SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H16/1144/92 Received:28-OCT-92 Type:RESERVED MATTERS

Earlier Permission: H16/0021/91

Name: Allison Homes
(Swallow Homes)
The Old Brewery
Cradge Bank
Spalding Lincs PE11 3AB

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

Description: Erection of 6 semi-detached houses (Plots 1 - 6) and 3 teraced houses (Plots 7 - 9)
Location : Land west of Woolram Wygate Spalding (to be known as Phase II Wygate Park Development)

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 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.

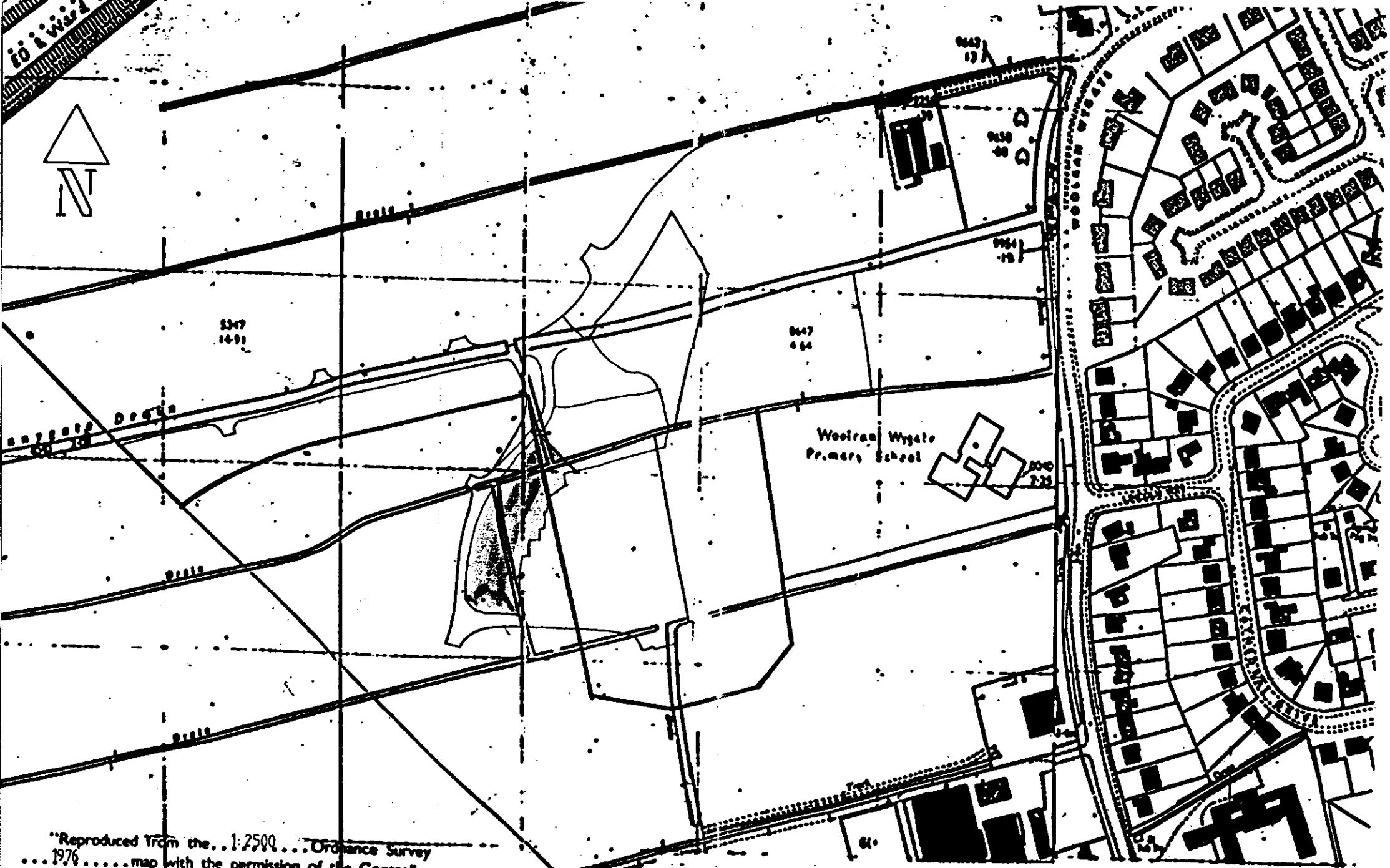
Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

Director of Planning and Building Control Services
11-DEC-92 H16/1144/92

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)



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ALLISON HOMES

Sycamore Way, Henbridge, Somerset

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1144/92

Date Registered 28 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Allison Homes
(Swallow Homes)
The Old Brewery
Cradge Bank
Spalding
Lincolnshire PE11 3AB

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street
Helpringham
Lincolnshire NG34 0RA

Tel. No. 0529 21 646
(Personal contact name) Robert Doughty

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land west of Woolram Wygate Spalding to be known as Phase II Wygate Park Development

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of 6 No. semi detached houses Plots 1-6
3 No. terraced houses Plots 7-9

Please complete

Signed. A Biggs

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £990 If you consider no fee is payable include a written explanation instead.

Date. 28 October 1992

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 (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.	H16/0021/91
B. Please state which reserved matters are dealt with in this application.	1,2,3 & 4
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	

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 (e.g. owner, prospective purchaser)	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 A Briggs (Applicant/Agent) Date 28 October 1992

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 A Briggs Applicant/Agent) Date 28 October 1992

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by DL
Date 6/11

Part of layer dev. site
See no problem with this
as alternative to
previous approval

Notice posted by DL
Date 6/11

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PM 3-11
DM 3/11

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer DM

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 9910 .

Receipt Issued P1862

Date first Rec'd 28 OCT 1992

Registration

Reference H16/1144/92

Cross-Ref R

Date 29/10

Validation

TYPE RM .

Earliest permission

Site area

No of dwellings 9

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee £990

Additional Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 142

OS No's

Grid ref 5[illegible] 3[illegible]

Ward T

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area YES

Linked to site

Ref 715

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

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: H16/1144/92 Type: RESERVED MATTERS

Applicant: Allison Homes Agent: Robert Doughty
Tel: 0529 21 646

Description: Erection of 6 semi-detached houses (Plots 1 - 6) and 3 teraced houses (Plots 7 - 9)

Location: Land west of Woolram Wygate Spalding (to be known as Phase II Wygate Park Development)

Valid date: 28-OCT-92 Terminal date: 23-DEC-92
Target dates: Target Committee: 08-DEC-92
To case officer 04-NOV-92 Report deadline: 24-NOV-92
Inspected by 07-NOV-92
Extra contacts 11-NOV-92 Case Officer:
Report if not clear by 02-DEC-92 D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 9 DWE
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	04-NOV-92	18-NOV-92
Cllr Mrs A M Newton	0775 762210	04-NOV-92	18-NOV-92
Cllr R C West	0775 760231 (Of	04-NOV-92	18-NOV-92
Site/Press Advert MIN		~~17~~ 16-NOV-92	~~01~~-DEC-92 27 NOV-92.

L.C.C - OBS Attached fc CB 5/11/92

SITE DETAILS

Grid ref: 523670 323370
OS Sheets: 182 Parcel:

APPLICATION REFERENCE: H16/1144/92 DATE RECEIVED: 28-OCT-92

APPLICANT: Allison Homes
(Swallow Homes)
The Old Brewery
Cradge Bank
Spalding
Lincs
PE11 3AB

AGENT: R Doughty
32 High Street
Helpringham
Sleaford
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 8 DEC 1992

TYPE: Reserved Matters

DESCRIPTION: Erection of 6 semi-detached houses (Plots 1-6) and 3 terraced houses (Plots 7-9)

LOCATION: Land west of Woolram Wygate, Spalding

APPLICATION REFERENCE: H16/1028/92 DATE RECEIVED: 30-SEP-92

APPLICANT: Allison Homes
(Swallow Homes Ltd)
The Old Brewery
Cradge Bank
Spalding
Lincs

AGENT: R Doughty
32 High Street
Helpringham
Sleaford
Lincs

TYPE: Reserved Matters

DESCRIPTION: Erection of 3 detached bungalows, 6 semi-detached houses and 3 terraced houses

LOCATION: West: Woolram Wygate, Spalding

County Highways: Request conditions.

Advertisement: (H16/1144/92) expires 27 November, 1992. Any response to be reported.

