26-OCT-93	Report deadline:	23-NOV-93
Inspected by	02-NOV-93	Agreed TD Ext:	
Extra contacts	09-NOV-93	Case Officer:	
Report if not clear by 23-NOV-93		D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size:
Category:
Listed building: — Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 35 Wygate Meadows	01-NOV-93	22-NOV-93

SITE RECORD

Grid ref: 523550 323310
OS Sheet: 182 Parcel:

L.C.C. – No objections JC 8 10/11/93

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0992/93

Applicant: Swallow Homes Ltd
West Elloe Avenue
Spalding
Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs

Description: Details of landscaping for play area
(Condition 6 of application H16/0284/93)
Location: Phase 3, Wygate Park Spalding
Lincs

Type: CONDITION COMPLIANCE

08-DEC-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr K Ringrose
35 Wygate Meadows
Wygate Park
Spalding
Lincs. PE11 1VV

Mr K L Ringrose
35 Wygate Meadows
Spalding
Lincs PE11 1UU

Mr D J Roberts

DJR/JK/H16/0992/93

18 November, 1993

Dear Mr Ringrose

Details of Landscaping for Play Area - Wygate Park, Spalding

Thank you for your letter of 5 November, 1993. I can advise as follows over the matters raised in your letter.

1 According to the Landscape Architect who prepared the scheme the 2 no. Aesculus will grow to a height of some 30ft to 40ft over a 50 year timescale. The single Malus will attain a height of some 20ft in approximately 20 years.

2 At this stage I have no indication of the likely play equipment. I would expect this detail to be resolved between the developer and the District Council's Contract Services Manager (Parks & Leisure) at some future date.

3 This property remains as previously approved. The distance to the boundary fence scales at 2 metres.

4 I can advise that plans submitted under reference H16/0155/93 make some amendment of the footpath. At this stage I am not aware of the likely timescale relating to this work.

I hope this satisfactorily addresses the points raised in your letter. Unless I hear from you to the contrary within the next 7 days, I shall assume you have no other comments to make and proceed to determine the application.

Yours sincerely

N R MIDLEN
Principal Planning Officer (Development Control)

No response by 30/11. ∴ written up as delegated

DETECTED

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 NOV 1993 DL

Attention of
DPO
DOPO
SO
Initials
File Nos.
SS 9/11

Mr K L Ringrose
35 Wygate Meadows
Spalding
Lincs
PE11 1VV

5 November 1993

For The Attention Of Mr B Smith
Director Of Planning & Building Control Services
South Holland District Council
Priory Road
Spalding
Lincs
PE11 2XE

Dear Mr Smith,

PLANNING APPLICATION - H16/0992/93

I refer to your letter of 1st November regarding the above and my subsequent inspection of the application at your offices. Previous discussions have recorded my general concerns with this development and having now seen the proposals for land scaping I wish to raise the following queries:-

1. There are three trees to be planted to the rear of my property with no indication of the height to which they are likely to grow. I would naturally request such information and likely time scales. See note on plan.

2. There was no indication of any "equipment" likely to be sited in this play area. Again please could you supply details. Plan + Applicant

3. Adjacent to the play area is shown an Alison Homes property running at right angles to our current boundary fence. How far will this be from the fence? 282/93

4. The play area again makes reference to the cycle path/emergency link. Could you please confirm that the plans have been altered to move the footpath away from the rear corner of my property and give some indication as to when the work will be carried out. See H16/155/93

I thank you in anticipation of your early response to the above queries. Landscaping to take place shortly.

Yours sincerely

Kevin Ringrose

Kevin Ringrose

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

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0284/93 Received:31-MAR-93 Ty

Name: Swallow Homes Ltd
The Old Brewery
Cradge Bank
Spalding
Lincs

Agent: Robert Dou
32 High St
Helpringha
Sleaford
Lincs NG3

Description: Residential development (105 houses and 2

Location : Phase III, Wygate Park Spalding
Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

3 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

4 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the

.IAN 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

development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

5 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.

6 The applicant shall submit to and agree with the Local Planning Authority full details of the soft landscaping details for the play area and parking facility adjacent to Plot 49. The development shall subsequently be completed in accordance with the agreed details.

