FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/1147/91 Received:11-DEC-91 Type:OUTLINE

Name: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: Broadgate Builders Ltd
519 Broadgate
Weston Hills
Spalding
Lincs

Description: Residential development

Location : South of The Parkway Holland Park
Spalding

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 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

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)

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 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.

4 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

SOUTH HOLLAND DISTRICT COUNCIL

proper planning of the area.

5 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.

6 Before any development is commenced the applicant shall submit to and agree with the Local Planning Authority details of a 2 metre high fence or wall along the southern boundary of the site, and such screening as may be approved shall be constructed prior to the occupation of any dwellings whose plots abut this boundary.

Reason: In the interests of the amenities of future householders.

Notes to Applicant:

The applicants are advised that this permision does not convey approval to the sketch layout plan accompanying this application, and that special regard will need to be given to ensure that the final development is formulated so as to minimise the effect on the amenities and privacy of adjoining dwelling.

Director of Planning and Building Control Services
24-FEB-92 H16/1147/91

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. 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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1147/91 Received:11-DEC-91 Type:OUTLINE

Name: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: Broadgate Builders Ltd
519 Broadgate
Weston Hills
Spalding
Lincs

Description: Residential development

Location : South of The Parkway Holland Park
Spalding

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

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.

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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.
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(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;
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attractiveness of the environment;

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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.

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(iii) details of the method and means of disposal of surface water;

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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.

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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.

6 Before any development is commenced the applicant shall submit to and agree with the Local Planning Authority details of a 2 metre high fence or wall along the southern boundary of the site, and such screening as may be approved shall be constructed prior to the occupation of any dwellings whose plots abut this boundary.

Reason: In the interests of the amenities of future householders.

Notes to Applicant:

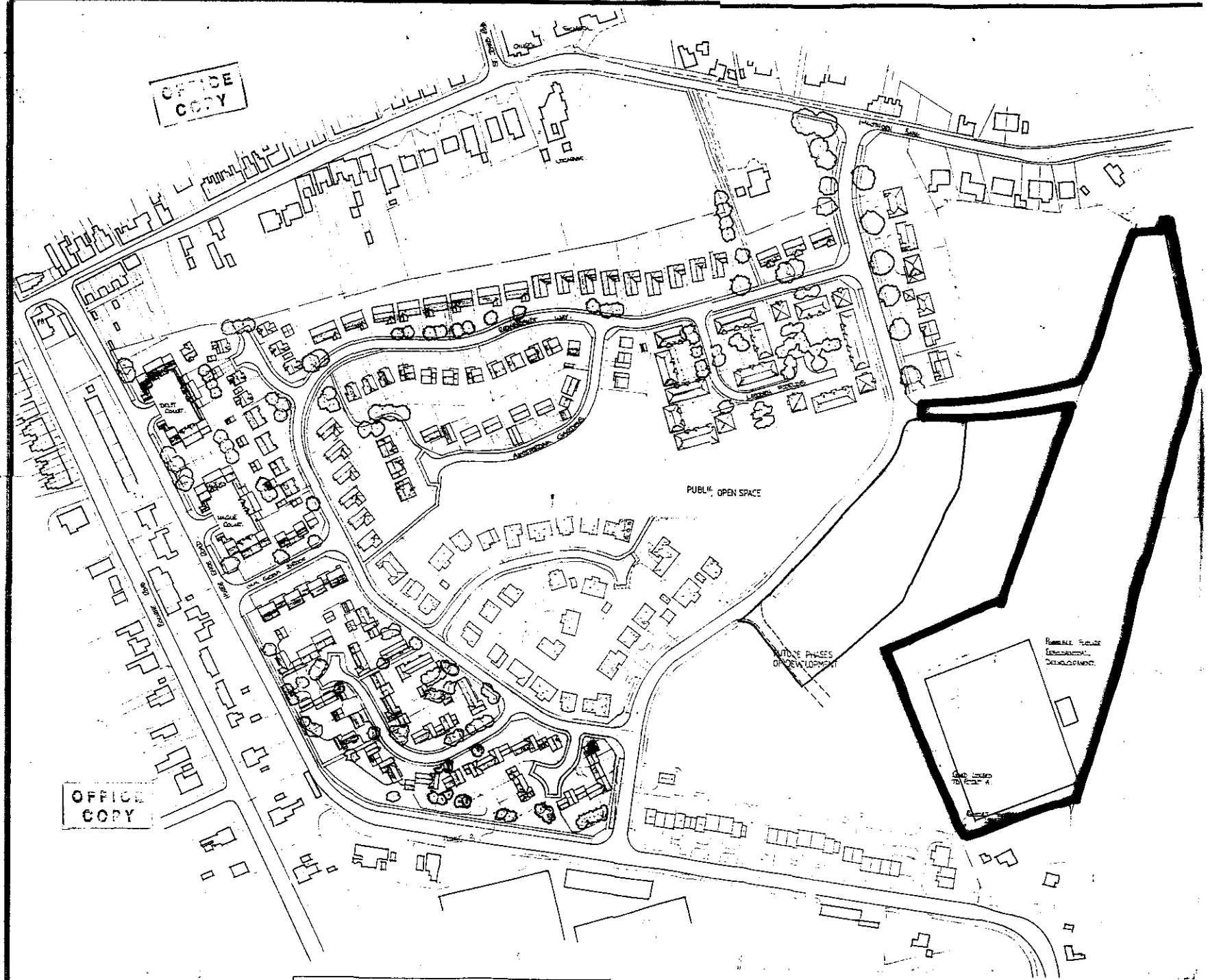
The applicants are advised that this permision does not convey approval to the sketch layout plan accompanying this application, and that special regard will need to be given to ensure that the final development is formulated so as to minimise the effect on the amenities and privacy of adjoining dwelling.

