BRIAN SMIT ip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/1000/91 Received: 18-OCT-91 Type: OUTLINE

Name: Mr N G P Walker
Woolram Wygate
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed residential development

Location : Woolram Wygate Spalding
Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping

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SOUTH HOLLAND DISTRICT COUNCIL

5

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

6 Before the development is commenced the visibility splays, shown on the attached drawing No H16/1000/91/1, shall be cleared and provided as part of the estate road access

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

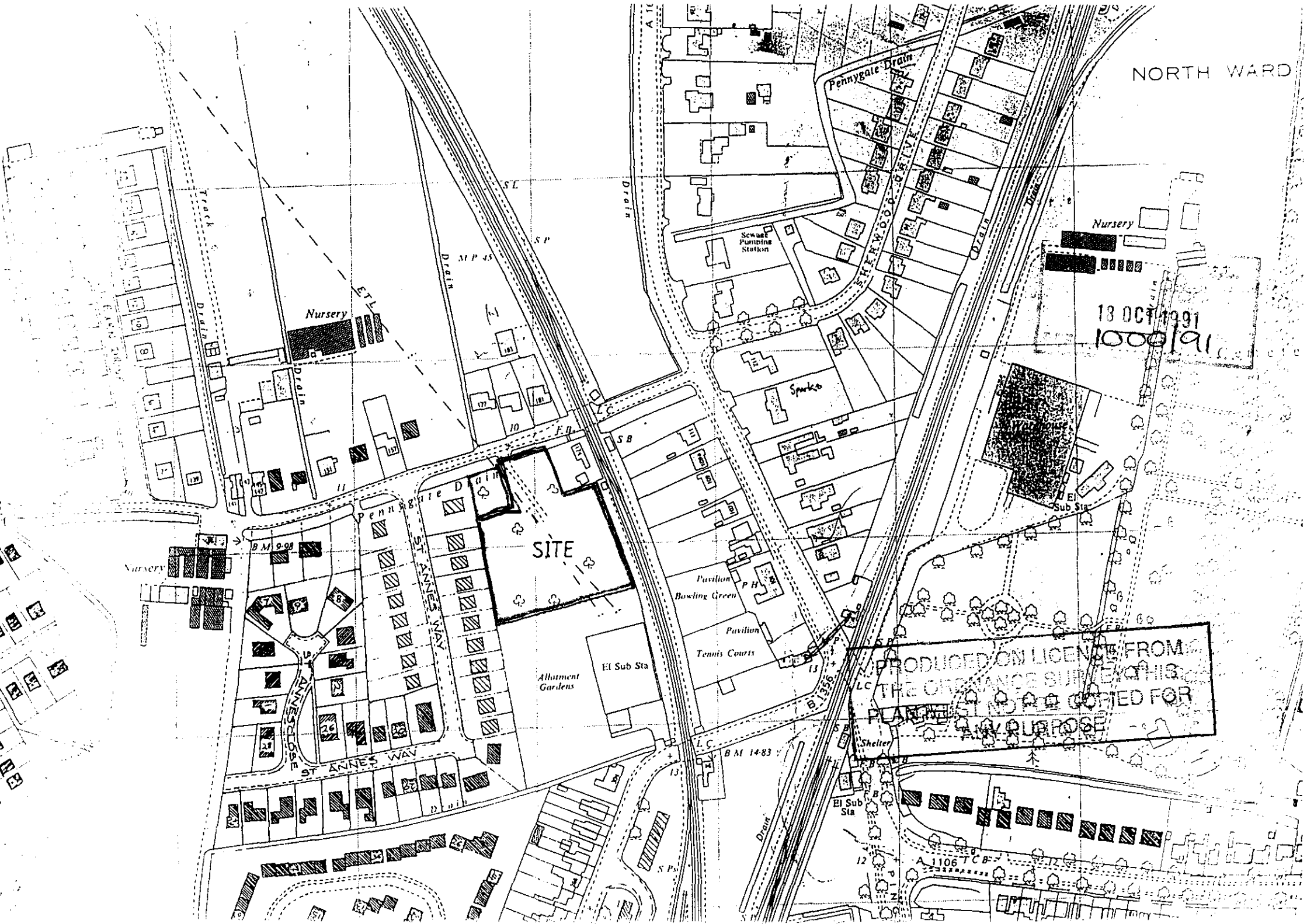
7 Before any development is commenced the approval of the Local Planning Authority is required to:

(i) a *specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

8 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.


