

Morley Newborn
architectural technicians

16a PORTLAND STREET
LINCOLN LN5 7JX
TEL. LINCOLN (01522) 542589
FAX. LINCOLN (01522) 530652

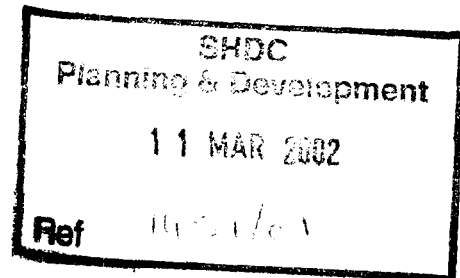
16/11/57/01.

Our ref: DGH.CBH.1667

Council
rvice

Spalding
Lincs. PE11 2XE

For the attention of: Mr. D. Roberts



Dear Mr. Roberts

HOUSING DEVELOPMENT EDWARD ROAD SPALDING

Further to our recent discussions regarding the amended site layout number 1667/01/11A, we confirm the following:-

(1) PLOTS 1 AND 2 DWELLING TYPE CAS2

Your comments regarding the restricted open space to the rear of the dwelling is noted. Therefore, we propose to substitute the pair of dwellings with a detached house and garage. The clear distance to the new boundary of the proposed dwelling would be increased to 7.5M and the main building frontage 6M from the back edge of the footpath. Please find enclosed four copies of drawing number 1667/01/19 for consideration.

(2) PLOT 13 CAS4 DWELLING TYPE

To eliminate the overlooking of Plot 9 from the first floor bedroom, we propose to delete the east facing window to Bedroom 2 and provide a smaller window in the north facing wall to serve the Bedroom.

(3) ESTATE DENSITY

Since the original application, the omission of the Public Open Space has led to an increase in the estate density from 34 semi-detached houses and one bungalow (35 total) to 36 semi-detached houses and one detached house (37 total).

(4) PUBLIC OPEN SPACE

Our clients, Castle Building Limited, are willing to make a contribution for play equipment, recreational facilities and associated infrastructure relating to the Public Open Space requirement for the proposed future development planned for the adjacent site. The suggested level of contribution is £10,000 and our clients have also confirmed their intention to enter into a Legal agreement with the Council for the payment of the commuted sum, should this be acceptable.

Please find enclosed four copies of revised site layout drawing number 1667/01/11B for your consideration. We trust the revisions will allow the application to progress.

Please let us know whether you require any further information or clarification.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Morley Newborn', with a long horizontal flourish extending to the right.

Morley Newborn

encl

c.c. Mrs. S. Thorne

FILE COPY

PLANNING APPLICATION

TICKETS HAVE BEEN RECEIVED

Castle Building Ltd

is applying to the Council for planning permission for the following:

Reference No: H16/1457/01

Description: Erection of 37 dwelling houses (Outline H16/1461/00)

**Location: Land off Edward Road
Spalding**

You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library. They are available during normal opening hours until

16 APR 2002

Please send any comments to me by that date quoting the above application reference number.

**Terry Huggins
Director of Customer Services**

26-MAR-02

S O U T H



**H O L L A N D
DISTRICT COUNCIL**

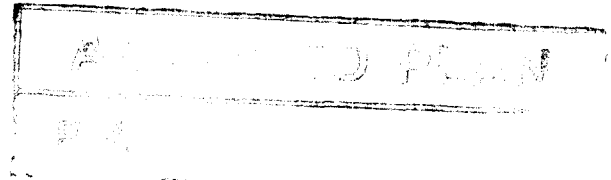
Morley Newborn
architectural technicians

16a PORTLAND STREET
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TEL. LINCOLN (01522) 542589
FAX. LINCOLN (01522) 530652

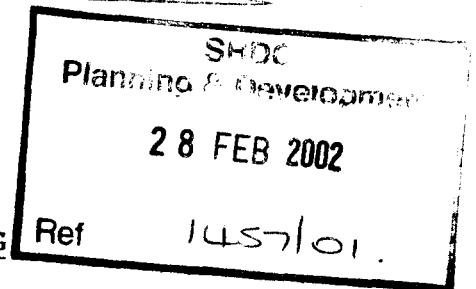
27th February 2002

Our ref: DGH.CBH.1667

South Holland District Council
Director of Customer Services
Council Offices
Priory Road
Spalding
Lincs. PE11 2XE



