Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Application no: H23/0145/03

Original Applicant: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Lincs PE12 9AF

Original Agent: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Lincs PE12 9AF

Description: Residential development Plots 23 - 46 (revised scheme)

Location: Land off Stockwell Gate
Whaplode

Amendment: Amendment to boundary layout to allow incorporation of land within 'The Pines' (Extract from dwg no. AH2209/001)

Letter Sent 01-DEC-04

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSED AMENDMENT - REJECTION

The amended details submitted in respect of the above proposal have been received and I consider that the changes are too significant to be treated merely as a amendment. A fresh application will therefore be required (forms enclosed). This does not imply that permission will or will not be forthcoming for any such revised application.

Yours faithfully

Head of Planning & Development

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

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: .....

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

REJECTION

~~Acceptance~~ issued: 1/12/04

Application Amendments

Application: H23/0145/03

Location: Land off Stockwell Gate
Whaplode

Postcode: House Number:

Amendment: 3 Date: 25-11-2004

Type: POS Post-Decision

Sub-Type:

Description: Amendment to boundary layout
(Extract from dwg no. AH2209/001)

Long Description:

Agent: Des'n:

Name: Ashwood Homes (Holbeach) Ltd

Address: The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Lincs PE12 9AF

Post Code: E-Mail:

Tel: 01406 366100 Fax:

Ref:

FAX MESSAGE

ASHWOOD HOMES

Seagate Hall, The Coach House
Vicarage Lane, Long Sutton
Spalding, Lincs
PE12 9AF

Tel: 01406 366100
Fax: 01406 366115

Website: www.ashwoodhomes.co.uk

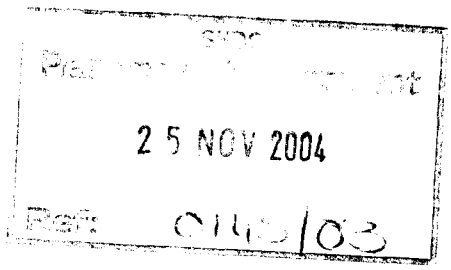
TO: DAVID GEDNEY –
DEVELOPMENT CONTROL - SHDC

FROM: Mark Dennis – Ashwood Homes

DATE: 25/11/2004

NO. OF PAGES TO FOLLOW: 2

FAX No: 01775710772



A5



ASHWOOD HOMES

Seagate Hall, The Coach House
Vicarage Lane, Long Sutton
Spalding, Lincs
PE12 9AF

Tel: 01406 366100
Fax: 01406 366115

Website: www.ashwoodhomes.co.uk

Development Control
South Holland District Council
Priory Road
Spalding
Lincs
PE11 2XE

SHDC
Planning & Development
25 NOV 2004
Ref: H23/0145/03

24th November 2004.

For The Attention of David Gedney, Development Control Officer

Dear David

RESIDENTIAL DEVELOPMENT, LAND OFF STOCKWELL GATE, WHAPLODE
REF H23/0145/03

Further to a recent telephone conversation between yourself and Mark Dennis I enclose an extract of the site layout plan to identify a proposed amendment to the boundary arrangement adjacent to the existing property on Stockwell Gate known as the Pines.

We have been in discussion with the owner of this property and the potential for inclusion of the small area of land to the left of the estate access within his curtilege. This additional land would enable this resident to improve his foul drainage system which is presently by septic tank. As presently approved this area would be open land but would not be adopted by the District Council, it could therefore become a potential overgrown eyesore and would certainly be subjected to litter and dog fouling.

The intention is to enclose this area by means of a 1.8m high closeboard fence and given that the approach into the site is ' open ' to the right hand side I do not consider this amendment to be detrimental to the overall appearance of the site.

I therefore seek your agreement that this can be accepted as a minor amendment to the scheme.

Yours sincerely

Alan J. Finch.

Alan J. Finch
Land & Development Director

A3

Enc.

SHDC
Planning & Development
25 NOV 2004
Ref: C145/03

BOUNDARY TREATMENT

WHERE INDICATED BY 'w' PROVIDE 1.8m HIGH SCI
IN BRICK TO MATCH ADJACENT DWELLING
REAR GARDENS TO BE ENCLOSED BY 1.8m HIGH TIM
CLOSEBOARD FENCE

