SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

Reference: H06/0400/93 Received:19-MAY-93 Type:LB DEMOLITION

Name: Mrs E Bailey
103 Boston Road
Holbeach
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Demolish garden wall & rebuild same in part to facilitate provision of approved access. Convert barn to dwellinghouse
Location : Land adjacent Whiteacres Gedney
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the works in accordance with the application and plans submitted, subject to the following condition(s):

1 The works must be begun not later than the expiration of five years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 Prior to the commencement of the works in respect of the provision of the access, a sample panel of the brickwork in respect of that access shall be approved by the Local Planning Authority. Such brickwork shall have a lime based mortar and a traditional flush bagged or brush joint in respect of the pointing.

Reason: In the interests of safeguarding the character and setting of the Listed Building.

3 Before commencement of the conversion of the barn, full details shall be submitted to and approved by the Local Planning Authority of the construction (including materials) and method of opening of the windows of the converted building and of the construction (including materials) of the doors, together with full details of materials to be used in respect of new brickwork and roof cladding.

Reason: Insufficient details have been supplied in respect of facing materials, windows and doors, and in the interests of safeguarding the character and setting of the Listed Building.

Your attention is drawn to Condition 5 of planning permission reference H06/0235/92 and the fact that Listed Building Consent will also be required to undertake the work provided for in that condition; such work is not provided for in the Listed Building Consent hereby issued.

If Listed Building Consent has been granted for works which include whole

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)

SOUTH HOLLAND DISTRICT COUNCIL

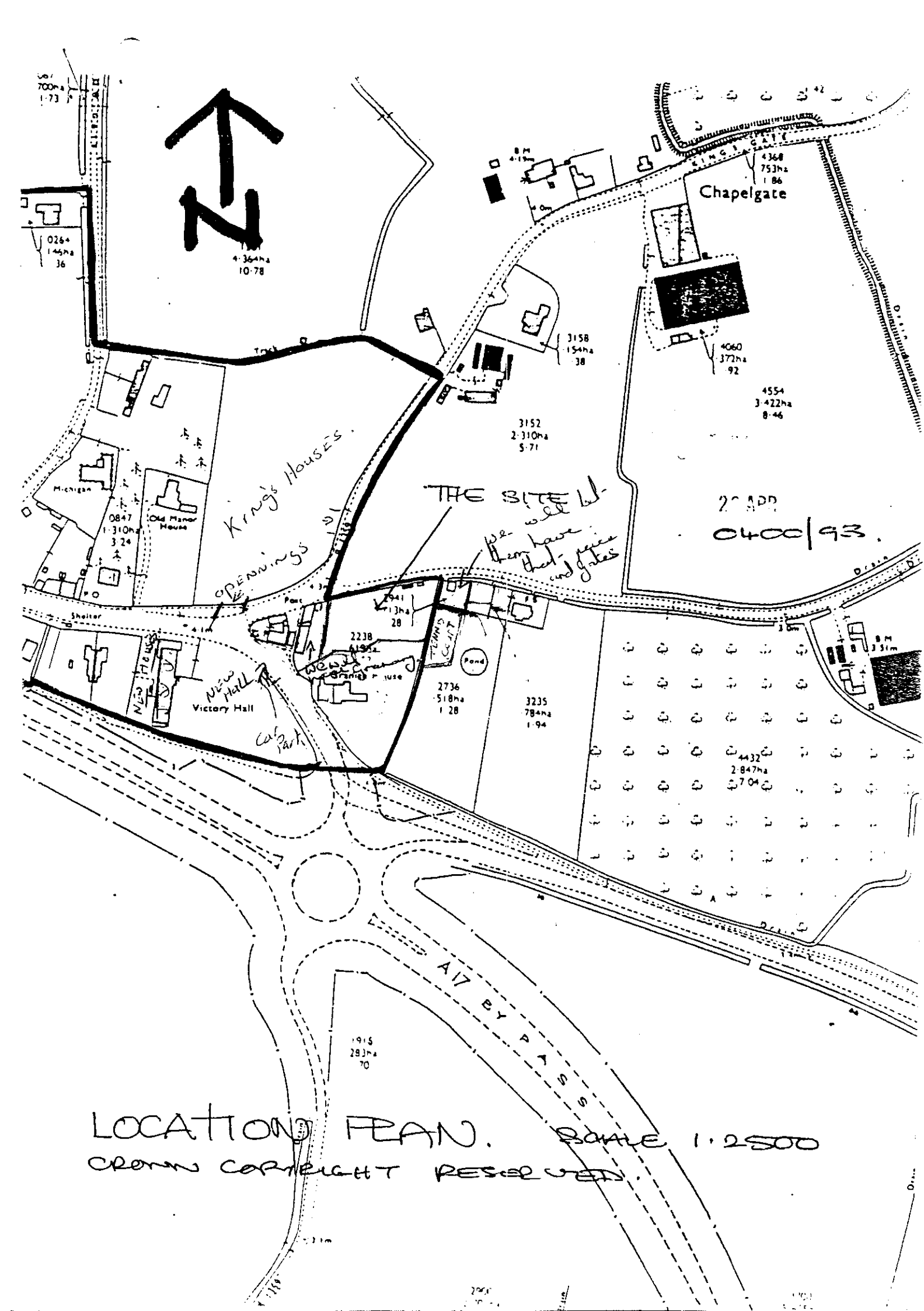
or partial demolition of a listed building, your attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that demolition may not lawfully be undertaken (despite the grant of consent by the Local Planning Authority), until notice has been given to the Royal Commission on Historic Monuments, Fortress House, 23 Savile Row, London W1X 1AB, and the Commission has either been given reasonable access to the building for at least one month following the grant of consent and before the commencement of the works, for the purpose of recording it, or has stated in writing that it has completed its record of the building or that it does not wish to record it.