NORTH WARD
SITE
Nursery
Nursery
Nursery
Pennygate Drain
Pennygate Drain
Pennygate Drain
Sewage Pumping Station
SHERWOOD DRIVE
Sparko
Pavilion
Bowling Green
Pavilion
Tennis Courts
Allotment Gardens
El Sub Sta
El Sub Sta
El Sub Sta
Shelter
ST ANNES WAY
ST ANNES CLOSE
ST ANNES WAY
B 1356
A 1106
B M 9.08
B M 14.83
M P 45
Track
Drain
Drain
Drain
Drain
Drain
S L
S P
F B
S B
L C
P H
S Ps
P L
13 OCT 1991
1000191
PRODUCED ON LICENCE FROM THE ORDNANCE SURVEY
NOT TO BE COPIED FOR PLANNING PURPOSE

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1000/91

Date Registered 18 OCT 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. N.G.P. WALKER,
14 CASTLEFIELDS,
SPALDING,
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING,
LINCS. PE11 2AA.

Tel. No. 761856

(Personal contact name) M. R. HOLLAND

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WOOLRAM WYGATE, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED RESIDENTIAL DEVELOPMENT

Please complete

Signed ...Poddingtons Date. 17th October 1991.

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £552.00 If you consider no fee is payable include a written explanation instead.
Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [✓]

Please state Site Area 0.51 (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: 11

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: N/A sq. metres

B. Please state size of any new structure:- (a) max. height: metres
(b) max. length: metres
(c) max. width: metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. LIGHT INDUSTRIAL

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

or

B. There will be a new or altered access to a public road ✓ → If so, name of road WOOLRAM WYGATE
Will there be –
Individual access(es)
New estate road ✓

C. What provision will be made for garages or parking within the site? N/A

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees
B. The proposal does involve the felling of one of more trees ✓ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of SOAKAWAY
B. For estate developments, please state how highway surface water will be disposed of EXISTING SURFACE WATER SEWER ON NORTHERN BOUNDARY.
C. Please state whether a land drain will be affected NO.
D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	NO	→ Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	OWNER

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... Poddingtons ~~Applicant~~/Agent) Date 17th October 1991

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... Poddingtons ~~Applicant~~/Agent) Date 17th October, 1991.

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 552

Receipt Issued ..... No. 998

Date First Received .....

REGISTRATION

REFERENCE H16/1000/91

Cross-Ref .....

Date. 21/10/91

VALIDATION Date 22/10/91

Type OUTLINE Earliest permission date (Cert B) .....

Site area 0.5! No. of dwellings 11 Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 552 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date. 22.10.91

Index Sheets 1993 OS Nos ..... Grid Ref 530530 373700

Ward ...T... Parish ..SPALDING

Inside IBD YES Inside LP Area YES

TR Rural	☐	CA	☐
TR Bypass	☐	LB	☐
Level crossing	YES	TPO	✓
Footpath	☐	Other:	

Grade

Linked to site.....Ref...H6.... Linked to property.....Ref.....