Authorised to issue:

18-FEB-92 H16/1147/91 AD. AP ..... DC. .....

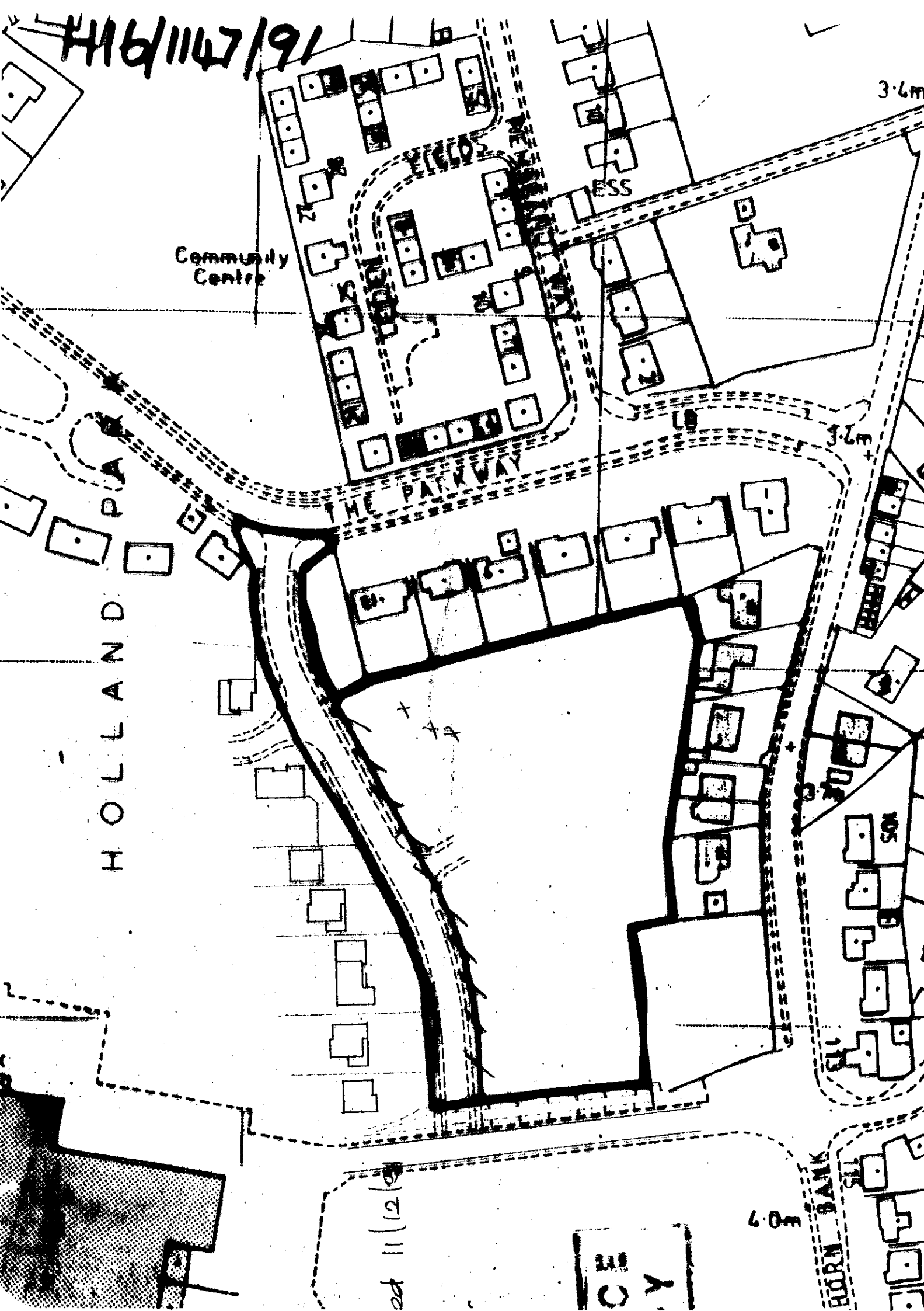
18/2

H16/905/90



THIS DRAWING MUST NOT BE REPROD

H16/1147/91



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1147/91

Date Registered 26 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

P.L.ELY (CONTRACTORS) LTD.,
HIGH ROAD,
WHAPLODE
NR SPALDING.

Tel. No. 0406 370483

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

BROADGATE BUILDERS (SPALDING)
S19, BROADGATE
WESTON HILLS,
NR SPALDING

OFFICE COPY

Tel. No. 0406 380382
(Personal contact name) T.R. PRICE

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SOUTH OF THE PARKWAY, HOLLAND PARK, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL Development

Please complete

Signed..... T.R. Price

I attach
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £828..... If you consider no fee is payable include a written explanation instead.

Date..... 26/11/91.....

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 0·900 (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:* Not known at present.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	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:	N/A.
D. Please state type and colour of roofing materials.	

5. GENERAL INFORMATION Please complete each section

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

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:
Will there be --
Individual access(es)
New estate road

C. What provision will be made for garages or parking within the site? — To be agreed

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 — Roofwater to Soakaways
B. For estate developments, please state how highway surface water will be disposed of — Highway Drain
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. → Date: Consultee(s):

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 (e.g. owner, prospective purchaser)	PROSPECTIVE PURCHASER

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

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: Broadgate Builders (Spalding) Ltd.

State Date notice served: 20/11/01

Signed H Price (~~Applicant~~/Agent) Date 20/11/01

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 H Price ~~Applicant~~/Agent) Date 20/11/01