Director of Planning and Building Control Services
23-SEP-93 H06/0400/93

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)



LOCATION PLAN. SCALE 1:2500

CROWN COPYRIGHT RESERVED.

H06|0400|93

MRS. E. BAILEY.
103 Boston Road.
HOUBERAH.
SPALDING. LINCS

LOWETH CARLING DESIGN
STATION HOUSE
STATION STREET
HOUBERAH. LINCS.
0406 22126

LOWETH

OFFICE COPY

REAR OF 'WHITEACRES', GEDNEY
SPALDING. LINCS.

~~IN ORDER TO FORM PROS~~
DEMOLITION AND
REBUILDING OF GARDEN WALL AND CONVERSION
OF GRANARY/BARN INTO DWELLING HOUSE

27/4/93

H06/0235/0236/92
S

OWNER

27/4/93

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 (Outlines) ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details: (1) DRAWINGS TO A SCALE OF NOT LESS THAN 1/100 OF A REPRESENTATIVE SECTION OF EXISTING WALL TO BE DEMOLISHED OR ALTERNATIVELY, 3 SETS OF PHOTOGRAPHS OF EXISTING WALL (2) DRAWINGS OF A SCALE OF NOT LESS THAN 1/100 OF PROPOSED WALL.

Direction authorised by Senior Officer..... Date..19/5/93

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date: 29/7

Amended description: add = Conversion of granary/barn to dwelling house - Location to read - Land adjacent to Whiteacres

Reconsultations:

All.....

Specified: ✓ Press Reskki PC NM.

Unsatisfactory – Further direction:

Signed.....

Senior Off.....

Precise details:

Consultation/Publicity Required

	Publicity:	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	.....
Discretionary	.....		

Extra Consultations:

Transport	D/Transp A15	..... *		
	D/Transp A18	.....		
	B Rail	.....		
Environment	Env Services	.....		
	NRA	.....		
	Env Assess	..... G *	Specify:	
Conservation	LB Demolish	✓ G * DONE 21-MAY-93	Standard	
	Eng Heritage	.....		
	Archaeology	..... G	Specify:	
	Consultant	.....		
	Other	.....	Specify:	
Hazards	HSC Group	..... G *	Standard	
	Specific	..... G	Specify:	
Other		.....	Specify:	

Note
* Longer expiry
G Group available

Case Officer JOHN BLACKMAN

Senior Officer Confirmed ..... Date..... Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : RED BRICK WALL 6' HIGH WITH LIME MORTAR - SAME WITH BARN - CRACKING IN WALLS OF BARN

Inspected by
Date 25/5/93

Site Notice posted by 25/5/93
Date
Expiry

New site notice displayed 3/8. DMG.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda: ✓ 16/9

DELEGATED/Non–Det

Case Officer Recommendation

Approve (or equiv)

Refuse (or equiv)

Signed ..... Date 6/9

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans – Dwg no: Received:

Conditions/Reasons (cont overleaf)

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 29 APR 1993

Registration

Reference H06/04000/93

Cross-Ref

Date 30/4/93

Validation

TYPE LBD

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees

Correct fee £ NIL

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 172 OS Plots –
Grid ref 541230 324420

Ward E Parish GEDNEY

Inside IBD Y Inside LP area N

Linked to site Ref 1310

Linked to property Ref

Constraints:

N	CA Cons Area	Y	TR Rural
Y	LB Listed – Grade: II	N	BP TR proposed 67m
N	ARC Archaeology	N	LC Level Cross
N	AM Ancient Mon	N	FP Footpath
N	SSI Special Int	N	TPO Tree Pres
	Hazards –	N	HAZ Site
N	Dist Bound	N	AIR Safeguard
N	Other:	N	LIN Elect
		N	PIP Pipe
		N	CON Waste/contamin

Planning Records:
Earlier apps

0235/92 } not in
0236/92 } system
0811/91 - not in system
0827/91

HBGCE/92

B Reg Records:
Already submitted – Ref:
Request needed
Requested

APPLICATION REFERENCE: H06/0400/93 DATE RECEIVED: 19-MAY-93

TYPE: LB Demolition

DESCRIPTION: Demolish garden wall and re-build same part to facilitate provision of approved access. Convert barn to dwelling house

LOCATION: Land adj. Whiteacres, Gedney

APPLICANT: Mrs E Bailey AGENT: Loweth Cowling Design

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 SEP 1993

REASON FOR COMMITTEE CONSIDERATION

Objections to proposed development

RECOMMENDATION

Grant Listed Building Consent, subject to conditions.

COMMENTS

1 The 'barn' (i.e. a granary and stable block) is a Listed Building - listed by virtue of being within the curtilage (now subdivided) of Whiteacres, a Grade 2 Listed Building. Similarly, the connecting 2 metre high brick wall is listed.

2 In June 1992, planning permission (ref: H06/0235/92) was granted for the conversion of the barn to a dwelling and the erection of 3 dwellings with vehicular access by way of a private road through the said wall. Permission was granted after a Sub-Committee visit to the site. Listed Building consent also granted for the demolition of some buildings on the site, but the demolition of the wall to gain access and the conversion of the barn were not included in that application.

3 The property 'Whiteacres' has since been subdivided and the new owner of the barn, in seeking to act upon the permission, was advised Listed Building Consent would be needed for the conversion work and the breaching of the wall to provide access.