PLANNING POLICIES/DOE ADVICE
Spalding & Pinchbeck Local Plan
Development Brief - Woolram Wygate area of Spalding (adopted August, 1991)

- Proposals for development are expected to create an interesting, attractive environment.
- Residential development is to be divided into identifiable areas by the local distributor road and by a series of linked open spaces.

- A full range of dwelling sizes and types will be encouraged.
- Open spaces adjacent to the distributor road...should present the widest possible frontage to the distributor road...and should penetrate deep into the housing areas where they should accommodate the footpath/cycleways.

PLANNING ISSUES

1 Both applications are Reserved Matters of previous outline application H16/0021/91 and seek to amend part of a subsequently approved layout of 47 dwellings (permitted under H16/0203/92) situated off the new distributor road.

2 Application H16/1028/92 comprises a mix of semi-detached and terraced houses, and three bungalows fronting the distributor road served by a private access driveway. The relationship of the 3 bungalows to the distributor road, and the resultant area of open space between them and the distributor road are considered to be unsatisfactory. The applicant was requested to amend this part of the layout (to accord with previously approved plans) but has declined to do so. Instead the second application H16/1144/92) has been submitted, which deletes the 3 bungalows but leaves the remainder of the development on Plots 1 to 9 unchanged.

3 The rationale behind this approach is that a refusal against H16/1028/92 would enable an appeal to be lodged but a separate permission could be granted under H16/1144/92, which would enable a start to be made on the dwellings on Plots 1 to 9.

4 The main issue, therefore, is to determine the acceptability or otherwise of the three bungalows in the context of the approved Development Brief, while recognising that there are no objections to the remainder of the development.

CONCLUSIONS

1 The only area of concern centres on the bungalows proposed for plots 28-30 under H16/1028/92. As proposed, they would leave insufficient open space between them and the new distributor road. The area of open space forms part of a larger triangular area either side of a proposed cycleway link approved under H16/0203/92. This 'deep wedge' approach was in accordance with the adopted guidelines given in the Development Brief. The proposed bungalows would destroy this principle.

2 There are no objections to the development proposed under H16/1144/92.

RECOMMENDATION -

H16/1028/92 - Refuse permission.

1 In the opinion of the Local Planning Authority, the siting of the three bungalows on plots 28-30 is unsatisfactory in view of their proximity to and relationship with the main distributor road and proposed cycleway/footway. As a result of the siting of these bungalows the resultant area of open space between them and the distributor road would be of insufficient size and fail to reflect the size and character of the approved area of open space to the east of the proposed cycleway/footway. The

development as proposed would therefore be to the detriment of the overall levels of amenity envisaged for this area and be contrary to the guidance contained in the approved Development Brief, which has been formulated to ensure a satisfactory development of this part of Spalding.

H16/1144/92 - Grant permission

1 C2(a) (Road construction).

Reason
1 C2(a):-

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/1144/92.

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. Address or location

West of Moorham Wygate Spalding
Wygate Park Phase II - Azelsons

3. Name, classification and number of road

4. Date application referred 5-11-92

5. State whether outline, detailed application etc.

R.M.

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

6 Semi Detached Houses - 3 Terraced Houses

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: 5/11/92 Signed: [signature]
Director of Highways and Planning

BRICK AND TILE SCHEDULE

Phase IIa Wygate Park

Plot No	House Type	Brick
1	Milton	Butterley Kirton Rufford Red
2	Marston	" " " "
3	Milton	Butterley Kirton Burghley Red
4	Marston	" " " "
5	Milton	Butterley Kirton Old English Rose
6	Marston	" " " " "
7	Marston	Butterley Kirton Old English Harvest Multi Rustic
8	Newton	" " " " "
9	Marston	" " " " "

TILES

Plots 1,2,3,4,5, and 6	Marley Bold Roll Farmhouse Red
Plots 7,8, and 9	Marley Mendip Brindle Weald

D.C.
29 OCT 1992
1144/92

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

REFERENCE : H16/0021/91

DATE RECEIVED : 24 1 91

APPLICANT : Allison Homes Ltd
West Elloe Avenue
Spalding
Lincs
and
Broadgate Builders (Spalding) Ltd
Broadgate
Weston Hills
Spalding, Lincs

AGENT :

2 OCT 199?
REF 1144/92

TYPE : Outline GRID REF : 523760 323400

DESCRIPTION : Residential development & alignment of distributor road

LOCATION : West of Woolram Wygate, Spalding

The South Holland District Council hereby give notice that outline planning permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions:

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 41 of the Town and Country Planning Act 1971.

2 a) The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously for each phase, and no development relating to that phase 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.

/Cont...

This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under any other enactment this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 761161

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 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.

b) 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 fences 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 date of completion of the scheme, and all losses 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 visual amenity of the estate.

3 The development of dwellings shall not be commenced until the works required under the Section 278 Agreement have been agreed, approved and constructed up to basecourse level.

Reason: To ensure an adequate road link is provided satisfactory access to this development.

4 When application for the 'reserved matters' is made a programmed plan showing the phases by which the site will be developed shall be submitted to and approved by the Local Planning Authority

Reason: To secure in the interests of providing local amenity the orderly development of the land having particular reference to the scale and type of development proposed.

/Cont...

5 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 Institution 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.

6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate road 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.

7 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.

8 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 and the estate road shall also 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.

/Cont...

9 There shall be no direct access from individual properties to the proposed distributor road.

Reason: In the interests of road safety.

10 A temporary turning head shall be provided at the western end of the proposed distributor road.

Reason: To enable vehicles to enter and leave the site in forward gear in the interests of road safety.

11 A link shall be provided to the land to the north through to 'Farthingales'.

Reason: To provide emergency access for this long cul-de-sac, and to ensure a co-ordinated development with adjoining land.

12 A footway/emergency link shall be provided at the southern end of the site back to Woolram Wygate.

Reason: To provide emergency access.

13 Building and other operations shall be sited so as to avoid interference with the preserved trees on the site and the following steps shall be taken to safeguard the preserved trees during construction namely,
(i) the trees shall be protected during construction work by chestnut pale or similar fences 1.5 metres high to the satisfaction of the Local Planning Authority. The fencing to be provided to the trees shall be erected at a minimum distance from the trunks equal to the crown spread of the trees,
(ii) no site huts shall be erected within the crown spread of the trees,
(iii) no materials, including fuels, shall be stored within the crown spread of the trees and no development shall be carried out under it without the express written permission of the Local Planning Authority,
(iv) no burning of goods shall take place within 3 metres of the crown of the trees,
(v) no services shall be routed under the crown spread of the trees without the express written permission of the District Planning Authority.

Reason: To protect the preserved trees in the interests of amenity.

14 The submitted landscaping scheme shall make provision for avenue tree planting along both sides of the proposed distributor road.

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

15 The layout of the site shall make provision for road connections to land to the north and west.

Reason. To ensure a co-ordinated development with adjoining land.

B Smith

District Planning Officer
13 March, 1991 (C)

/Cont...

Note

1 The applicants are advised that the District Council will be preparing a development brief for this area and that they should discuss any development proposals with the Planning Department prior to the submission of reserved matters to ensure that the development accords with the Council's long term development and public open space aims for this area.

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: H16/1144/92

Applicant: Allison Homes
(Swallow Homes)
The Old Brewery
Cradge Bank
Spalding Lincs PE11 3AB

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

Description: Erection of 6 semi-detached houses (Plots 1 - 6) and 3 teraced houses (Plots 7 - 9)

Location: Land west of Woolram Wygate
Spalding
(to be known as Phase II
Wygate Park Development)

Amendment: Amend Plot nos: 1-9 to Plots 39-47. Landscaping: shrub and tree planting on Plots 39-47. (Drawing no: 233/38/1)

14-JAN-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

PLANNING AMENDMENT

For office use only

Application No. H16/1144/92./A1

Date registered 07 JAN 1994

Case Officer DSL

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Swallow Homes Limited
West Elloe Avenue
Spalding
Lincolnshire

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Tel. No. 0529 421646 (Contact) Nicola Hadley

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land west of Woolram Wygate, Spalding (To be known as Phase 2B Wygate Park development).

Please complete

EARLIER APPLICATION No.

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

H16/1144/92

Building Regulation reference relating to same development.

2. Please tick **one** box only

Amendment is proposed where permission already granted — A. ✓

If yes, submit two forms and two plans

or

Amendment is to a proposal currently being considered — B.