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 £ 828....

Receipt Issued 26.11.91... No. P300

Date First Received 26 NOV 1991.

REGISTRATION

REFERENCE H16/1147/91.....

Cross-Ref N/A.....

Date 27/11/91

VALIDATION Date 28/11/91

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

Site area .0.9... No. of dwellings ..... Floorspace .....

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description Residential development 4/12/91

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 £ 828 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..29-11-91

Index Sheets 219 OS Nos ..... Grid Ref 523670 321780

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

Inside IBD YES Inside LP Area YES

TR Rural ☒ CA ☐
TR Bypass ☐ LB ☒ Grade
Level crossing ☒ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..136.... Linked to property.....Ref.....

Planning Records:
Earlier apps

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

Inputs completed.....

Make sure Council nor Woolmer
& The Parkway Spalding & receive anything
on this land also nor Bourne, 86 Marlborne Bank, Spalding

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PDM
date: 19.12.91

Residents notified on site visit: All surrounding dwellings

Case Officer Conclusions (issues)

Open site. Number of dwellings surrounding on Marlborne Bank & Orland park. Bungalows on Marlborne Bank houses except one on Marlborne Bank
3 mature trees on site

Case Officer Recommendations (summary).
(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? Yes / No — 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 ____ — All fees (not first Submission) / Other info. viz: Signed ..... — Yes ____

ANY ONE OF ABOVE ⇩

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced D.J.R. ..... Amended/confirmed .....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 ✓ (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

The site outline needs altering since there does not appear to be access to an existing public highway. The road to the west is not yet constructed. PM 4-12-92 DC 7/12

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

p3 - unless road is constructed - this should be req'd.

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception/Filesheet .....
Consultation ..... E.H.