Planning Records:
Earlier apps 93/1485

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

DOT TO REPLY BY 22-11-91

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by:
date:

app doesn't currently live in 166 ∴ consult occupant

Residents notified on site visit: 164 166 , 174 , 177 179 Woolaston way gate

Case Officer Conclusions (issues) 1, 3, 5, 7, 9, & St Annes Way

Most of trees on site are apple trees, Few shrubs on site. else grass. Electricity Sub-Stn to rear, Retain & neighbour Establish other

Case Officer Recommendations (summary) All agreeable.
(details overleaf)

Delegation
Recommended approvals –

Confirmed by Case Officer:

Departure from policy — Yes ---- No ----

Ward member request — Yes ---- No ----

Recommend approval against material objection — Yes ----
Any objection received? No
If yes, is any obj. material? No
Yes
No ----
[Reason:

Other circumstances needing Committee decision — Yes ----
Flagged by Senior Officer
Signed .....
No ----
[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No ----
Nil fees (not first Submission)
ANY ONE OF ABOVE
Other info. viz:
Signed .....
Yes ----

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
DC 2/12

Recommendation/draft report produced..... Amended/confirmed.....

Conditions/Reasons Grant Permission ~~Refusal~~ Pas 28-11-88

Repeat Condns. as (1574/88)

Also Send Letter

① TL 2.
② SC 1
* ③ SC 25
* ④ SCA - RB4
* ⑤ SCB - RB6.
⑥ C1
⑦ C2a
⑧ C3
⑨ C4.

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H16/1000/91.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	4	5	2	3	7

2. Address or location

NOORAM NYGATE, SPALDING

3. Name, classification and number of road

UC

4. Date application referred 31-10-91

5. State whether outline, detailed application etc.

OL.

6. Description of proposed development/change of use including access details

RESIDENTIAL DEVELOPMENT

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

~~a. Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application~~ (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf.~~

Date: 31-10-91. Signed: J Emmerson
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) Before the development is commenced the visibility splays, shown on the attached drawing No H16/1000/91/1, shall be cleared and provided as part of the estate road access

(2) C1

(3) C2(a)

(4) C3

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B4

(2) C1

(3) C 2(a)

(4) C3

Note The proposed turning head shown requires 1.8m service margins around it

Note:— use continuation sheet(s) as necessary.

BRIAN SMITH pTP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1000/91 Type: OUTLINE

Applicant: Mr N G P Walker
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Proposed residential development

Location: Woolram Wygate
Spalding
Lincs

Valid date: 18-OCT-91 Terminal date: 13-DEC-91
Target dates: Target Committee: 10-DEC-91
To case officer 23-OCT-91 25. Report deadline: 26-NOV-91
Inspected by 28-OCT-91
Extra contacts 02-NOV-91 Case Officer:
Report if not clear by 22-NOV-91 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .51 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

CC - C ~~plantec 05~~ 27/10/91 OBS Attached Jc 05 Sent 31/10/91

			Expiry
Cllr C F Fisher	0775 725983	24-OCT-91	07-NOV-91
Cllr Mrs A M Newton	0775 762210	24-OCT-91	07-NOV-91
Cllr R C West	0775 760231 (Of	24-OCT-91	07-NOV-91

SITE DETAILS

Grid ref: 524520 323700
OS Sheets: 183 Parcel:

CONSULTATIONS CARRIED OUT:-

HM Inspectorate of Pollution /	28-OCT-91	11-NOV-91
Environmental Services /	28-OCT-91	11-NOV-91
Dept of Transport /	28-OCT-91	11-NOV-91 N.Comments
British Rail Property Board /	28-OCT-91	11-NOV-91
Owner / Occupiers of:-		
1, 3, 5, 7 + 9 St Annes Way, Spalding	29-OCT-91	12-NOV-91
164, 166, 174, 177 + 179 Woolram Wygate	29-OCT-91	12-NOV-91

BRIAN SM Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Messrs Poddingtons
43 Double Street
Spalding
Lincolnshire
PE11 2AA

P J Udy

PJU/SJS H16/1000/91

4 December 1991

Dear Sirs

Planning Application H16/1000/91 - Proposed Residential Development - Woolram Wygate, Spalding

I enclose the renewal of Planning Permission H16/1574/88.

The Department of Transport were consulted on the application and advised that there maybe a requirement for a "level crossing" sign to be erected at the east road from the development. This should be discussed with British Rail if the development proceeds.