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council

Has a similar amendment been submitted under Building Regulations? Yes / No

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.

Signed N Hadley Date 4 January 1993

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential development (47 dwellings) with associated roads, sewers and landscaping.

As **NOW PROPOSED**, if different

Landscaping: shrub and tree planting on plots 39-47. See accompanying plan.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

See accompanying plan

" " "

State drawing no's of the current submission

233/38/1

State Officer dealing with the application, if known.

David Roberts

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

All except as decribed. Plot numbers altered from 1-9 to 39-47

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ TL

Registered .....

DC Procedural Assessment

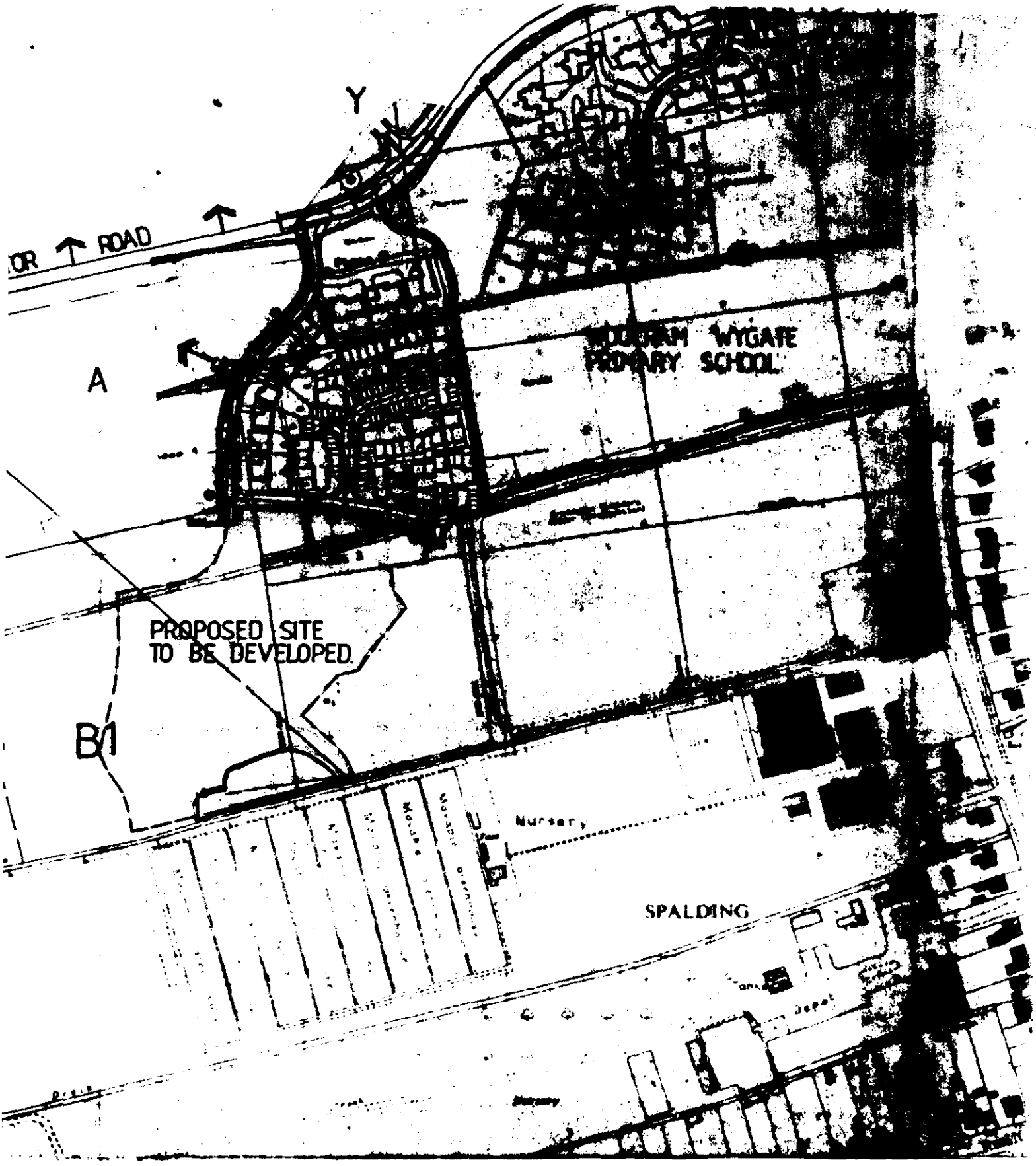
Is the information given correct? Yes/No (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/Needs new app

Confirmed: 12/1

Give a revised description if the details accepted are different to the submission:

Acceptance issued:



STAMFORD HOMES	HOUSING DEVELOPMENT, WYGATE PARK, SPALDING.	LOCATION PLAN.	SCALE: 1-2500. DATE: MARCH 93.

D.B. LAWRENCE + ASSOCIATES

S225-05.

Architects + Surveyors, 30 Handley Street, Sleaford tel. 302541

2000 N.

1900 N.

1800 N.

2500 E.

2600 E.

2700 E.

Cut Line
See Sheet 1.

70m Forward Visibility Curve

Pennygate Drain
to be replaced by 1500ø SWS

1500ø SWS

1.8 Footway
6.75 Verge
6.75
1.8

Written dimensions to be taken. Do not scale off the drawing.
Any discrepancies written or scaled should be brought to the attention of the Engineer immediately. (Tel. Biggleswade (0767) 317244).
(Fax. Biggleswade (0767) 315434.)

This drawing is to be read in conjunction with the relevant Bills of Quantities and Local Authority Specification.

Rev. No	REVISION	Date

Project
Proposed Development At:-
Wygate Park, Spalding.

Drawing Description
Distributor Road Alignment. - Sheet 2.

WORMALD, BURROWS PARTNERSHIP
Civil Engineering Consultants
12A & 14A Hitchin Street, Biggleswade. 317244
Fax. 0767 315434

Architect

SOUTH HOLLAND D.C.
PLAN DEPT
14 JAN 1991
REF. 21190

DATE : January 1991.
DRAWN BY W.D.
SCALES:
HORIZONTAL: 1:
VERTICAL:

Client
Allison Homes Ltd.
Broadgate Builders Ltd.

DRAWING NUMBER:
0204 / 51 /

House Types

LE	– LE36	total	20
LT	– LT26	total	13
LJ	– LJ35	total	18
	– LJ36	total	5
	– LJ37	total	3
	– LJ38	total	4
		total	63

Area 4·17 acres
Density 15 houses per acre

BOUNDARIES:

—— 1·8m HIGH CLOSE BOARDED FENCE WITH 325 SQ BRICK PIERS AT 3·0m MAX CENTRES AND AT CHANGES IN DIRECTION

– – – – 1·8m HIGH CLOSE BOARDED FENCE WITH TIMBER POST AT 3·0m MAX CENTRES

—— 1·2m HIGH POST + WIRE FENCE TO REAR GARDENS

TRAFFIC CALMING CONCRETE BLOCK JUNCTION TO MATCH EXISTING

underplant vm

underplant vv

underplant hc

Cycleway

Cycleway

24×35 VIS. SPLAY

FOR REPLAN OF PLOTS 30-34, 37-38 SEE DRAWING S 225-19

CUL DE SAC PLANTING:

• UNDERPLANTING:

TREE SCHEDULE

SHRUB SCHEDULE

Front gardens to be turfed
Shrubs planted into 1·0m×1·0m×45 pockets of top soil topdressing size unless fertiliser and mulched with forest bark

revisions
*Subject to accurate boundary survey *
A. Planting added. 13.4.93 J&C.
Steps eliminated plots 42/43.
'B' Planning Amendments 6/5/93
'C' Cul-de-sacs redesigned 28.5.93.
'D' House Type references added 1 July 93
'E' CAR PARKING SPACES AMENDED To Plot 1 & CUL-DE-SAC AMENDED IN FRONT OF PLOTS 39,40 & 41. JULY 93.
'F' ADDITIONAL TREES + HEDGING.

All levels and dimensions to be checked on site by general contractor before work is put in hand.

client
STAMFORD HOMES

job
HOUSING DEVELOPMENT
WYGATE PARK
SPALDING

drawing
HOUSING LAYOUT

D. B. LAWRENCE & ASSOCIATES
Architects and Surveyors
Cammack House 30 Handley Street
Sleaford. NG34 7TH. Tel. 302541

date	drawn	scale
MARCH 93	M.C	1:500

drawing no.
S 225 - 04 - F.