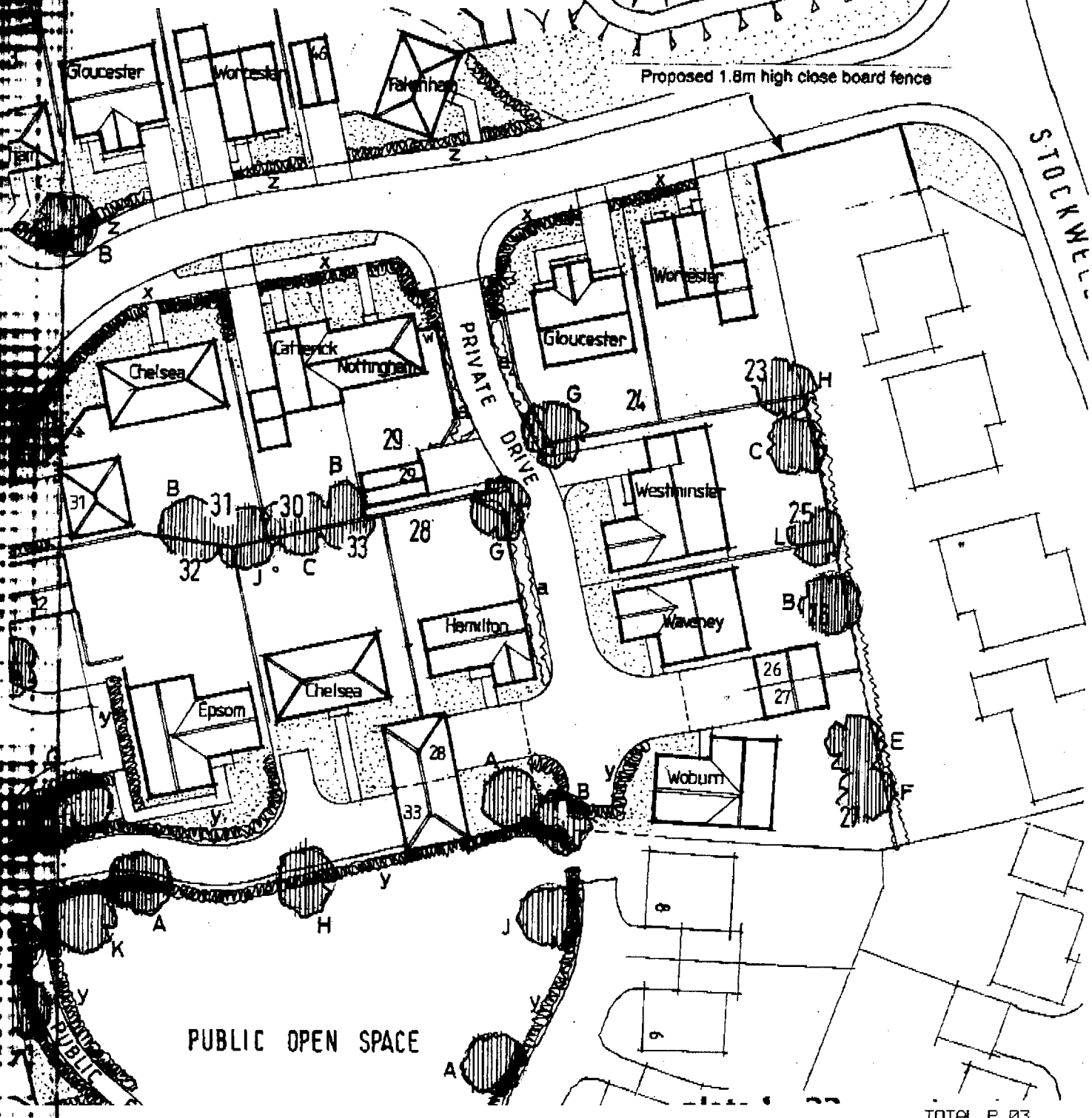
DRAINAGE BOARD MAINTENANCE

LAND OFF STOCKWELL GATE, WHAPLODE

A3

EXTRACT FROM DRG. NO: AH2209/001

1:500 NOV 04 MD



PLANNING AMENDMENT

For office use only

Application No. H23/0145/03/A3

Date Registered 25-11-04

Case Officer DMG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Ashwood Hms
Seagate Hall
Vicarage Lane
Long Sutton

Tel. No.

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

FILE COPY

Tel. No.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land Off Stockwell Gate, Whaplode

Please complete

APPLICATION No.

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

H23/0145/03

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

Amendment is proposed where permission already granted

A ☑ or B ☐

Amendment [illegible] currently being [illegible]

Please complete

I attach the necessary plans and request that the changes described below be [illegible] amendment. I understand that the Council may require a fresh application, together with [illegible] the amendment relates to a current application, I agree to an extension of the [illegible]

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.)

Amendment to Boundary 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?

PLANNING AMENDMENT

For office use only

Application No. H23/0145/03/A2

Date Registered 5-9-03

Case Officer DMG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ASHWOOD HOMES (HOLBEACH) LTD
THE COACH HOUSE
SEAGATE HALL
VICARAGE LANE, LONG SUTTON, PE12 9AF

Tel. No. 01406 366100

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

LAND OFF STOCKWELL GATE, WHAPLODE

Please complete

APPLICATION No.

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

H23/0145/03

Building Regulation reference relating to same development (if any)

B23/0624/03

2. Please tick **one** box only

A — Amendment is proposed where permission already granted
If yes, submit two forms and two plans. ✓

or

B — Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.

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 4/9/03

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

RESIDENTIAL DEVELOPMENT
PLOTS 23-46 (REVISED SCHEME)

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.)

INTERNAL LAYOUT OF WAVENEY BUNGALOW (PLOT 26) REVISED

State drawing no's of the current submission

WAVENEY DESIGN PLOT 26 + SITE LAYOUT.