Yours faithfully

P. J. Udy

P.P. N R Midlen
Principal Planning Officer

Anglian Water

S.H.D.C. PLANNING DEPT.
RECEIVED
27 NOV 1991 PU

Attention of
DPO NDM
DDPO BS
JC ACP
Action by .....
Action with .....
Copies to .....

File Nos.

Acknowledge YES/NO
by
Date

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557022

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/910085

Your ref H16/1000/91

25-NOV-91

Dear Sir,

Proposal : PROPOSED RESIDENTIAL DEVELOPMENT
Location : WOOLRAM WYGATE, SPALDING, LINCS
Applicant: MR N.G.P. WALKER

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

Your Council as Anglian Water's Agents for sewerage matters in this area, should satisfy itself as to the availability and adequacy of the existing sewerage system to cater for the proposed development.

From a water supply aspect, the company have existing water mains in this area from which the development could be supplied.

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Area Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense. A further requirement is that storage equivalent to 24 hours' normal use be provided and, in this regard, the applicant's attention is drawn to the guidance contained in British Standard BS6700:1987.

There is a water main either crossing or adjacent to the site of the proposed development therefore no part of any building shall be erected within 5 metres of the main and the developer must contact the Customer Services Manager to discuss the matter before work commences. This will ensure that no damage results to the water main.

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
NETWORK MANAGEMENT AND
CONSTRUCTION DIVISIONS
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY

TELEPHONE 0602 476121 Ext. 415
GTN 6202
FAX Ext. 560

The District Planning Officer
South Holland District Council
Planning Dept
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Your Ref: Application HIG/1000/91

Our Ref: F244237

Date: 19 November 1991

For the attention of Mr Brian Smith

Dear Sir

CONSULTATION AND PLANNING APPLICATION NO H16/1000/91

Following a visit to this location, I can advise that we have no specific comments on this proposal. I would advise however, that there may be a requirement for a "level crossing" sign to be erected at the exit road from the development, this would be discussed with B.R. if the development proceeds.

Yours faithfully

G R HAIGH
for Director of Network Management and Construction

PU

S.H.D.C. PLANNING DEPT.
RECEIVED
22 NOV 1991

Attention of
DPO NPM
DOPO PS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

London & South East Region

British Rail Property Board
London & South East Region
Great Northern House
79/81 Euston Road
London NW1 2RT
Telephone 071-837 5800
Fax 071-922 4600

Ext: 56422

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincs. PE11 2XE

Your Ref: H16/1000/91
Our Ref: NE/ASU/ES/23176

12th November 1991

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990: PROPOSED RESIDENTIAL DEVELOPMENT : WOOLRAM, WYGATE, SPALDING, LINCS

With reference to this planning application, without seeing the site outlined on a location plan, it is not possible to comment other than generally.

Should the proposal have any effect i.e. increase in use of any level crossing, then the Board would insist on seeing full details.

If the site is adjacent to the Board's railway then the developer should fence the development side of the boundary with a 2 metre high fence.

No drainage must be directed towards the Board's railway.

The Board would also wish to have sight of any proposals for roads, parking areas, tree planting, earth works or foundations if they are proposed to be in close proximity to the boundary.

Please forward further details should any of the above be relevant to the application.

Yours faithfully

E SARGIESON
Surveying Assistant
S32NN01-4
DS 12.11.1991

S.H.D.C. PLANNING DEPT.
RECEIVED
14 NOV 1991
Ack. Nos.
DPO
DDPO
SC ACP
Action by .....
Passed with .....
Reply to .....
Acknowledge YES/NO
by
date

Printed on recycled paper

Welland and Deepings
Internal Drainage Board

Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD
Tel: Spalding (0775) 725861
Fax: Spalding (0775) 767689

John Honnor
General Manager

Our Ref. JH/TF
Your Ref.

This matter is
being handled by

Mr John Honnor

30th October, 1991

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 NOV 1991
Attention of
DPO NRM
DOPO BC
JC ACP
Action by .....
Discuss with .....
Copy to .....

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

Dear Sir,

H16/1000/91 - Residential Development
Woolram Wygate, Spalding - Mr N.G.P. Walker

I refer to the above planning application.