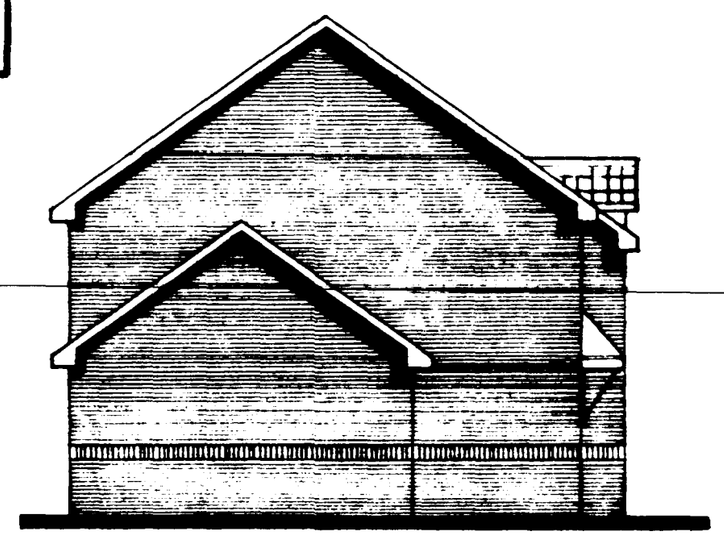
D.C.
T.
28 OCT 1992
1144/92



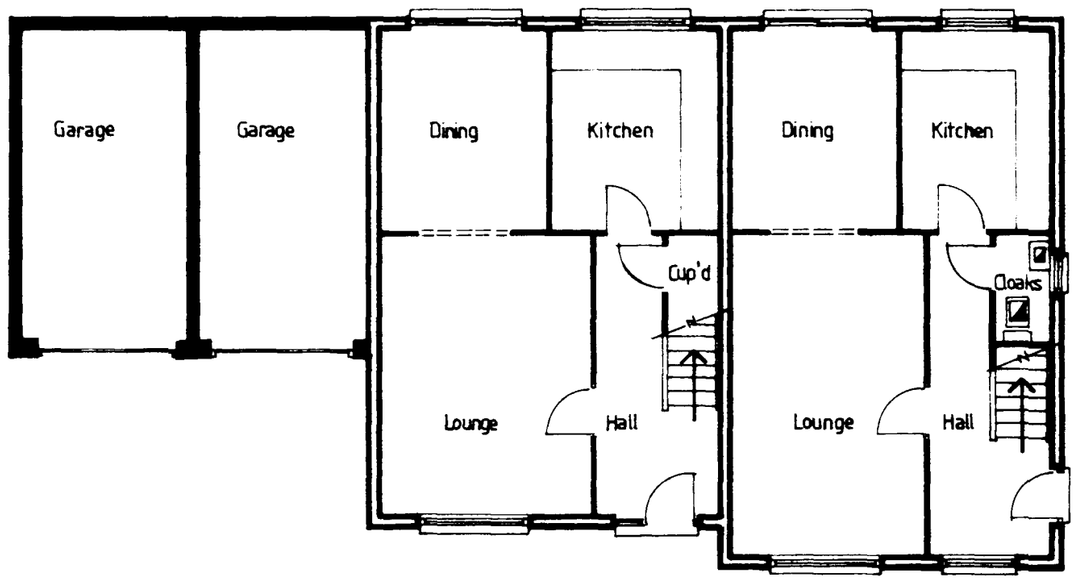
FRONT ELEVATION



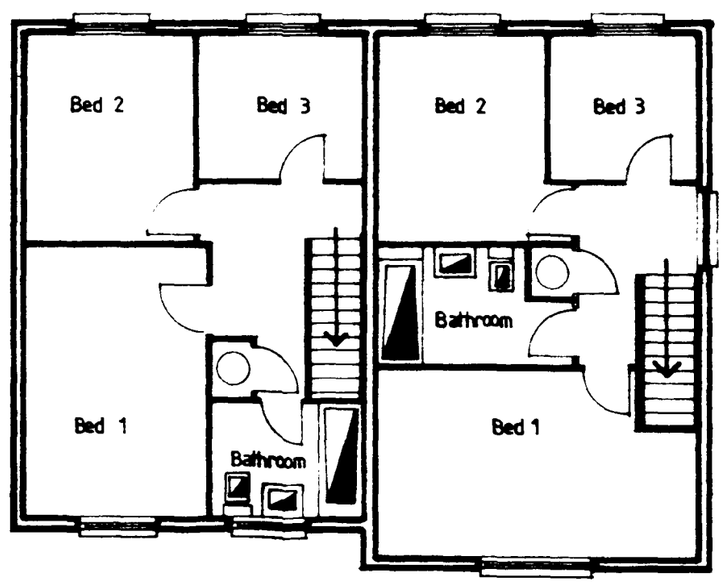
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

ALLISON HOMES
Swallow Homes Limited
The Old Brewery, Cradge Bank,
Spalding, Lincolnshire. PE11 3AB

WYGATE PARK
Phase IIa – Plots 3, 4

Scale 1:100
Sept. 1992
Drg. 233/11/4

Robert Doughty
CHARTERED TOWN PLANNERS AND LANDSCAPE ARCHITECTS
32 HIGH STREET HELPRINGHAM, NEAR SLEAFORD
LINCOLNSHIRE NG34 0RA 0529 21 646/7

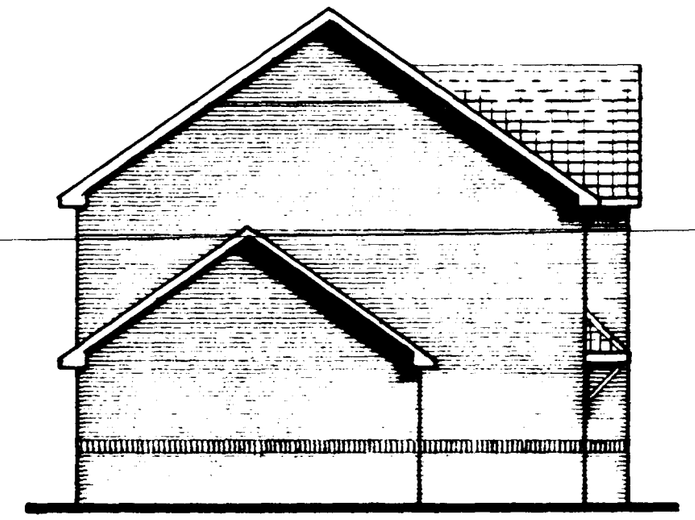
28 OCT 1992
REF ....1144/97....