Note discussed with Fola Clyne 3/12/92 → He confirms no problems so long as 2m High fence - similar to opposite place - is constructed along boundary with new layout + Boundary, which about are proposed

BRIAN[illegible].TH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1147/91 Type: OUTLINE

Applicant: P L Ely (Contractors) Ltd Agent: Broadgate Builders Ltd
Tel: 0406 370483 0406 380532

Description: Residential development

Location: South of The Parkway
Holland Park
Spalding

Valid date: ~~25-NOV~~ 11.12.91-91 Terminal date: ~~21-JAN~~ 05 FEB 92-92
Target dates: Target Committee: 21-JAN-92
To case officer 01-DEC-91 4-12 Report deadline: 07-JAN-92
Inspected by 06-DEC-91
Extra contacts 11-DEC-91 Case Officer:
Report if not clear by 31-DEC-91 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .9 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	05-DEC-91	19-DEC-91
Cllr Mrs A M Newton	0775 762210	05-DEC-91	19-DEC-91
Cllr R C West	0775 760231 (Of	05-DEC-91	19-DEC-91

L.C.C OBS Attached Jo CS 12/12/91
~~plan taken CS 5/12/91~~

SITE DETAILS

Grid ref: 523670 321780
OS Sheets: 219 Parcel:

neighbour Consults.

Parkway, Holland Park 1, 3, 5, 7, 9, 11, 13 23-12-91 to 6-1-92
Hawthorne Bank, 84, (86), 88, 90 92, 94 23-12-91 to 6-1-92

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

Our Ref: HRP/E1/8

Director of Planning
South Holland District Council
Priory Road
Spalding
Lincs

26th November 1991

Dear Sir,

Re: Outline Planning Application for
Residential Development at Holland Park Spalding

I have enclosed an outline application for the remaining land at Holland Park.

This 0.9 hectares site is partly within the Horseshoe Road / Hawthorn Bank site granted permission in H16/0349/83 and partly within the area of H16/0905/90. The Applicant has requested that the planning status of the site be clarified by a separate outline planning application.

Should you require any further information do not hesitate to contact the undersigned.

Yours faithfully,

H Price

HOWARD PRICE

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

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Spalding
Lincs

Description: Residential development

Location: South of The Parkway Holland Park
Spalding

Type: OUTLINE

Date received: 26-NOV-91

05-DEC-91

Dear Cllr Mrs A M Newton

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward.
The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 15-DEC-91 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr Mrs A M Newton
234 Pennygate
Spalding
Lincs
PE11 1LN

PJU

S.H.D.C. PLANNING DEPT.
RECEIVED
-6 DEC 1991

Attended to
DPO PJM
DOPO BS
JO ACP
Taken by
Discussed with
Copy to

File Nos
Acknowledge YES/NO
By
date

I request that this application be considered by Planning Committee, because when the original Consent was granted we said we would insist on bungalows on land to the rear of existing bungalows at Hawthorn Bank. The existing bungalows are lying and should not have houses behind them.

Signed: A M Newton

What provision is to be made for play/open space?

BRIAN SMITH Dip TP MRTPI District Planning Officer

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

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Application no: H16/1147/91

Applicant: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: Broadgate Builders Ltd
519 Broadgate
Weston Hills
Spalding
Lincs

Description: Residential development

Location: South of The Parkway
Holland Park
Spalding

Type: OUTLINE

Date received: 26-NOV-91

09-DEC-91

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:
The site outline needs altering since there does not appear to be access to an existing public highway. The road to the west is not yet constructed.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is P J UDY .

Yours faithfully

P.P Principal Planning Officer

SOUTH ... PLA... 11 DEC 1991 REF ...

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference 1716/1147/91.

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	3	6	2	1	7

2. Address or location

SOUTH OF THE PARKWAY, SPALDING

3. Name, classification and number of road

UC

4. Date application referred 5/12/91

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 10~~b. as shown overleaf~~

Date: 12/12/91 Signed: [signature]
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) C1

(2) C2(a)

(3) C3

Delete as appropriate

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

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

(1) C1

(2) C2(a)

(3) C3

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

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

S.H.D.C. PLANNING DEPT.
RECEIVED
13 DEC 1991 10
ACP
Action by .....
Discuss with .....
Copy to .....

Our Ref: HRP/E1/8

Your Ref: H16/1147/91

Director of Planning
South Holland District Council
Priory Road
Spalding
Lincs

13th December 1991

Dear Sir,

Re: Outline Application for Residential Development
South of The Parkway, Holland Park, Spalding

Further to our recent submission I have been requested by P.L. Ely (Contractors) Ltd to submit the enclosed drawings in support of their outline application.