For the attention of: Mr. D. Roberts



Dear Mr. Roberts

RESIDENTIAL DEVELOPMENT EDWARD ROAD SPALDING

Further to our recent meeting regarding the above development, please find enclosed four copies of site layout drawing number 1667/01/11A for your consideration. The points discussed at the meeting have been included in the revised layout and together with additional amendment we confirm the following:-

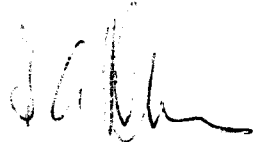
- (1) Public Open Space - No requirement for P.O.S. However, improved pedestrian link to the future adjacent development has been provided.
- (2) Boundary Distances - Distances to dwellings on north and west facing plots have been increased to the Councils minimum requirement i.e. 10, minimum.
- (3) Plots 1 - 17 Drawing Number 1667/01/11 - We propose to delete bungalow type CAS 5 to Plot 1 and generally revise the layout of the first phase of the development to provide more frontage to south facing plots and to generally provide a more interesting layout with increased space around and distance between dwellings.
- (4) Phase II Plots 19-35 Drawing Number 1667/01/11. Plot 19 dwelling type revised and layout generally amended with dwelling types amended on certain plots.
- (5) Highway Conditions - We have discussed the proposals in detail with Mr. Sharpe of the Highways Directorate and various Highway requirements have been included in the revised layout. A copy of our drawing number 1667/01/11A has been sent to Mr. Sharpe for his comments/approval.

4/2/02

** discuss with
Mr. Holborn 7/3/02
• need confirmation of 106
• other provisions in other
deals.*

We look forward to receiving your comments on the amended proposals and please let us know whether you require any further details under this application.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Morley Newborn', written in a cursive style.

← Morley Newborn

encl

c.c. Mr. S. Thorne

Morley Newborn
architectural technicians

16a PORTLAND STREET
LINCOLN LN5 7JX
TEL. LINCOLN (01522) 542589
FAX. LINCOLN (01522) 530652

27th February 2002

Our ref: DGH.CBH.1667

Lincolnshire County Council
Highways and Planning
Municipal Buildings
West Street
Boston
Lincs. PE21 8QR

Ref.

For the attention of: Mr. J. Sharpe

Dear Sir

RESIDENTIAL DEVELOPMENT EDWARD ROAD SPALDING Lincs.
REFERENCE: H16/1457/01

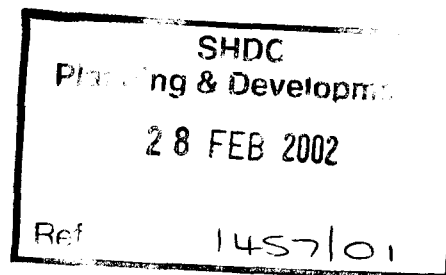
Further to our recent discussions regarding the above application, please find enclosed two copies of our drawing number 1667/01/11A showing a revised site layout for your comments.

Please let us know if you require any further amendment.

Yours faithfully



Morley Newborn



encl

c.c. Mr. S. Thorne
c.c. Mr. D. Roberts - SHDC



SOUTH HOLLAND DISTRICT COUNCIL
Planning Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

9 DEC 02

RECEIVED

1457/01

16th December 2002

For the attention of Mr P. Udy

Dear Peter,

Re: Development off Edward Road, Spalding.
Reserved Matters ref: H16/1457/01

We have recently acquired the above site that was granted permission under Reserved Matters on 10th June 2002.

I write in the first instance with a full schedule on the external materials in an attempt to comply with Condition 10 on the above planning reference:

HOUSE TYPE / PLOT NO	MAIN BRICK TYPE	DETAIL BRICK TYPE	ROOF TILE
TYPE C+D. PLOTS 2,3,6,7,16,17,24,25 28,29,32,33	Ibstock Hardwicke Oxton Gold Multi	Ibstock Hardwicke Oxton Red Multi	Redland Grovebury Breckland Brown
TYPE A+B+E+F. PLOTS 1,4,5,8-15,18-23, 26,27,30,31,34-37	Ibstock Hardwicke Oxton Red Multi	Ibstock Hardwicke Minster Cream Blend	Redland Grovebury Terracotta

Secondly, I submit for your consideration a few minor amendments to the elevations on some of the approved house types. These amendments are due to physical impracticalities and also visual enhancements.