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

YES / (NO)

MR. D. GEDNEY

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

N/A.

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

Application no: H23/0145/03

Original Applicant: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Lincs PE12 9AF

Original Agent: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Lincs PE12 9AF

FILE COPY

Beacon Council 2003-2004 *Supporting the Rural Economy*

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Description: Residential development Plots 23 - 46 (revised scheme)

Location: Land off Stockwell Gate
Whaplode

Amendment: Revised internal layout (plot 26)
Dwg.No. AH2209/001B & L.R. 03/03

Letter Sent: 10-SEP-03

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

Head of Planning & Development

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ RP

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: .....

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

Acceptance issued:

Application Amendments

Application: H23/0145/03

Location: Land off Stockwell Gate
Whaplode

Postcode: House Number:

Amendment: 2 Date: 05-09-2003

Type: POS Post-Decision

Sub-Type:

Description: Revised ~~site layout(plots 23-46)~~ & internal layout (plot 26)
Dwg.No. AH2209/001B & L.R. 03/03

Long Description:

Agent: Des'n:

Name: Ashwood Homes (Holbeach) Ltd

Address: The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Lincs PE12 9AF

Post Code: E-Mail:

Tel: 01406 366100 Fax:

Ref:

PLANNING AMENDMENT

For office use only

Application No. H 23/0145/03/A1

Date Registered 6 Mar 03

Case Officer D. Gedney

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ASHWOOD HOMES (HOLBEACH) LTD

Tel. No.

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

AS APPLICANT.

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF STOCKWELL GATE, LONG SUTTON.

Please complete

APPLICATION No.

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

H23/0145/03.

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 DEVELOPMENT PLOTS 23-46 (REVISED)

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.)

Alterations to plots 23/24 plus further details relating to drainage and landscaping

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 ☐ V

Clarification/Details required:

Appears valid ☐ ✓

Registered 16/3

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? Yes/~~No~~ *

If Yes, is it what was asked for? Yes/~~No~~ *

Who do you need to reconsult as a result of this amendment? None ☐

(PC) WM Press (Residents) Other – Objection

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: 21/3

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:

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Application no: H23/0145/03

Applicant: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Lincs PE12 9AF

Agent: Ashwood Homes (Holbeach) Ltd
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton Lincs PE12 9AF

Description: Residential development Plots 23 - 46 (revised scheme)

Location: Land off Stockwell Gate
Whaplode

Amendment: Alterations to plots 23/24, plus further details relating to drainage and landscaping.

14-MAR-03

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 in the application which will now **only be considered in its amended form**.

As a result of the need for the Authority to repeat certain procedures because of the amendment, the period for determining the application has been extended to 01 MAY 2003

Your rights of appeal remain as explained on the original acknowledgement.
If you do not wish to agree to the extended time period and would rather have the application determined more quickly but on the basis of the application as originally submitted, please let me know in writing within the next 5 days.

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

Yours faithfully

Head of Planning & Development

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

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(HOLBEACH) LTD
Seagate Hall, The Coach House
Vicarage Lane, Long Sutton
Spalding, Lincs
PE12 9AF
Tel: 01406 366100
Fax: 01406 366115
Website: www.ashwoodhomes.co.uk

AMENDED PLAN
Rel.

Our Ref: AF/SW/0459

5th March 2003

Head of Planning & Development
South Holland & District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

14/03
Development
06 MAR 2003

DG

Dear Sirs

H23/0145/03 – Residential Development Plots 23-46 (Revised Scheme)
Stockwell Gate, Whaplode

Further to recent discussions I write to clarify certain matters with regard to the above current application and provide suitably revised information, to hopefully satisfy areas of concern.

Foul Water Drainage

This site when designed and approved ref H23/1184/92 was proposed to drain to a foul sewer system. Phase One of the development incorporates such drainage and the intention remains to install mains drainage to this current phase. The sewer design remains as previous and will connect through to the existing Phase of development in Wesley Road. This system has not been designed to emerge onto Stockwell Gate at the new access and therefore connection of existing dwellings to the foul sewer will not be possible. Surface water from this development will discharge via approved system to the SHIDB drain to the north.

Plots 23/24

I understand that there is concern over possible overlooking and shading from plot 23 of the proposed scheme. The house now proposed to this plot is similar to that approved under extant permission ref: H23/1184/92. However, I have revised the design for this plot by specifying obscure glazed, fix light window to the landing and also taken the opportunity to move the dwellings on both plot 23 and 24 westwards away from the rear boundary of the existing house.

Cont'd.....

Tree Planting

The ground investigation report for this site reveals typically silty sand sub soil to be present. The trees proposed to this site are generally of low to moderate water demand particularly where specified adjacent to buildings. Foundations to dwellings have to be placed at depth acceptance to NHBC/Zurich requirements specifically accounting for soil type and proximity to existing and proposed trees. It is therefore considered that the proposed landscaping scheme is entirely suitable in this instance.

I trust that this information including revised drawings will enable the Local Planning Authority to progress the application towards a favourable decision in order that works may commence.

Yours faithfully

Alan J. Finch

Alan J. Finch
Development Director