Yours faithfully,

HOWARD PRICE

c.c. P.L. Ely, P.L. Ely (Contractors) Ltd. High Road, Whaplode

From: NAME S J Bourne

ADDRESS 86 Hawthorn Bank
Shalcluj

Tel no

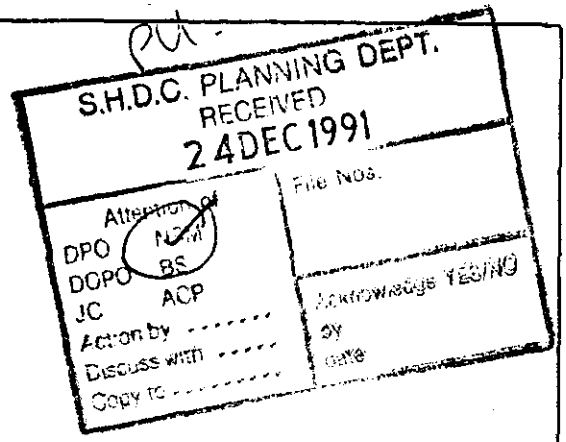
Planning
Reception

MESSAGES

ENQUIRIES

SUBJECT :

Please advise me regarding the following...



COMMENTS ON APPLICATION

APPLICATION NO : H16/ 1147/91.

SUBJECT :

My comments are as follows...

As a close neighbour of the proposed development I would like to know what type of dwellings are to be erected ie bungalows or houses etc

APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

PV

Re application H16/1147/91. 86 Hawthorn Bank. Spalding

Dear Sir

Further to my visit to your office re the above application there are one or two points I would like to make.

Having only moved to this address some eleven months ago, I know little or nothing about this development.

According to one of my neighbours I understand that some sort of petition was presented to your selves or the developer, the result being that at that time there would be nothing but bungalows. This was supposed to be some six or seven years ago.

If this outline planning is passed, I would like to know what type of housing is likely to be built.

Having only a very small back garden and consequently being very close to said development, I have no wish to be overlooked from the rear of my bungalow.

Could you therefore assure me that when

P.T.O

Mr S. Hunt
7 The Parkway
Spalding
Lincs
PE11 3EE.

OBJECTION

2nd Jan 92.

Re- Planning application No: H16/1147/91

Dear Sir,

As one of the residents on the South side of the Parkway our property will overlook whatever is built on the proposed site

A high density development will undoubtedly adversley affect the existing surrounding property i.e. Parkway and Hawthorn Bank the latter of which consists of well established bungalows

I would therefore prefer a low density development in order to safeguard the existing occupiers in Parkway and Hawthorn Bank by permitting only a development which would complement the existing property adjacent to the site.

yours faithfully
S. Hunt.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 JAN 1992
File Nos.

Anglian Water

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 FEB 1992

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/920001

Your ref H16/1147/91

31-JAN-92

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : SOUTH OF THE PARKWAY, HOLLAND PARK, SPALDING
Applicant: P.L. ELY (CONTRACTORS) LTD

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.

A water mains extension will be required to supply this development and this extension will be carried out under the company's terms and conditions which are in force at the time the proposed development takes place.

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

APPLICATION REFERENCE: H16/1147/91 DATE RECEIVED: 11.12.91

APPLICANT: P L Ely (Cont) Ltd
High Road
Whaplode
Spalding
Lincs

AGENT: Broadgate Builders Ltd
519 Broadgate
Weston Hills
Spalding
Lincs

TYPE: Outline

Date 12 FEB 1992

DESCRIPTION: Residential development

LOCATION: South of The Parkway, Holland Park, Spalding

County Highways: Request conditions.

Ward Members: When the original consent was granted we said we would insist on bungalows on land to the rear of existing bungalows at Hawthorn Bank. The existing bungalows are low lying and should not have houses behind them. What provision is to be made for play/open space?

Public Objections: From 7 The Parkway and 86 Hawthorn Bank (Summarised):
- Development will undoubtedly affect privacy.
- Would prefer a low density development.
- Have only small rear garden - Houses would overlook.
- Development should complement existing properties adjacent to this site.

PREVIOUS DECISIONS
H16/0905/90 - Residential development - Permitted.

PLANNING ISSUES
1 The application is in outline for approximately 0.9 ha of land to the rear of dwellings fronting Hawthorn Bank and The Parkway, and is part of the larger 'Holland Park' development area.
2 Part of the site is covered by previous outline permission ref. H16/0905/90, this application seeks an independent permission for a smaller area of land served by a proposed access link road.
3 The southern boundary of the site adjoins the access road leading to the 'New Ruaton' commercial premises. This boundary is already shielded by a low embankment and shrub planting. The Health Department consider however that this should be augmented by a 2m high solid fence to safeguard against potential traffic noise problems. Such fencing is proposed on an adjoining phase to the west of this site.
4 The concern of existing residents regarding the ultimate form of the development has been considered but this can be left to be determined at the later reserved matter stage where one of the considerations will be to assess any effects on the

amenities of adjoining dwellings. An indicative plan has been submitted but this is not to be considered as part of the formal submission, which is for outline permission.