4 The sole consideration, therefore, is the effect on the character and setting of the Listed Building and in this regard, the proposed development is acceptable.

5 As to whether there are residual considerations, such as a change of circumstances, which would warrant a refusal, it is not considered there are any of relevance. The fact that the subdivision of the Whiteacres property may cause difficulties in implementing the planning permission (and Listed Building Consent should it be

granted), is not a material concern. Likewise changed traffic conditions on Chapelgate, even though they are acceptable to the Director of Highways in terms of access, is not of relevance.

6 The same applies to the suggested alternative access off Blazegate. In any event the Director of Highways does not favour this suggested access owing to the narrowness of Blazegate and the proximity of a bend.

7 With regard to the condition of the barn, negotiations are currently in progress with the applicant to ensure the fabric of the building is suitably maintained.

REPRESENTATIONS

Parish Council: No objection.

Public: Objections from three neighbouring householders on following grounds:-

1 The character and setting of the Listed Building would be seriously impaired by the breaching of the wall to provide vehicular access.

2 The propcsed vehicular access would create a hazard to highway safety owing to:
   (a) Risk to children using adjacent foctpath.
   (b) Increased traffic onto Chapelgate - a road already taking additional traffic from Kingsgate development, with the prospect of more from the site of the new village hall.
   (c) Conflicting traffic movements on Chapelgate.
   (d) Too near to Kingsgate junction with Chapelgate.

3 Proposed access and driveway could jeopardise structural stability of the adjacent barn (it is claimed this building has no footings).

4 Proposed access could adversely affect adjacent (antiques) business.

5 Better alternative access could be secured off Blazegate.

Council for British Archaeology: Objects to conversion of the barn as 'the process inevitably involves the loss of character through subdivision.'

Sir Richard Body M.P: Has relayed objections of the objectors and endorsed their concern to see a better, alternative access provided off Blazegate. He has also drawn attention to the state of the barn building and the need, expressed by some local residents, to initiate repairs.

Cons. tant Architect: No objection to barn conversion.
With respect to proposed access, comments:-

"The wall is a pleasing feature which provides a strong visual link between the buildings in this part of Gedney. It does not however play an important visual role in relation to the main facade of the house. The majority of the wall is to remain in the formation of the new access, although probably a large part of it will require rebuilding. It would be preferable of course for it to remain in its present position unaltered, however this has to be balanced against the desirability of finding an economic use for the granary and the fact that planning permission has already been granted for the new site and access."

SCHEDULE OF CONDITIONS (1) TL3

(2) Prior to the commencement of the works in respect of the provision of the access, a sample panel of the brickwork in respect of that access shall be approved by the Local Planning Authority. Such brickwork shall have a line based mortar and a traditional flush bagged or brush joint in respect of the pointing.
SC9
Reason: In the interests of safeguarding the character and setting of the Listed Building.

(3) Before commencement of the conversion of the barn, full details shall be submitted to and approved by the Local Planning Authority of the construction (including materials) and method of opening of the windows of the converted building and of the construction (including materials) of the doors, together with full details of materials to be used in respect of new brickwork and roof cladding.
SC6
Reason: Insufficient details have been supplied in respect of facing materials, windows and doors, and in the interests of safeguarding the character and setting of the listed building.

Note

(4) Your attention is drawn to Condition no. 5 of planning permission ref: H06/0235/92 and the fact that Listed Building Consent will also be required to undertake the work provided for in that condition; such work is not provided for in the Listed Building Consent hereby issued.
SNA

(5) SNIL

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

H06/0400/93

LB DEMOLITION

Applicant: Mrs E Bailey
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Demolish garden wall & rebuild same part to facilitate provision of approved access. Convert barn to dwellinghouse

Location: Land adjacent Whiteacres
Gedney
Spalding
Lincs

Valid date:	19-MAY-93	Terminal date:	14-JUL-93
Target dates:		Target Committee:	13-JUL-93
To case officer	26-MAY-93	Report deadline:	29-JUN-93
Inspected by	02-JUN-93		
Extra contacts	09-JUN-93	Case Officer:	
Report if not clear by	23-JUN-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Misc works
Listed building: GRADE II
Other Constraints: TR
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Paul Johnston		29-JUL-93	19-AUG-93	AMENDED DESCRIPTION AND LOCATION - NOTIFIED
Mr & Mrs Scott		29-JUL-93	19-AUG-93	
Mr G Culver		29-JUL-93	19-AUG-93	
Site/Press Advert LBC		03-AUG-93	24-AUG-93	
The Victorian Societ		21-MAY-93	04-JUN-93	
✓ Ancient Monuments So	071 236 3934	21-MAY-93	04-JUN-93	
✓ Lincs/Sth Humb HB Jo		21-MAY-93	04-JUN-93	
✓ Council for Brit Arc		29-JUL-93	12-AUG-93	AMENDED DESCRIPTION - NOTIFIED
✓ Soc for Prot of Anci		21-MAY-93	04-JUN-93	
✓ Royal Commission		21-MAY-93	04-JUN-93	
✓ The Georgian Group		21-MAY-93	04-JUN-93	
Clerk to Gedney PC	0775 710451	29-JUL-93	12-AUG-93	AMENDED DESCRIPTION + LOCATION - NOTIFIED
Cllr B Fines	0406 8 374	29-JUL-93	05-AUG-93	

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

H06/0400/93

LB DEMOLITION

Applicant: Mrs E Bailey
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Demolition of garden wall and rebuilding of same in part to facilitate provision of an approved access