Reason: In the interests of the visual amenities of the area.

7 The play area shall be laid out and planted ready for use before 25% of the dwellings hereby permitted are occupied.

Reason: In the interests of the amenities of the area.

8 The applicant shall submit to and agree with the Local Planning Authority full details of the width, construction, route and demarcation of the cycle link where it exits the cul-de-sac in the vicinity of Plots 1 and 2, and the cycle link shall be provided in accordance with the agreed details prior to the occupation of the dwellings on Plots 1 to 24.

Reason: In the interests of the amenities of the locality.

9 The area of amenity space shall be laid out and landscaped ready for use before 25% of the dwellings hereby permitted are occupied.

Reason: In the interests of the amenities of the area.

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on the 20 April 1993 and 25 May 1993.

HOMES

Our Ref: PCR/DOC/88

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

Tel: (0775) 724701
Fax: (0775) 762153

Chief Planning Officer,
South Holland District Council,
Planning Department,
Priory Road,
SPALDING,
Lincs,
PE11 2BR.

SOUTH HOLLAND
PLANNING
19 OCT 1993
REF 0992/93

FOR THE ATTENTION OF D ROBERTS

15 October 1993,

Dear Sir,

REF: Woolram Wygate Development, Phase 3 Spalding
Planning Ref No: H16/0284/93

Further to our meeting Re 30 September 1993 regarding the above development, I enclose for your use a copy of our Landscaping Drawing illustrating details of the Play Area adjacent to the bungalow at the above development.

I trust the enclosed plan provides the necessary information with regard to relinquishing condition No 6 of the approval notice Ref H16/0284/93, however should you require any further information, please do not hesitate to contact this office.

Yours sincerely,

P.C. Roe,
Architect.

Enc:

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

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0284/93 Received:31-MAR-93 Type:FULL

Name: Swallow Homes Ltd
The Old Brewery
Cradge Bank
Spalding
Lincs

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development (105 houses and 25 bungalows)

Location : Phase III, Wygate Park Spalding
Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

3 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

4 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the

IAN SMITH Dip TP MRTPI
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SOUTH HOLLAND DISTRICT COUNCIL

development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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Reason: In the interests of the visual amenities of the area.

7 The play area shall be laid out and planted ready for use before 25% of the dwellings hereby permitted are occupied.

Reason: In the interests of the amenities of the area.

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9 The area of amenity space shall be laid out and landscaped ready for use before 25% of the dwellings hereby permitted are occupied.

Reason: In the interests of the amenities of the area.

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on the 20 April 1993 and 25 May 1993.