5 The Ward Member has mentioned the question of play space. In my opinion however none is specifically required in relation to this small development site and any such need can be assessed in relation to future phases.

RECOMMENDATION - Grant permission

1 SC1 - (Estate details)

2 C1 - (Estate development - highway requirements)

3 C2a - (Specification/application/timing of completion of highways

4 C3 - (Surface water run-off)

5 Before any development is commenced the applicant shall submit to and agree with the Local Planning Authority details of a 2m high fence or wall along the southern boundary of the site, and such screening as may be approved shall be constructed prior to the occupation of any dwellings whose plots abut this boundary. (In the interests of the amenities of future householders).

Note

The applicants are advised that this permission does not convey approval to the sketch layout plan accompanying this application, and that special regard will need to be given to ensure that the final development is formulated so as to minimise the effect on the amenities and privacy of adjoining dwelling.

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105. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant		Proposal
H16/1147/91 P L Ely (Cont) Ltd	O.A.	Residential development south of The Parkway, Holland Park, Spalding.
H13/1199/91 Mr A Hunt		Brick built garage with steel roof trusses, asbestos roof sheets, steel window frame, steel doors at Plot 1, Fengate, Moulton Chapel.
H01/1273/91 B A Rainsbury		Change of use from restaurant to spiritual and culture centre at Rainsburys Nursery, 72 Barrier Bank, Cowbit.

(Subject to an additional condition requiring an area for car parking space to be identified and available at all times the premises are in use.)

(Councillor Mrs. P.J. Buffham requested that her objection, in principle, to the application be recorded.)

H05/1324/91 Mr S Wiles	O.A.	Residential development (one dwelling) on land adjoining Turnpike Cottage, Fleet Hargate.

(It was also agreed that the trees on or immediately adjacent to the south western boundary of the application site be made the subject of a Tree Preservation Order if considered suitable.)

H21/1327/91 J H Holland	O.A.	Two residential building plots (renewal of outline planning permission H21/1227/88) at 78 Station Road, Tydd Gote.
H23/1362/91 Mr G Fisher	O.A.	Bungalow with garage and vehicular access (renewal of outline H23/1724/88) at Don-Sel, Broadgate, Whaplode Drove.
H16/1378/91 South Lincolnshire Health Authority		Two storey extension to form additional offices at Wilson House, 64 St Thomas's Road, Spalding.
H14/1123/91 Mr & Mrs Bennetto		Change of use from private garage to shop (Class A1) at 20 Six House Bank, West Pinchbeck.

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H09/1361/90 Mr & Mrs U Hilliam	Change of use from residential to residential and plant storage only at Nutts Lane, Holbeach St Johns.

(It was also agreed that a further period of 12 months expiring on 22nd October, 1991 be allowed for compliance with the enforcement notice issued on 20th September, 1990.)

Broadgate Builders
Broadgate House
Broadgate
Weston Hills
Spalding
Lincs

F.A.O. Mr H Price.

Mr P J Udy

PJU/LAB/H16/1147/91

17 February 1992

Dear Sir

Residential Development, South Of The Parkway, Holland Park, Spalding.

The above application was considered by the Planning Committee on 12 February 1992.

They have granted planning permission for the proposal but have asked me to write to advise that the planning permission does not convey approval to the sketch layout plan, which accompanied the application. It was also considered that special regard will need to be given to ensure that the final development is formulated so as to minimise the effect on the amenities and privacy of the adjoining dwellings. They also felt that the road design (as depicted on your sketch) needed further consideration so as to reduce its impact on the overall development.

Yours faithfully

pp. N R Midlen
Principal Planning Officer
Development Control

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

FILE COPY

Application no: H16/1147/91

Applicant: P L Ely (Contractors) Ltd
High Road
Whaplode
Spalding
Lincs

Agent: Broadgate Builders Ltd
519 Broadgate
Weston Hills
Spalding
Lincs

Description: Residential development

Location: South of The Parkway Holland Park
Spalding

Type: OUTLINE

10-MAR-92

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

Copy sent to:-

Mr S Hunt
7 The Parkway
Spalding
Lincs
PE11 3EE

S J Bourne
86 Hawthorn Bank
Spalding

PLANNING APPLICATION
Nº H16/1147/91

MR S. HUNT
7 THE PARKWAY.
SPALDING,
LINCS
PE11 3EE

26 MARCH 92.

Dear Sir,

Thank you for your letter of the 10th March. I have recently inspected the proposed site plans at your office I note that plot 6 which is of interest to me has a property called "The Stratford" of which no plans were available to view would you please inform me when this plan is available to view also when the next planning meeting will take place so that I may attend.