Location: Rear: Whiteacres
Gedney
Spalding
Lincs

Valid date:	19-MAY-93	Terminal date:	14-JUL-93
Target dates:		Target Committee:	13-JUL-93
To case officer	26-MAY-93	Report deadline:	29-JUN-93
Inspected by	02-JUN-93		
Extra contacts	09-JUN-93	Case Officer:	
Report if not clear by	23-JUN-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
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Listed building: GRADE II
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Conservation Area:

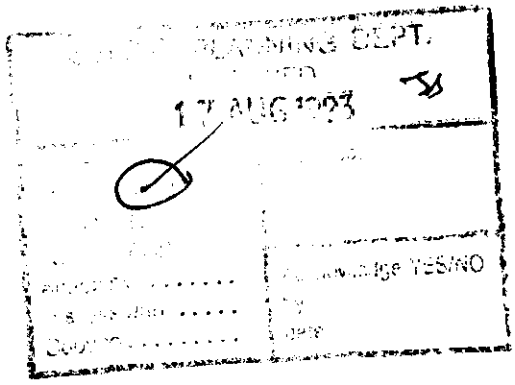
CONSULTATIONS CARRIED OUT

		Sent	Expiry
Mr G Culvert		03-JUN-93	24-JUN-93
Mr & Mrs Scott		19-MAY-93	09-JUN-93
Mr Paul Johnston		01-JUN-93	22-JUN-93
Site/Press Advert LBC		22-JUN-93	13-JUL-93
The Victorian Societ		21-MAY-93	04-JUN-93
Ancient Monuments So	071 236 3934	21-MAY-93	04-JUN-93
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Royal Commission		21-MAY-93	04-JUN-93
The Georgian Group		21-MAY-93	04-JUN-93
Clerk to Gedney PC	0775 710451	21-MAY-93	04-JUN-93
Cllr B Fines	0406 8 374	21-MAY-93	28-MAY-93

L.C.C - No objections JBL 8/7/93

Mary E. [illegible]rr BA., BSc., RIBA
[illegible]rchitect & Historic Buildings Consultant
Tel/Fax: (0529) 240415
Mobile: (0374) 275512

Historic Buildings Consultancy
Manor Farm House
Spanby
Sleaford
Lincolnshire
NG34 0BB



YOUR Ref JB/JP/H08/0400/93
OUR Ref SHDC 35/93

August 16th 1993

B. Smith MRTPI
District Planning Officer,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire PE11 2XE

Dear Mr Smith,

DEMOLITION OF GARDEN WALL AND RE-BUILDING OF SAME TO FACILITATE PROVISION OF AN APPROVED ACCESS. CONVERSION OF BARN/GRANARY INTO DWELLING HOUSE; LAND ADJACENT TO "WHITEACRES" GEDNEY

I have not previously been involved with the applications on this site, but was aware of the situation from my visits to Whiteacres for the historic building grant purposes.

The wall in question links the old house to the granary complex. It would appear to be of early nineteenth century date, in hand made bricks, with plain brick coping. It is not a wall of great antiquity such as to be found for example at Willersby House in Spalding. Neither the wall nor the granary are listed in their own right, nor included in the list description as is normally the case with this type of feature if it is felt to be of some significance. They are of course included per se within the listed building curtilege.

The wall is a pleasing feature which provides a strong visual link between the buildings in this part of Gedney. It does not however play an important visual role in relation to the main facade of the house. The majority of the wall is to remain in the formation of the new access, although probably a large part of it will require rebuilding. It would be preferable of course for it to remain in its present position unaltered, however this has to be balanced against the desirablilty of finding an economic use for the granary and the fact that planning permission has already been granted for the new site and access, and I understand that the Highway Authority will not approve any alternative position for access to this site.

If consent is granted for the rebuilding of the wall, it should be on condition that a sample panel of the brickwork is approved, and that a lime based mortar and traditional flush bagged or brushed joint is used in the pointing.

The granary conversion is reasonably sympathetic in appearance, utilising the style and form of existing openings. Windows, doors etc. should be in painted timber, the roof in clay pantiles, and all brickwork replaced with matching secondhand brick following existing bonds and coursing. External plumbing must be avoided.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

B[illegible] SMITH Dip TP MRTPI
Dir[illegible]or 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: H06/0400/93

Applicant: Mrs E Bailey
103 Boston Road
Holbeach
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Demolish garden wall & rebuild same part to facilitate provision of approved access. Convert barn to dwellinghouse

Location: Land adjacent Whiteacres Gedney
Spalding Lincs

Type: LB DEMOLITION

Date received: 19-MAY-93

29-JUL-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 12-AUG-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

S.H.D.C. PLANNING DEPT.
RECEIVED
12 AUG 1993

FOR PARISH COUNCIL USE ONLY

Comments: Same as last time

Signed: A D[illegible]

VICE CHAIRMAN

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

LISTED BUILDING

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Reference No: H06/0400/93
Description: Demolish garden wall & rebuild same in part to facilitate provision of approved access. Convert barn to dwellinghouse
Location: Land adjacent Whiteacres
Gedney
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 24-AUG-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

03-AUG-93

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

LISTED BUILDING

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Reference No: H06/0400/93
Description: Demolition of garden wall and rebuilding of same in part to facilitate provision of an approved access & conversion of granary/barn to dwellinghouse

AMENDED DESCRIPTION

Location: ~~Rose~~ Whiteacres
Gedney
Spalding
Lincs

LAND ADJACENT TO

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 13-JUL-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

22-JUN-93

Admin
Please amend & reconsult: PC, NM, residents & Press Notice
NB. Amended description & Location

Posted 24/6/93 MS

SOUTH HOLLAND DISTRICT COUNCIL

Mr P Johnston
Chapelgate
Gedney
Spalding
Lincolnshire
PE12 0DB

J Blacklock

JB/SJS
H06/0400/93

30 July 1993

Dear Sir

Planning Application H06/0400/93

Thank you for your letter, dated 24 July 1993, in connection with the above.