Broadgate Homes Limited

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

Tel: 01406 380532 • Fax: 01406 380014

Registered Office: As above - Reg. No: 3005310

House Type CAS 1 (our ref: Type A+B)

It is not physically possible to incorporate the brick piers that surround the front door on the approved plan (our ref Type B).

In order to comply with Part M Building Regs, level threshold doorways need to be achieved with ramped access. These piers foul the clear access to the door. In addition the door appears on the side elevation next to a driveway or fence. There is not the clearance required to comply with this regulation.

Our amendment shows the removal of the piers and the mono roof adjusted and supported off gallow brackets to achieve clearance around the doorway.

House Type CAS 3 (our ref: Type C+D)

The same change is proposed on the approved plan (our ref Type D) as described on Type B above.

In addition, the bay roof has been extended over the front entrance to our Type C.

Finally, the gable detail over bedroom 1 in the approved plan (our ref Type D) has been adjusted. The approved plan shows tile hanging set between a brick gable and corbel. This is not physically possible to construct in the way it has been drawn as the tile hanging will project further forward than the brick surround thus allowing water to pass behind it.

I propose to amend this by retaining the gable feature, putting a soldier course over the window and continuing the two courses of projecting brickwork that forms the eaves line through over the soldier. This detailing will be built in a contrasting brick to give it definition from the main wall face.

House Type CAS 4 (our ref: Type E)

Once again the brick piers have been replaced with gallow brackets to match Types B+D.

The gable detail over bedroom 1 has also been ammended as described for Type D.

I hope this clarifies our proposals clearly and look forward to your response at your earliest convenience.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'S. Liquorish', with a long, sweeping horizontal flourish extending to the right.

Simon Liquorish
Design & Technical Manager

Application Amendments

Application H16/1457/01

?

Location Land off Edward Road

Spalding

Postcode

House Number

Amendment 3

Date 19-12-2002

Type POS Post-Decision

Sub-Type

Description Amendments to house types + elevations

Dwg. No. 1667-01-12, -14 & -15 and details of elevations

Long
Description

Revised ASZ
Type A+B, Type C+D,
Type E

Agent A57 ? Des'n Morley Newborn

Name Morley Newborn

Address 16A Portland Estate

Lincoln

LN5 7JX

Post Code

E-Mail

Tel 01522 542589

Fax

Ref David Holman

PLANNING AMENDMENT

For office use only

Application No. H16/1457/01 / A1.

Date Registered 13 FEB 2002

Case Officer DJR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Castle Building
63 Fulmar Rd

Tel. No. Lincoln.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Morley Newborn

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Edward Rd, Spalding

Please complete

APPLICATION No.

This amendment cannot be considered
unless the relevant reference is stated

H16/1457/01

Building Regulation reference relating to
same development (if any)

2. Please tick **one** box only

Amendment is proposed where
permission already granted

If yes, submit two forms and two plans.

A

☐

or

Amendment is to a proposal
currently being considered

If yes, submit four forms and four plans.

B

☒

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. If the
amendment relates to a current application, I agree to an extension of the terminal date.

Signed Date

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential

State details of amendments proposed

(Give a full detailed list of the changes, and
also mark these clearly on the accompanying plans.
Only the changes listed here will be considered.)

Revised Layout

State drawing no's of the current submission

Has this amendment been requested by the Council?
(If so, state Officer dealing with the application)

YES / NO

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

Has a similar amendment been submitted under Building Regulations?

Yes / No

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☒

Registered *11/3/02*

Terminal date/committee updated

DC Procedural Assessment

Is the information given correct?

Yes/No (If No, state above what details are needed)

Has this amendment been requested?
If Yes, is it what was asked for?

Yes/No *
Yes/No *

Who do you need to reconsult as a result of this amendment?

PC None ☐
WM
Press
Residents
Other -

Is it an amendment in principle?

Yes/No *Yes*

Is it the same character/description for fee purposes?

Yes Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives?

Yes/No Confirmed.....

REJECTED as an amendment - new application needed

Confirmed:

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed:

Superseded details removed ☐

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

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. H16/1457/01
Date Registered 11 MAR 2002
Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

CASTLE BUILDING
LTD

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

MARLEY NEWBORN

Tel. No.

(Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

EDWARD ROAD, SPALDING

Please complete

APPLICATION No.