Yours faithfully

S. Hunt.

S.H.D.C. PLANNING DEPT.
RECEIVED
30 MAR 1992
Attention of
DPO
DOPO
IC ACP
Action by .....
Discuss with .....
Further Recs.

Mr S Hunt
7 The Parkway
Spalding
Lincs
PE11 3EG

Mr P J Udy

PJU/LAB
H16/1147/91

13 April 1992

Dear Sir

Residential Development, South Of The Parkway, Holland Park, Spalding.

I refer to your letter of 26 March 1992.

The application was to establish the principal of residential development. The details of what dwellings will look like and their siting are reserved and will be submitted at a later date. I do not know when this will be since this is up to the developer. However, they must be submitted before 27 February 1993.

The plan which was submitted was for information only and in fact there is a note on the planning permissions stating that the permission does not convey approval for the plan. It is therefore possible that the design which is eventually submitted is different.

I trust this clarifies your points and suggest you contact the department at intervals to check whether a further planning application has been submitted.

Yours faithfully

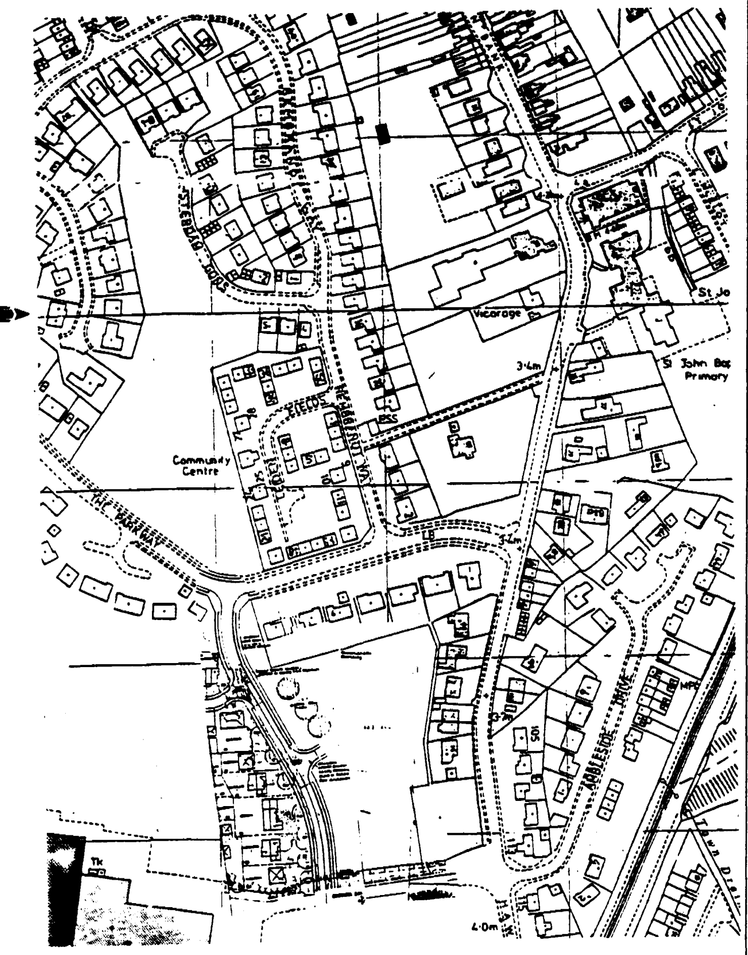
N R Midlen
Principal Planning Officer
Development Control

PROPOSED DEVELOPMENT AT HOLLAND PARK OFF HAWTHORN BANK, SPALDING, LINCS.
SKETCH PLAN TO SUPPORT OUTLINE APPLICATION. 1/500.

"HERTFORD" PLOTS 1,2,3,4,10,11,12.
"OXFORD SIG" PLOT 13.
"CAMBRIDGE" PLOT 14.
"ESSEX" PLOT 8.
"SLEAFORD" PLOTS 7,9.
"STRATFORD" PLOTS 5,6.

DECEMBER 1991 D.K.ELY.