I would advise you an amended site notice is being prepared and will be posted on the site in due course.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Sir Richard Body, M.P.

HOUSE OF COMMONS
LONDON SW1A 0AA

SOUTH HOLLAND DISTRICT COUNCIL
21 JUL 1993
CHIEF EXECUTIVE'S DEPT.

Your Ref:
REA/KS/G.12

19th July 1993

Dear C Simpkins

Thank you very much for your most helpful and full reply to my letter about the planning application at Whiteacres, Old Main Road, Gedney.

There was one further point which I should have mentioned in my earlier letter. The new owners of Whiteacres would be willing to allow their rear entrance to be used as the entrance for these new bungalows as an alternative to demolishing part of the listed wall. I understand, though, that the County Council are doubtful whether this access would be safe, but I have been down there to look at it myself and it is clear that that road is used by very few vehicles and I would have thought it would be no more dangerous than the access on to the old main road. I wonder whether your Planning Department could consider this alternative.

I am told that the granary is in an even more serious state than was the case a few months ago. The owner, as your Planning Department probably know, was anxious to demolish it and build on that site, and there is a feeling among local residents that if this granary is not put into proper repair soon it may be almost impossible to do so, with the result that it will have to be demolished. I will be glad if you can look into this as well.

Again, thank you for your most helpful letter.

S.H.D.C. PLANNING DEPT.
RECEIVED
26 JUL 1993
JB
Acknowledge YES/NO
by
date

Yours sincerely

Richard Body

C. J. Simpkins, Esq,
Chief Executive,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs PE11 2XE.

Mrs J A Smith
"Whiteacres"
Old Main Road
Gedney
Spalding
Lincs PE12 0DB

Mr J Blacklock

JB/JP/H06/0400/93

23 July, 1993

Dear Sir

Demolition of Garden Wall and Re-building of same in part to facilitate provision of an approved access - Rear: "Whiteacres", Gedney - Mrs E Bailey

I refer to your recent letter in connection with the above and write to advise you that your suggestions regarding an alternative access were put to the applicant who has since informed this Authority that she wishes the application to be determined as submitted.

Accordingly, a determination of the application will be made in due course on this basis. Your objections and those of interested parties will, of course, be taken into account.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JUL 1993 JS
Attend Cttee
DPO N&M
DCPO BS
JC AOP
Action by .....
Signed with
Copy DP&BS
Time Exps.
Acknowledge YES/NO
by
date 21/7

3146.
SHDC.
Plang Dept.
Priory Road.
Spalding. Lincs.

21st July 93.

F.A.O. D. Blacklock Esq.

Dear Sir.

Re:- H06/0400/93. Whiteacres Gedney Lincs.

Thank you for your letter of the 19th inst and its enclosure.

We have explained the position to Mrs Bailey and can inform you that she wishes the present application to be considered by you as it stands.

You are aware that detailed Plang Permission has already been given and that the L.C.C. Highways have looked into this matter in detail before giving their approval for the present access position.

Thank you for keeping our client informed of the position.

Yours faithfully.

Mr C Loweth
Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding
Lincs

Mr J Blacklock

JB/LAB
H06/0400/93

19 July 1993

Dear Sir

Demolition of Garden Wall and Rebuilding of Same In Part To Facilitate Provision of an Approved Access - Land To Rear of Whiteacres, Gedney - Mrs E Bailey.

With reference to the above, I were to advise you that an interested party, Mrs Scott, has raised the suggestion of an alternative access to the site - an access which would dispense with the need to breach the wall which forms part of the Listed Building.

The suggestion (which I am inviting your client to consider) is that access could be provided by way of land owned by Mrs Scott, in the position shown on the attached plan. In exchange, Mrs Scott would be seeking control over the granary building and adjacent land - the land shown notionally in yellow on the attached plan. I gather Mrs Scott has intimated she may be prepared to contribute to the costs of amending the details of the layout if terms can be agreed.

I appreciate, of course, that planning permission already exists for the provision of an access in the position shown on the current application but in the interests of ensuring that all possibilities were explored and of equity, I considered your client needed to be advised of this suggestion and her reaction obtained.

No doubt you will advise me in due course.

May I add that my comments are offered without prejudice to the formal decision on your client's application.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To J. Blackbeck SHDC

Planning Reference 106/0211/93

The following are my observations upon the enquiry under the reference quoted above: —

White Acres, Carnaby

With reference to the problems at this site I would inform you that I have inspected this site, upon the request of Mrs Scott and reported to her that I considered that a safe access to 3 properties could not be provided onto Blazegate in the position she had suggested (at the corner to the garden of Whitegates). At this point Blazegate is quite narrow and the visibility to the east the traffic approach side, is very poor

Date 15/7/93

Signed

Director of Highways and Planning

NOTE OF MEETING WITH MRS. SCOTT

13TH JULY 1993

APPLICATION H06/400/93

1. Discussed previous points raised by Mrs. Scott in earlier correspondence.

2. Mrs. Scott suggested an alternative to the present proposal i.e. access through their land from Blazegate for exchange of land and outbuildings - see sketch at the foot of this page, on the basis that it could achieve the following objectives:-