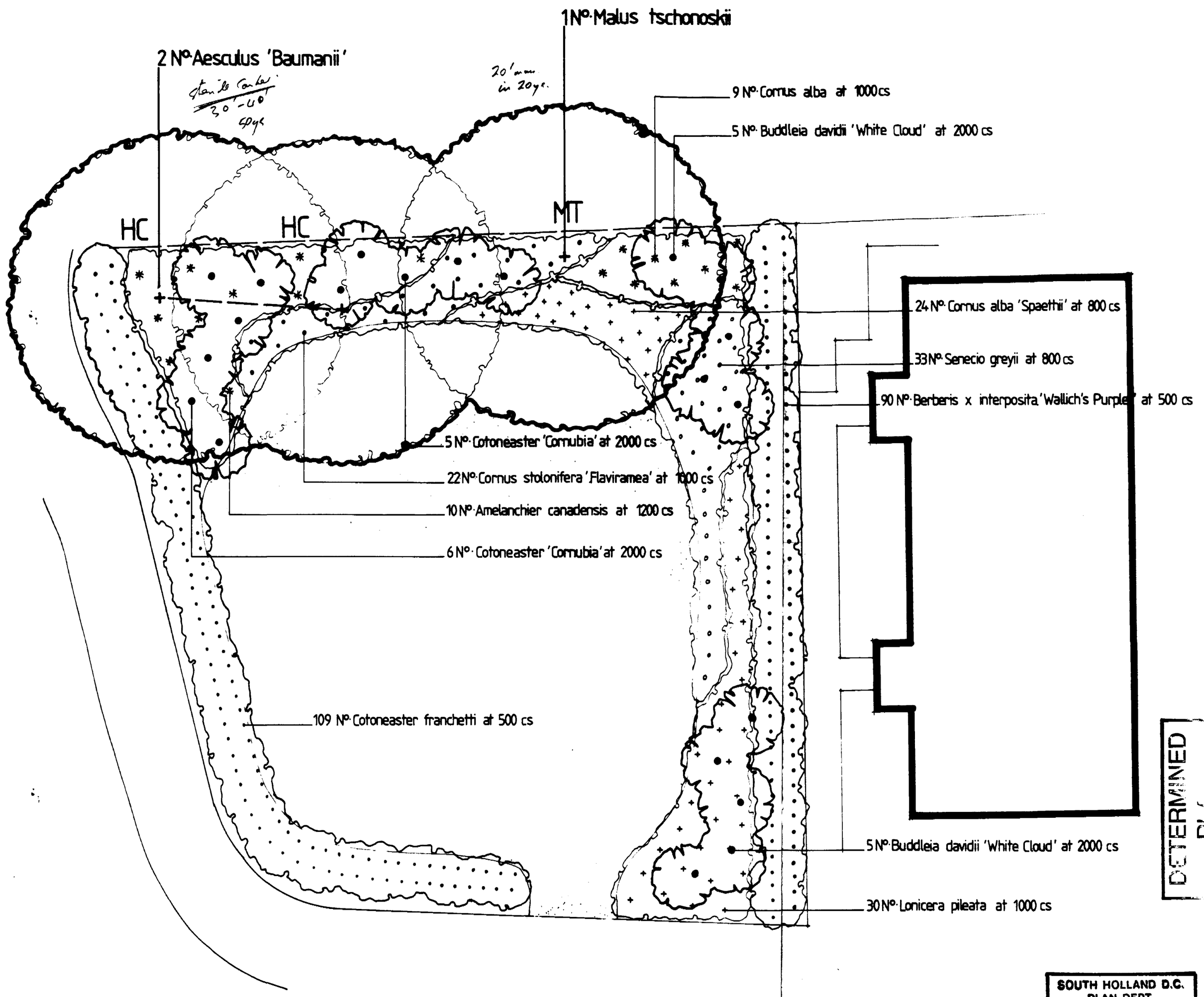
BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
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Priory Road, Spalding,
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SOUTH HOLLAND DISTRICT COUNCIL

sgd B SMITH
Director of Planning and Building Control Services

18-JUN-93 H16/0284/93



DETERMINED

TREES

2	No.	Aesculus 'Baumanii'	10-12 Selected standard
1	No.	Malus tschonoskii	8-10 Standard

SHRUBS

10	No.	Amelanchier canadensis	60-90 Transplant
90	No.	Berberis x interposita 'Wallichs Purple'	30-40 3L c.g.
10	No.	Buddleia davidii 'White Cloud'	80-100 3L c.g.
9	No.	Cornus alba	60-80 Transplant Min 3 brnchs.
24	No.	Cornus alba 'Spaethii'	40-60 2 yr. Transplant
22	No.	Cornus stolonifera 'Flaviramea'	40-60 [illegible]
11	No.	Cotoneaster 'Cornubia'	150-180 Feathered
109	No.	Cotoneaster franchetti	40-60 Transplant Mult 3 brnchs.
30	No.	Lonicera pileata	30-45 3L c.g.
33	No.	Senecio greyii	30-45 2L c.g.

SOUTH HOLLAND D.C.
PLAN DEPT.
19 OCT 1993
REF 0992/93

DRAWING
11 OCT 1993
ISSUED

WOOLRAM WYGATE PHASE 3B

PLAY AREA PLANTING DETAIL

SCALE 1:100 DRG.No. 233/24/PA/L1 OCT.1993

ROBERT DOUGHTY CONSULTANCY
TOWN PLANNING ARCHITECTURE LANDSCAPE ARCHITECTURE
[illegible]