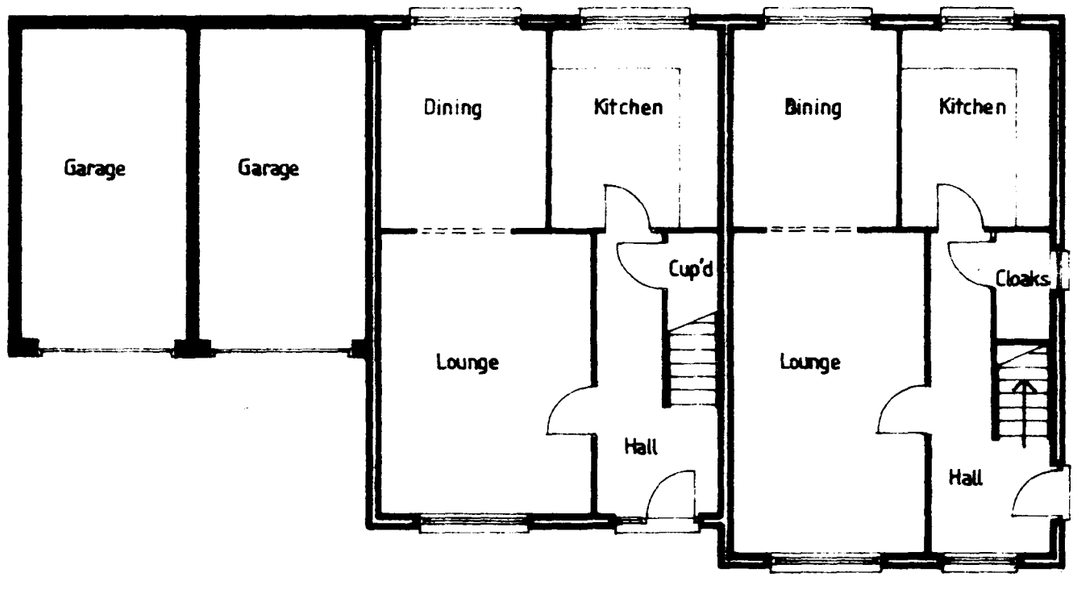
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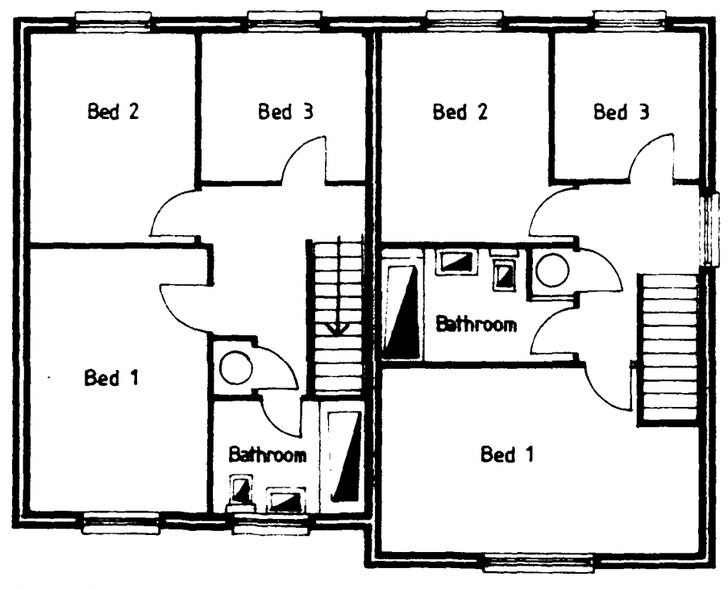
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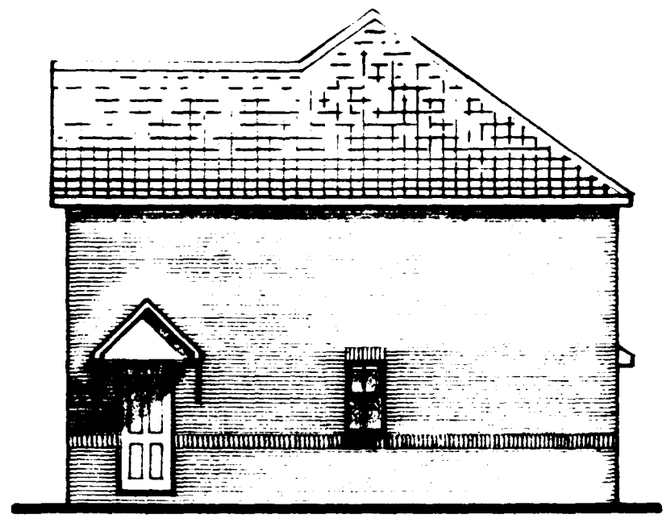
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

ALLISON HOMES

Swallow Homes Limited
The Old Brewery, Cradge Bank,
Spalding, Lincolnshire. PE11 3AB

WYGATE PARK

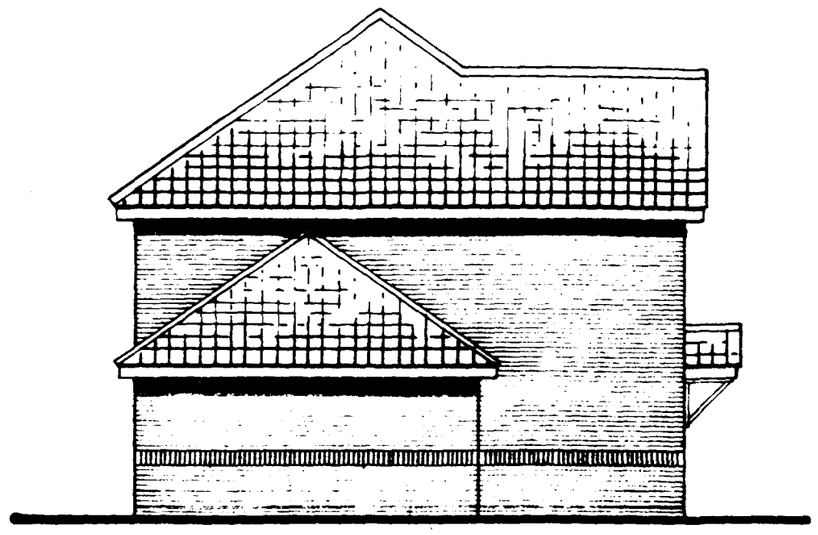
Phase IIa - Plots 5, 6

Scale 1:100

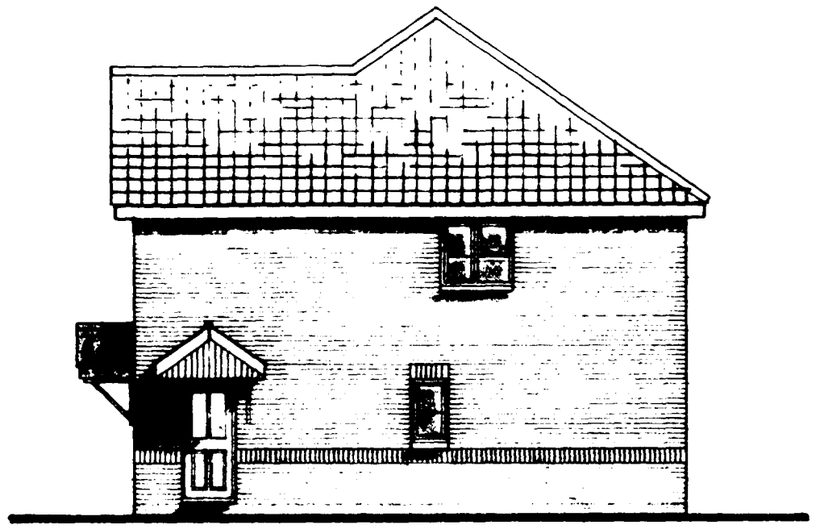
Sept 1992

Drg 233/11/5

Robert Doughty
CHARTERED TOWN PLANNERS AND LANDSCAPE ARCHITECTS
32 HIGH STREET. HELPRINGHAM. NEAR SLEAFORD
LINCOLNSHIRE. NG 34 ORA. TEL 0529 21 646/7



SIDE ELEVATION



SIDE ELEVATION

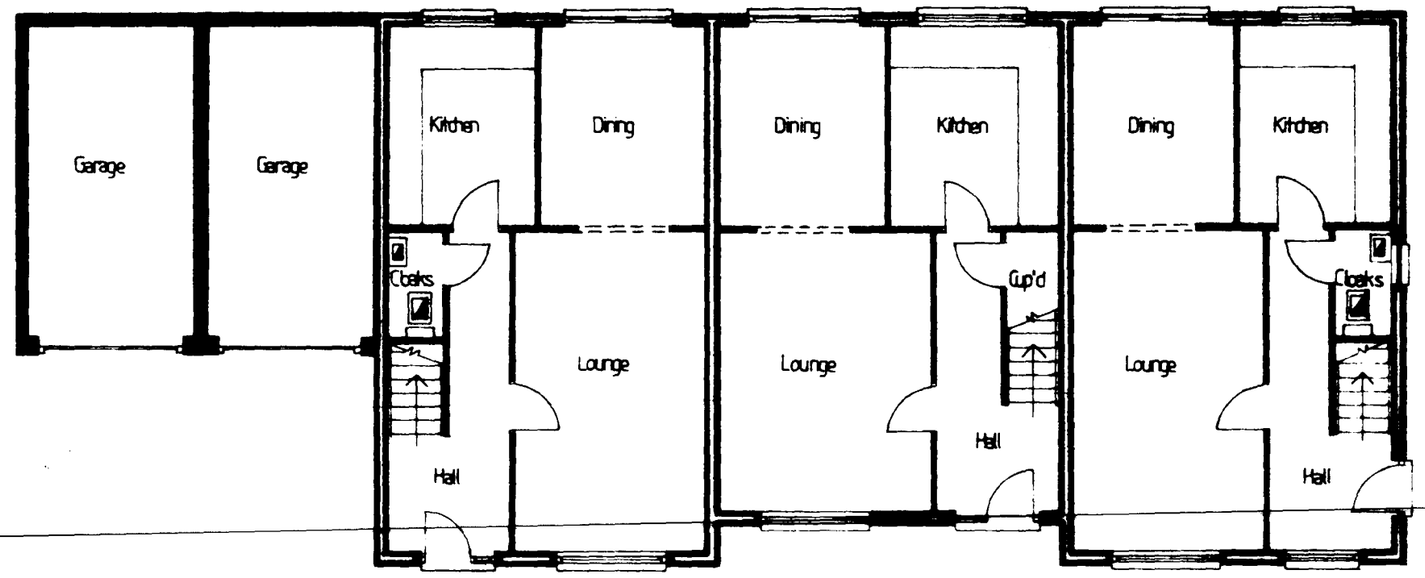
SOUTH ... PLANNING DEPT.
28 OCT 1992
DEF 1144/92