    1. Preserve the boundary wall gated entrance and outbuildings to what was formerly the curtilage to "Whiteacres".

    2. Provide a safer means of access.

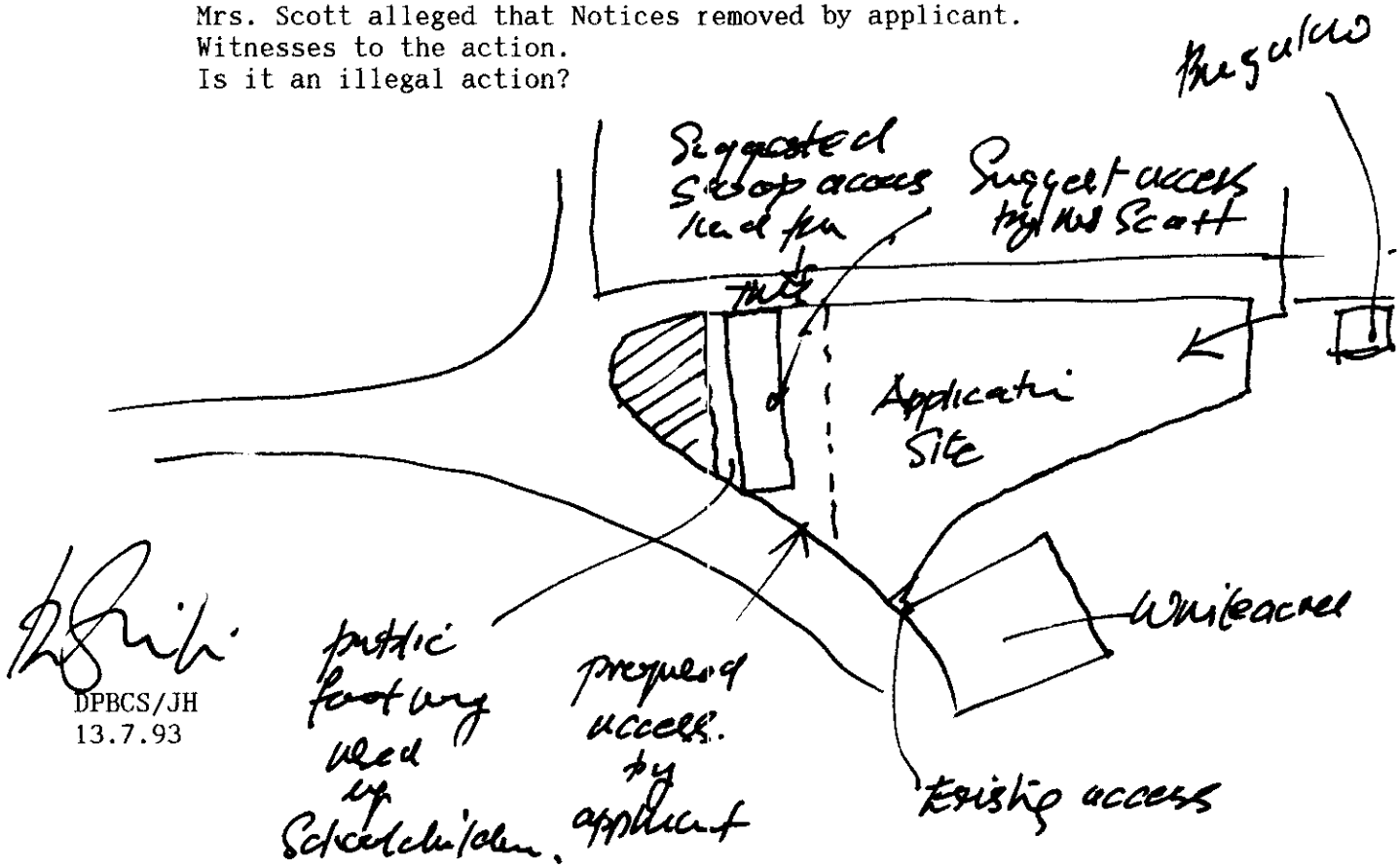
    3. Resolve access problems between the applicant and Mr. and Mrs. Scott.

3. Provided Mrs. Scott with copy of plan and asked to forward her further observations and counter proposal by Friday 16th July.

4. She confirmed that she would not object to LPA putting counter proposal to applicant (even prepared to contribute to his costs of amending details of laycut if necessary).

5. Advised her that LPA may seek further advice but in any event would recommend that Plans Sub Committee inspect the site and the alternative means of access.

Mrs. Scott alleged that Notices removed by applicant.
Witnesses to the action.
Is it an illegal action?



DPBCS/JH
13.7.93

8/7/93

Discussion with Chamberlain

Agreed that as client unwilling to amend application to provide for ending up existing caravan LBC (if granted) have condition with regards additional requirement for LBC to not regularly complain with Condition 5 of 0225/92

J Jefferies

Mrs. J. A. Scott,
White Acres,
Old Main Road,
GEDNEY
Spalding,
PE12 0DB

B. Smith

DPBCS/JH
H06/0400/93

1 July 1993

Dear Mrs. Scott,

RE: DEVELOPMENT AT 'WHITE ACRES', GEDNEY

Further to our recent telephone conversation, I can confirm that the matters raised by you are being progressed and the Council's Chief Executive has been advised in some detail as to the current situation to enable him to respond to a letter of enquiry from Sir Richard Body M.P.

You may recall that you also undertook to write to me setting out the issues as discussed on the telephone, and I look forward to receiving your letter. I anticipate that in due course the matter will be reported upon, if necessary, to the Council's Planning Committee.