The Boards surface water sewer runs along the Woolram Wygate frontage of the site and to comply with the byelaws no building, fence, tree etc. may be placed within 9 metres of the sewer without the Boards consent.

If the applicant wishes to discharge surface water into the Boards sewer this will also require the Boards consent which will be subject to a drainage improvement infrastructure charge based on the impervious area of the site drawing to the surface water system.

Yours faithfully,

General Manager.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 4.11.91

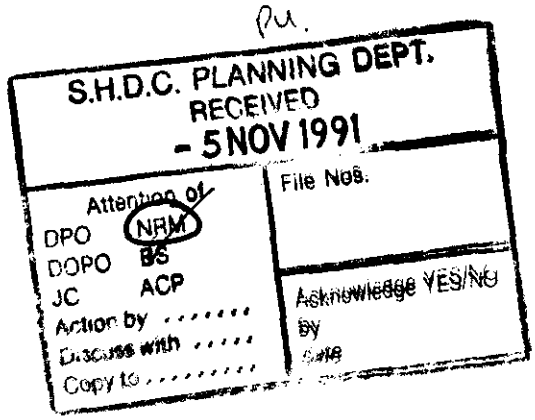
OUR REF: JC/SS.

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H16/1000/91
Outline Residential development, Woolram Wygate

I write with reference to the above renewal and would wish to reiterate my previous comments concerning the adjacent electricity substation and railway line. I would suggest that those conditions are repeated.

pp Director of Environmental Services



BRIAN SMIT ipTP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

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2 scheme showing the following details:
(i) the positions, heights and species of existing trees;
(ii) proposals for felling or retention of existing trees;
(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees and shrubs;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;
(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fencs included in the approved scheme, together with trees and shrubs which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. The trees, shrubs and 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 completion of the scheme, and all losses shall be made good during that period.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved is required in the interests of the visual amenity of the estate.

3 A fence 2 metres high, details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the southern boundary of the site before the building hereby permitted is brought into use.

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

4 The details to be submitted of the design, construction and layout of the dwellings shall take into account the need to safeguard the amenities of prospective residents from noise from the nearby electricity substation.

Reason: To safeguard the amenity of residents of the proposed estate.

5 Visibility splays of 2.4 metres x 60 metres shall be provided at the proposed access.

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8 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.

9 The access shall incorporate 7.5 metres radii at the junction with Woolram Wygate.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

10 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 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.

11 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

Notes to Applicant:

The attention of the applicant is drawn to the location of the railway on the eastern boundary. The erection of a 2.5 metre solid wall on the boundary would be advisable here.
The layout plan submitted has not been approved as part of this application.

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SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
04-DEC-91

H16/1000/91

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.

N16/1000/91

Padolmingtons

Dear Sirs.

Proposed Residential Development, Woolsthorpe by Belvoir.

I enclose the renewal of planning permission for N16/1574/88.

The Department of Transport were consulted on the application & advised that there may be a requirement for a "level crossing" sign to be erected at the exit road from the development. This should be discussed with B.R. if the development proceeds.

Yours faithfully,



NOTE
THIS APPLICATION IS IN OUTLINE ONLY, ALL DWELLINGS & LANDSCAPING SHOWN ARE FOR DIAGRAMMATIC PURPOSES ONLY AND GIVE NO INDICATION TO WHAT MAYBE SUBMITTED AT A LATTER DATE

Existing trees to be removed. TVD. in total

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	18/10/91	DAA	Siting Amendment Layout

PODDINGTONS
43 Double Street, Spalding, Lincs. PE11 2AA
Telephone: Spalding (0775) 61856 68296
architectural design consultants

18 OCT 1991
1000/91

project
Proposed Residential Development of Land off Wodram Upgate, Spalding, Lincs.
For:- Mr. N.G.P. Wolder.

drawing
Site Plan

scale	drawing no
1:200	PPP-2176/2.
	A
date	drawn
Sept. 1991	D.A. Addiscott.
	checked

4883-7877