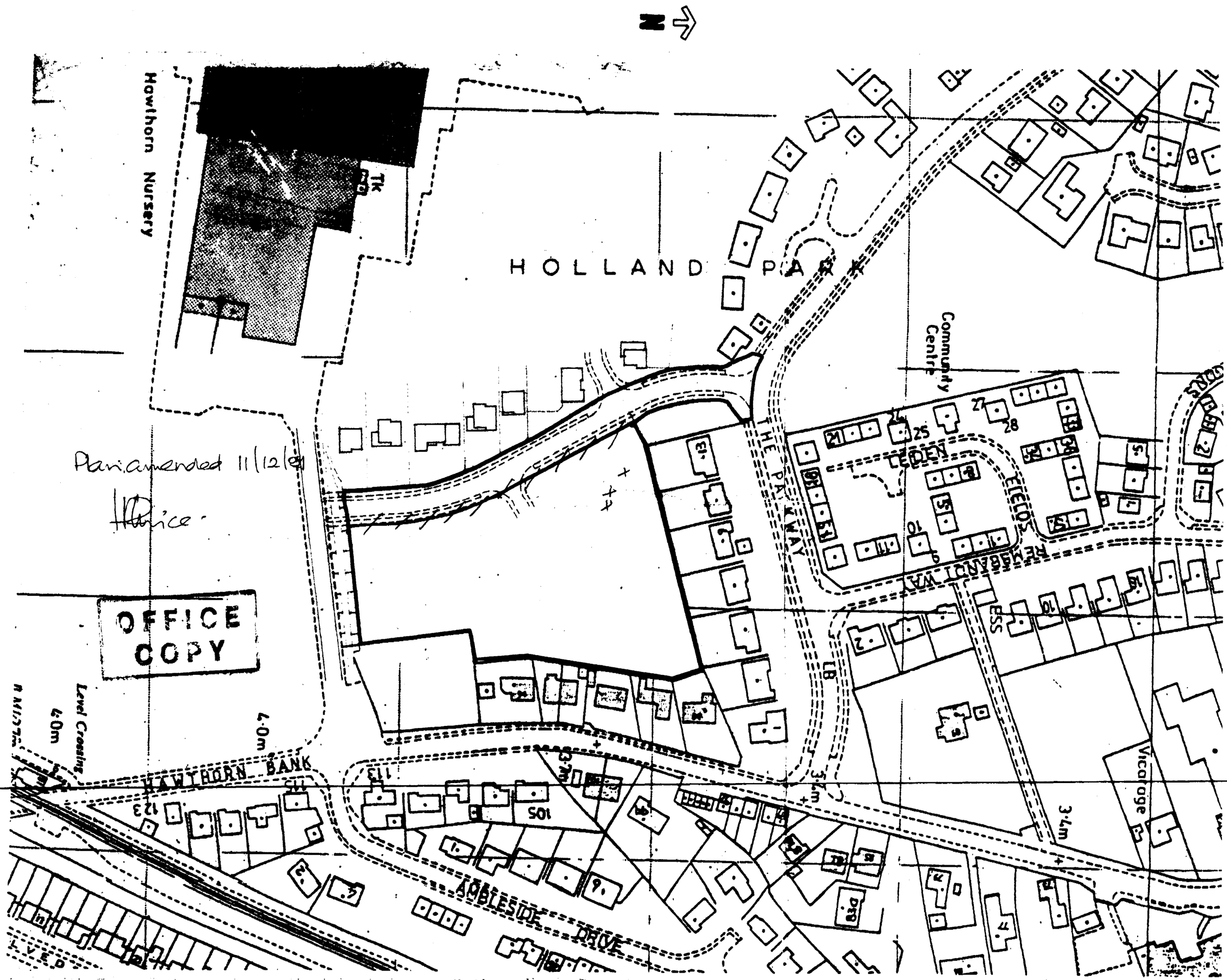




Ely QUALITY HOMES

P.L. Ely (Contractors) Ltd.
High Road, Whaplode, Spalding, Lincs PE12 6TG (Regd. Office)
Telephone: Holbeach (0406) 370183

BUILDERS AND ESTATE DEVELOPERS



Plan amended 11/12/91

LOCATION PLAN 1:1250 scale

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT HOLLAND PARK, SPALDING BY P.L.ELY(CONTRACTORS)LTD.

26 NOV 1991
1147/91

DATE NOVEMBER 1991	DRAWN
DRWG. No. E1/8/1	SCALE 1:1250

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS
CHECK BY	