Yours sincerely,

B. SMITH MRTPI
DIRECTOR OF PLANNING AND
BUILDING CONTROL SERVICES.

SOUTH HOLLAND DISTRICT COUNCIL

Planning Committee

MEMORANDUM Agenda 5/7/93

FROM: N R Midlen
Principal Planning Officer
(Development Control)

TO: The Chief Executive

REF: NRM/JP/H06/0400/93

REF: CJS/PK/GEN.12

DATE: 01 Jul 1993

SUBJECT: Development at "Whiteacres", Gedney - Grade II Listed Building

Whiteacres is a large detached house, listed Grade II, set in extensive grounds, and having an adjoining yard containing a range of buildings apparently formerly used as a granary and a stable block. There is also a 2 metre high brick wall linking between the granary and Whiteacres itself but pierced by a vehicular entrance. Both the Granary and the stable block are considered to be curtilage buildings, and therefore protected by the Listed Building legislation.

In 1991, the then owner of the whole site i.e. the yard and Granary as well as Whiteacres, a Mrs Bailey, applied for permission to erect four bungalows in the yard, with a private access being constructed through the wall between Whiteacres and the Granary. This proposal would also have involved the demolition of the Granary.

This application was recommended for refusal on the basis that the scheme would adversely affect the setting of the Grade II Listed Whiteacres, but it was deferred for an inspection by the Sub-Committee. The Sub-Committee, following its inspection, accepted that the submitted scheme was unsuitable, but felt that, in principal, some form of development on the yard could be approved and the Department was instructed to advise the applicant over this.

Following discussions with the Planning Department, Mrs Bailey then submitted a full application for the erection of three dwellings, and the conversion of the barn to a further dwelling. The new dwellings were designed, hopefully, to give the impression of traditional outbuildings. Vehicular access was to be by a private road through the wall linking Whiteacres and the Granary with the existing entrance through the wall being closed up. This was acceptable to the County

/Cont...

OBCS 1/7

Highways Department and planning permission was granted by the Planning Committee on 2 June, 1992 (ref: H06/0235/92). Mrs Bailey also applied for Listed Building Consent for the demolition of a garage and old glasshouse that was situated in the yard and consent was also granted for this.

At some time subsequent to this, Mrs Bailey sold Whiteacres itself, together with some of the grounds, to Mrs Scott, whilst retaining most of the yard and Granary/stables.

In January of this year the Department received letters both from Mrs Scott and from a Mr Johnston, who has an antique shop adjoining the Granary, complaining at the proposal to construct a new access through the wall. This caused me to look at both the planning application and the Listed Building application afresh and I noticed that whilst the planning application provided for the wall to be partly demolished in order for a new access to be constructed, this had not been included in the Listed Building Consent. I therefore advised the complainants that Listed Building Consent would be needed for the demolition of the wall, and also wrote to Loweth Cowling Design, who had acted on behalf of Mrs Bailey, pointing this out. After some haggling, Loweth Cowling Design responded by submitting an application for the demolition of the wall to provide an access.

Complaints have been received from both Mr Johnston and Mrs Scott about the wording of the notice that was then displayed on the wall, and in fact a new notice has now been displayed. Verbally, Mrs Scott has again complained about the wording of the notice in that she considers it is misleading in referring to the rear of Whiteacres where she considers it should refer to the side of Whiteacres. Since it has been noted that in addition to omitting to apply for the demolition of the wall, Mrs Bailey did not apply for Listed Building Consent for the conversion of the barn, nor for the blocking up of the existing access through the wall, her agent, Mr Loweth is being advised to amend the application to include these features and it is therefore likely that a third notice will be displayed.

Mrs Scott, has told me that it would be impossible to implement the planning permission without trespassing on land that was sold to her when the property was divided. If this is indeed the case, she may well be able to halt the development, but it is not a planning issue.

Neither the Granary nor the adjoining stable block are in particularly good repair, there being a number of missing slates on the former, and most of the pantiles on one slope of the latter having been removed. Whilst relatively little harm will be done to the buildings during the summer months, it will be necessary for the buildings to be made waterproof for winter and the Department is currently in correspondence with the agent for Mrs Bailey over this. Unless agreement can be reached and the work done voluntarily, therefore, it will be necessary to

/Cont...

consider serving an emergency repairs notice. There may also be a case for serving a Listed Building Enforcement Notice over possible deliberate removal of the pantiles. Mrs Scott claims that these were removed by the Bailey's and then sold, however, the relationship between the parties is such that I am not sure that we could rely on this statement as evidence.

N R MIDLEN
Principal Planning Officer (Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Chief Executive

TO: Director of Planning and Building Control Services

REF: CJS/PK/GEN.12

REF:

DATE: 22nd June, 1993.

SUBJECT: APPLICATION REFERENCE H06/0400/93

I enclose a copy of a letter from Sir Richard Body regarding the above application upon which I should be grateful for your comments to enable me to reply.

Chief Executive.

S.H.D.C. PLANNING DEPT.
RECEIVED
22 JUN 1993
Attention of
DPO
DOPO
JC
Action by
Discuss with
Copy to
ACP
Acknowledge YES/NO
by
date

Sir Richard Body, M.P.

HOUSE OF COMMONS
LONDON SW1A 0AA

SOUTH HOLLAND DISTRICT COUNCIL
22 JUN 1993
CHIEF EXECUTIVE'S DEPT.

21st June 1993

Dear Simon,

Last weekend I went down to meet a group of people living in Gedney who are very concerned about the planning application for bungalows to be built adjacent to Whiteacres. The reference number is H06/0400/93. The applicant proposes to demolish part of a garden wall and to block up an entrance that is adjacent to the wall.