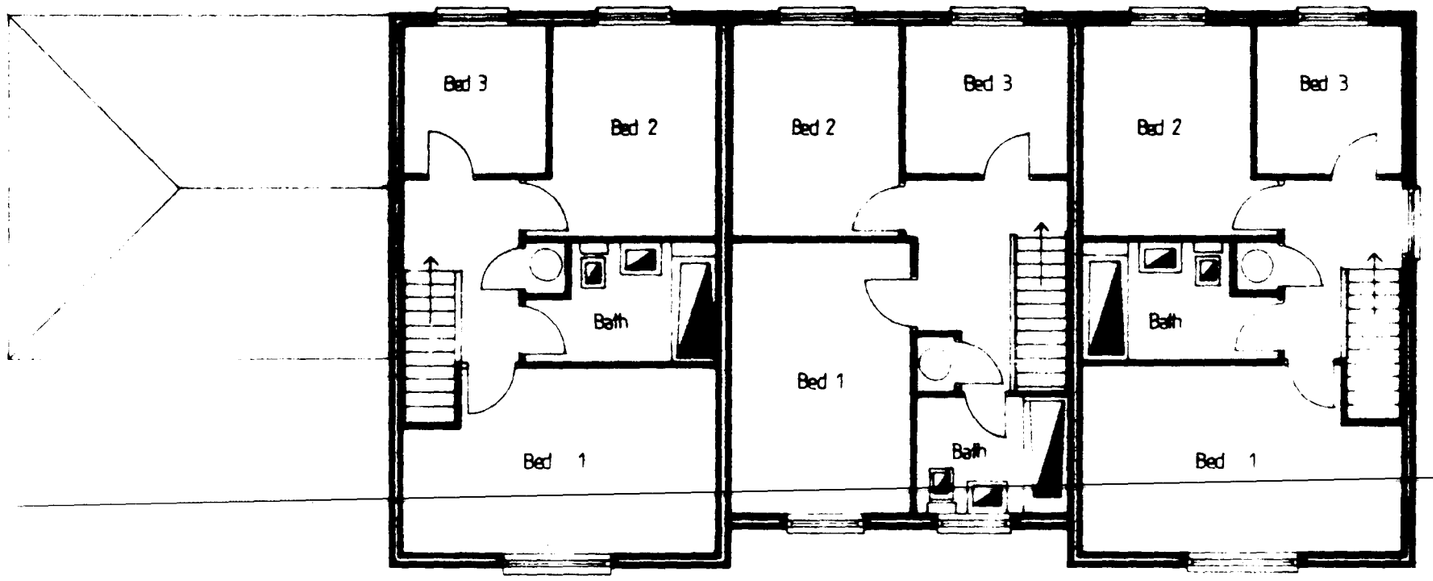
FRONT ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ALLISON HOMES
Swallow Homes Limited
The Old Brewery, Cradge Bank,
Spalding, Lincolnshire. PE11 3AB

WYGATE PARK
Phase IIa - Plots 7, 8, 9

Scale 1:100

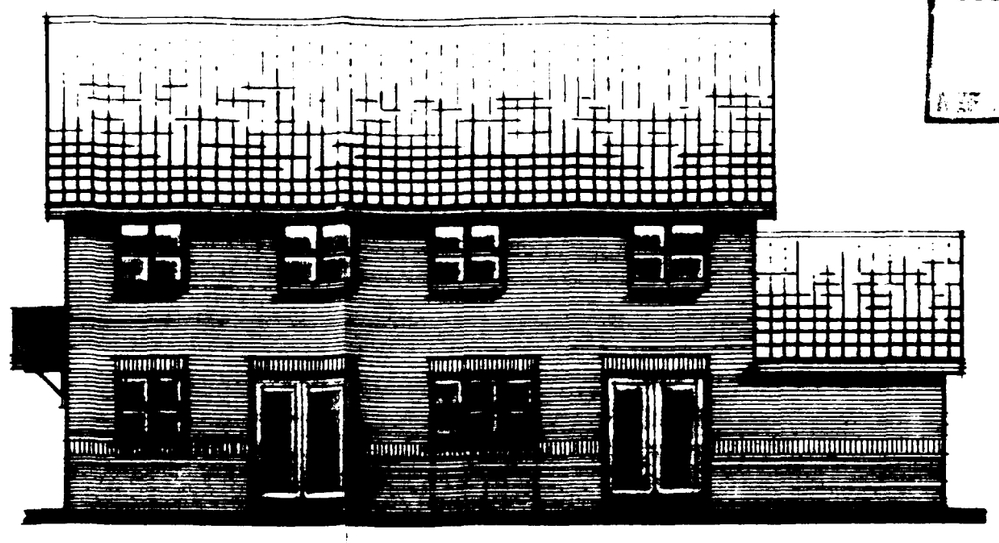
Sept. 1992

Drg. 233/11/6

Robert Doughty
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32 HIGH STREET HELPRINGHAM, NEAR SLEAFORD
LINCOLNSHIRE NG34 0RA 0529 21 646/7

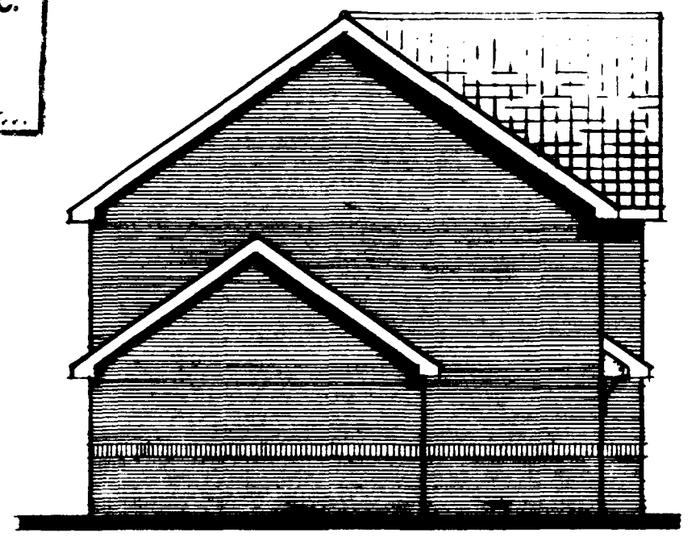


FRONT ELEVATION



REAR ELEVATION

SOUTH D.C.
28 OCT 1992
1144/92



SIDE ELEVATION

GROUND FLOOR PLAN

FIRST FLOOR PLAN



SIDE ELEVATION

ALLISON HOMES
Swallow Homes Limited
The Old Brewery, Cradage Bank,
Spalding, Lincolnshire. PE11 3AB

WYGATE PARK
Phase IIa – Plots 1, 2

Scale 1:100

Sept. 1992

Drg. 233/11/3

Robert Doughty
CHARTERED TOWN PLANNERS AND
LANDSCAPE ARCHITECTS
32 HIGH STREET HELPRINGHAM, NEAR SLEAFORD
LINCOLNSHIRE NG34 0RA 0529 21 646/7