This amendment cannot be considered
unless the relevant reference is stated

H16/1457/01

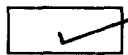
Building Regulation reference relating to
same development (if any)

2. Please tick **one** box only

Amendment is proposed where
permission already granted

If yes, submit two forms and two plans.

A



or

Amendment is to a proposal
currently being considered

If yes, submit four forms and four plans.

B



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. If the
amendment relates to a current application, I agree to an extension of the terminal date.

Signed Date

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ERECT 34 SEMI-
DETACHED HOUSES +
ONE BUNGALOW

State details of amendments proposed

(Give a full detailed list of the changes, and
also mark these clearly on the accompanying plans.
Only the changes listed here will be considered.)

Revised layout

State drawing no's of the current submission

Has this amendment been requested by the Council?
(If so, state Officer dealing with the application)

YES / NO

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

Has a similar amendment been submitted under Building Regulations?

Yes / No

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☒

Registered 2/1/12

Terminal date/committee updated 2/1/12

DC Procedural Assessment

Is the information given correct?

Yes/No (If No, state above what details are needed)

Has this amendment been requested?
If Yes, is it what was asked for?

Yes/No *
Yes/No *

Who do you need to reconsult as a result of this amendment?

PC
WM
Press
Residents
Other -

None ☐

Is it an amendment in principle?

Yes/No

Is it the same character/description for fee purposes?

Yes/No (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives?

Yes/No

Confirmed.....

REJECTED as an amendment - new application needed

Confirmed:

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: 2/1/12

Superseded details removed ☒

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

Acceptance issued:

Public register updated:

DC Professional Assessment

NOTES:

PLANNING AMENDMENT

For office use only

Application No. H16/1451/01/H3

Date Registered

Case Officer

19 DEC 2011
DR pfe

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Broadgate Hms
Broadgate

Tel. No. W-11115

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Edwood Rd, Spalding

Please complete

APPLICATION No.

This amendment cannot be considered
unless the relevant reference is stated

H16/1457/01

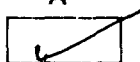
Building Regulation reference relating to
same development (if any)

2. Please tick **one** box only

Amendment is proposed where
permission already granted

If yes, submit two forms and two plans.

A



or

Amendment is to a proposal
currently being considered

If yes, submit four forms and four plans.

B



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. If the
amendment relates to a current application, I agree to an extension of the terminal date.

Signed Date

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential.

State details of amendments proposed

(Give a full detailed list of the changes, and
also mark these clearly on the accompanying plans.
Only the changes listed here will be considered.)

Amendments
to House
Types

State drawing no's of the current submission

Has this amendment been requested by the Council?
(If so, state Officer dealing with the application)

YES / NO

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

Has a similar amendment been submitted under Building Regulations?

Yes / No

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate

☐

Appears valid

☒

Clarification/Details required:

Registered

...24/12/02 569

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:

PAN 30-12-02

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

Acceptance issued:

✓ 13/12

Minor improvements, no obvious effect a
necessary.

FILE COPY



Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Agent:
Morley Newborn
16A Portland Estate
Lincoln
LN5 7JX

Application no: H16/1457/01

Applicant: Castle Building Ltd
63 Fulmar Road
Lincoln LN6 0LA

Description: Erection of 37 dwelling houses (Outline
H16/1461/00)

Location: Land off Edward Road
Spalding

Amendment: Revised layout
Dwg.Nos. 1667:01:11B & 1667.01.19

19-MAR-02

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated into the application which will now **only be considered in its amended form.**

The terminal date for dealing with the application has now been extended to 06 MAY 2002

Your rights of appeal remain as explained on the original acknowledgement

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Customer Services

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

1400 3711



Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application no: H16/1457/01

Original Applicant
Castle Building Ltd
63 Fulmar Road
Lincoln LN6 0LA

Original Agent:
Morley Newborn
16A Portland Estate
Lincoln
LN5 7JX

Description: Erection of 37 dwelling houses (Outline
H16/1461/00)

Location: Land off Edward Road
Spalding

Amendment: Amendments to house types and elevations.
(Dwg.No. 1667:01:12, :14 & :15 and details of elevations)

30-DEC-02

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 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

A handwritten signature in black ink, appearing to read "S. Williams".

Head of Planning & Development

Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding, Lincs. PE12 6DB

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
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Email: Info@sholland.gov.uk