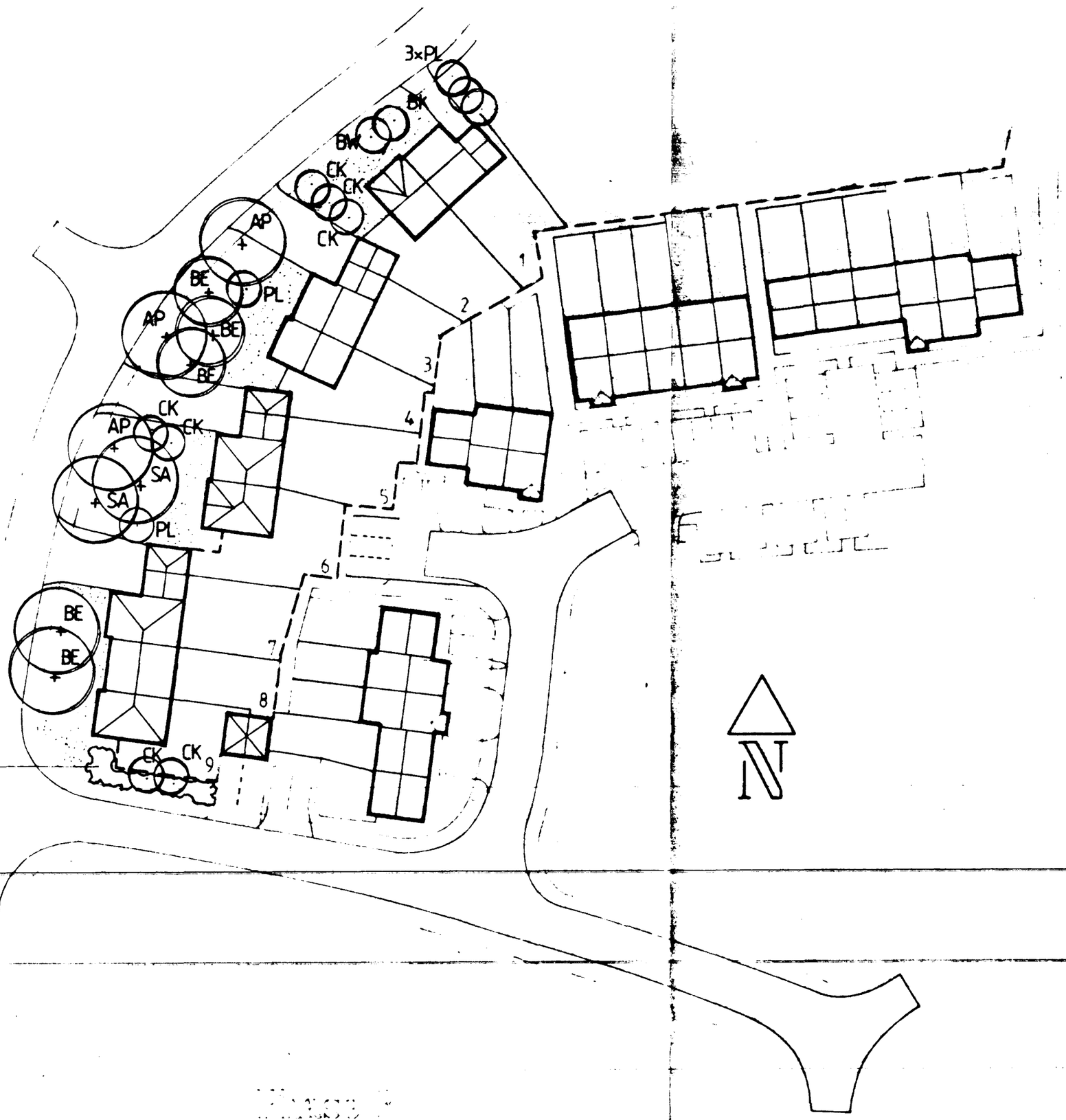
LANDSCAPE

ALLISON HOMES

Swallow Homes Limited
The Old Brewery, Cradage Bank,
Spalding, Lincolnshire, PE11 3AT

SOUTH ...
PE...
28 OCT 1992
REF ...114/92...

Phase 4



KEY TO LARGE SHRUBS

No	Symbol	Description	Size at Planting
LARGE SHRUBS			
1	BK	Buddleia davidii 'Black Knight'	45- 60cm C.G.
1	BW	Buddleia davidii 'White Cloud'	45- 60cm C.G.
7	CK	Cornus kousa 'Chinensis'	45- 60cm C.G.Bushy
5	PL	Prunus lusitanica	45- 60cm C.G.
TREES			
3	AP	Acer platanoides 'Crimson King'	8-10cm std.
5	BE	Betula ermanii	120-150cm fthd. c.g.
2	SA	Sorbus aria 'Lutescens'	8-10cm std

KEY

Grassed areas

AP + PL — Proposed tree and shrub planting

Proposed shrub borders

———1800mm high Close Boarded fence

- ALL TREES SHALL BE ADEQUATELY STAKED AND TIED AND A HALF BAG OF TREE COMPOST INCORPORATED IN THE BACKFILL FOR EACH TREEHOLE

WYGATE PARK

Phase IIa

Dwg 283/15/92 Scale 1:500 OCT 1992

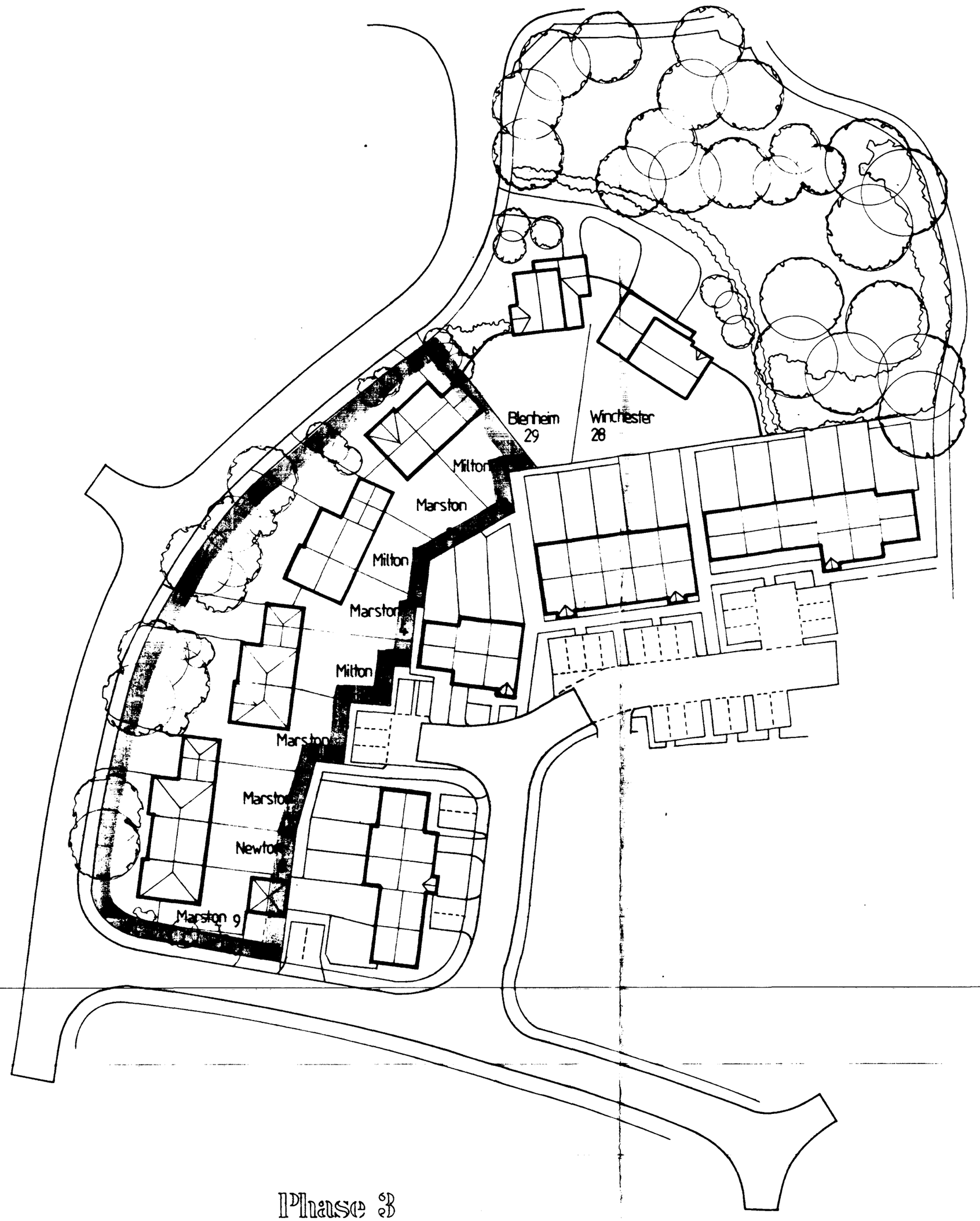
Robert Doughty CHARTERED TOWN PLANNER &
LANDSCAPE ARCHITECT
32 High Street, Helpringham, Sleaford,
Lincolnshire, NG34 0RA
Tel: Swaton (0529 21) 646

DEVELOPMENT PLAN

ALLISON HOMES

Swallow Homes Limited
The Old Brewery, Cradge Bank,
Spalding, Lincolnshire, PE11 3AB.

SOUTH ... D.C.
P... ...r.
28 OCT 1992
DATE 11/4/92



Phase 4

Phase 3

N

WYGATE PARK

Phase IIa

Dwg 2282/15/1 Scale 1:500 OCT 1992

Robert Doughty CHARTERED TOWN PLANNER &
LANDSCAPE ARCHITECT
32 High Street, Helpringham, Sleaford,
Lincolnshire, NG34 0RA.
Tel: Swaton (0529 21) 646

N

2000 N.

1900 N.

1800 N.

Woolram Wygate.

70m Forward Visibility Line

70m Forward Visibility Line

Cut Line See Sheet 2.

1500ø S.W.S.

1.8 Footway
7.5 Verge
6.75
1.5
1.8

1500ø S.W.S.

1500ø S.W.S.

101

80

78

76

74

Pennygate Drain to be replaced by 1500ø S.W.S

Ex. Road to be kerbed and 1.8m wide footpath constructed to Western edge.

Footpath to tie into existing.

Woolram Wygate.

Primary School.

Lincoln Way.

2800 E.

2900 E.

3000 E.

Written dimensions to be taken. Do not scale off the drawing.
Any discrepancies written or scaled should be brought to the attention of the Engineer immediately (Tel Biggleswade (0767) 317244) (Fax Biggleswade (0767) 315434)

This drawing is to be read in conjunction with the relevant Bills of Quantities and Local Authority Specification.

Rev No	REVISION	Date	Name

Project
Proposed Development At :-
Wygate Park, Spalding

Drawing Description
Distributor Road Alignment - Sheet 1.

WORMALD, BURROWS PARTNERSHIP
Civil Engineering Consultants
12A & 14A Hitchin Street, Biggleswade. 317244
Fax. 0767 315434

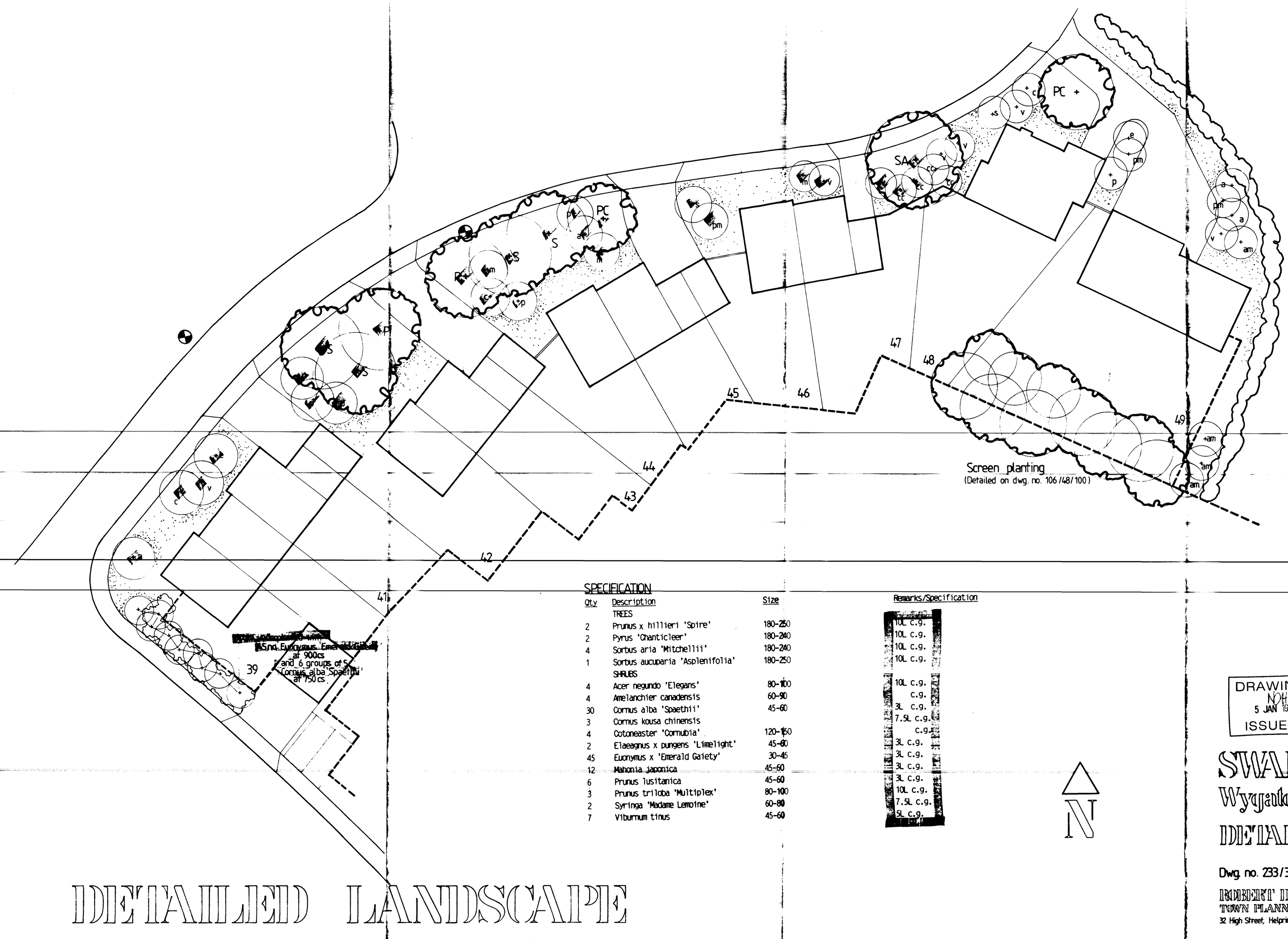
Architect

SOUTH H... D.C.
PLAN DEPT
14 JAN1991
REF.....2/1/90.....

DATE January 1991
DRAWN BY W.D.
SCALES.
HORIZONTAL
VERTICAL 1:500

Client
Allison Homes Ltd.
Broadgate Builders Ltd.

DRAWING NUMBER
0204/50/



SPECIFICATION

Qty	Description	Size	Remarks/Specification
	TREES		
2	Prunus x hillieri 'Spire'	180-250	10L c.g.
2	Pyrus 'Chanticleer'	180-240	10L c.g.
4	Sorbus aria 'Mitchellii'	180-240	10L c.g.
1	Sorbus aucuparia 'Asplenifolia'	180-250	10L c.g.
	SHRUBS		
4	Acer negundo 'Elegans'	80-100	10L c.g.
4	Amelanchier canadensis	60-90	c.g.
30	Cornus alba 'Spaethii'	45-60	3L c.g.
3	Cornus kousa chinensis		7.5L c.g.
4	Cotoneaster 'Cornubia'	120-150	c.g.
2	Elaeagnus x pungens 'Limelight'	45-60	3L c.g.
45	Euonymus x 'Emerald Gaiety'	30-45	3L c.g.
12	Mahonia japonica	45-60	3L c.g.
6	Prunus lusitanica	45-60	3L c.g.
3	Prunus triloba 'Multiplex'	80-100	10L c.g.
2	Syringa 'Madame Lemoine'	60-80	7.5L c.g.
7	Viburnum tinus	45-60	5L c.g.

N

DRAWING NO H 5 JAN 1994 ISSUED

SOUTH HOLLAND D.C. PLAN DEPT. 07 JAN 1994 REF H16/1144/93....

SWALLOW HOMES LTD

Wygate Park Phase 2B

DETAILED LANDSCAPE

Dwg. no. 233/38/1 Scale 1:200 December 1993

ROBERT DOUGHTY CONSULTANCY
TOWN PLANNING ARCHITECTURE LANDSCAPE ARCHITECTURE
32 High Street, Helpringham, Near Sleaford, Lincolnshire, NG34 0RA Tel. 0529421 646/7

DETAILED LANDSCAPE