Whiteacres is a listed grade II building. The wall in question runs between the house and another listed grade II building called The Granary. The applicant wishes to demolish part of the wall in order to obtain access to a building site where he is intending to construct three bungalows.

I believe the wall is listed, as indeed is the gateway, which the applicant wishes to block up. Even if it is not listed, both must be within the curtilege of the listed building and if altered in a major way would have an effect upon the house itself.

One of the local residents at the meeting expressed concern because he believed that the new entrance would have an adverse effect upon his own property. Indeed, looking at it myself it appeared that it would be impossible for this access to be used as the applicant wishes unless vehicles drove over a parcel of land which, I am told, may belong to this other resident. This resident expressed concern that in his view if the applicant was successful in persuading your Council to give him permission the bulldozers would be in demolishing the wall within hours and once that was done it would be impossible to put matters right or, except with difficulty, obtain redress in protecting his own property.

Another resident attending the meeting expressed grave concern at the state of The Granary. This is a listed building and the applicant has removed the tiles from one half and rain water is now entering the building, and as this has been going on now for such a long time there is evidence that The Granary is deteriorating. On

Cont . . .

the other half of the building there are slates, and a few of these have already come off in the wind, leaving gaps, which are also admitting rain water. The applicant is known to be anxious to demolish this Granary and has applied to the Council for permission to do so. That application was refused by the Council, but it is suggested by some of the local residents that if he is permitted to neglect this granary much longer it may be beyond repair. It is suggested by the residents that work on this granary should be undertaken before the winter and if this is to be done, then steps must be taken soon.

The residents wonder whether the Council was aware of the deterioration of this building. They emphasize that there were few listed buildings in the South Holland District and felt that your Council was unwilling to use its powers to protect listed buildings. One of the residents told me that he understood that an officer of your Council had, some time ago, visited the building and had spoken of enforcing the statutory requirements, but nothing seems to have come of it. I think those residents would like to see some action taken by your Council in this matter.

Another resident pointed out to me that if access were to be given as the applicant requires, it would cause vehicles to come extremely close to The Granary and, as it lacks any foundations, it is thought likely that the building would suffer still more damage, especially when the new bungalows are being built with heavy lorries bringing building materials, etc.

Yet another resident at this meeting asked me to find out whether English Heritage had been consulted or were going to be consulted by your Council over this listed wall. In particular, they are concerned about the existing entrance. If this is to be filled in, what kind of bricks would be used? Even if bricks from the demolished part of the wall were used for this purpose, they would have to be cleaned of cement and in the process would appear very different from those of the existing bricks.

The same resident also queried whether the access that is proposed would be the most appropriate. At the rear of the building site is a lane and it was suggested that that would make a safer access for the three bungalows and would also enable the existing listed wall to remain as it is and also The Granary would be unaffected.

Cont . . .

Finally, I think I should add that these residents were very strongly of the opinion that your Council might make a mistake which could not be put right once the wall and gateway were altered. They certainly did not appear to me to be hostile to the building of these three bungalows and were quite constructive about suggesting the alternative access.

The length of this letter is, I concede, to the strength of feeling there.

C. J. Simpkins, Esq,
Chief Executive,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs PE11 2XE.

Mr P Johnston
Chapelgate
Gedney
Spalding
Lincs

Mr J Blacklock

JB/JP/H08/0400/93

24 June, 1993

Dear Sir

Demolition and Re-building of Garden Wall and Conversion of Granary Barn into Dwelling House - "Whiteacres", Gedney, Spalding

Further to my letter dated 15 June, 1993, I write to advise you that after due consideration, it has been decided to re-advertise the above application employing a more suitable wording to describe the proposed development.

A revised site notice has, in fact, been posted.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Mr G Culver
The Field Bungalow
Blazegate
Gedney
Spalding
Lincs PE12 0AD

Mr J Blacklock

JB/JP/H08/0400/93

24 June, 1993

Dear Sir

Demolition and Re-building of Garden Wall and Conversion of Granary Barn into Dwelling House - "Whiteacres", Gedney, Spalding

Further to my letter dated 15 June, 1993, I write to advise you that after due consideration, it has been decided to re-advertise the above application employing a more suitable wording to describe the proposed development.

A revised site notice has, in fact, been posted.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

THEY'RE YOUNG AT HEART!

GUESTS at a tea dance in Spalding had two things in common - Spanish holidays and a love of dancing!

A T Mays of Spalding organises the dance at South Holland Centre each June for the people from the district who go on their Young at Heart winter holidays to Spain.

Branch manager Ann Sargeant said the hotels in which the guests stayed usually had facilities for sequence and ballroom dancing.

She said the tea dance - and next year's winter holiday - was a sell-out, with 150 people dancing to Mr Alan Warburton on the organ and enjoying tea and biscuits prepared and served by A T Mays staff.

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Boost for surgery

YOUNGSTERS at Boston's Pilgrim Hospital children's ward ended up winners in a competition to raise cash for Gosberton doctors' surgery equipment fund.

They were handed a huge Pink Panther by Mrs M Mitchell who won a contest at the doctors' surgery to guess the weight of the 13lb 5oz toy.

The panther was donated to the surgery by Mr Colin Lyon and raised £47.80 for the equipment fund.

Case withdrawn

A CASE against Jonathan David Coates (18), of Marsh Road, Gedney Dyke, was withdrawn on Tuesday.

At Elloes magistrates, prosecutor Mr Charles Monteith offered no evidence on charges of driving without insurance and failing to produce an insurance certificate.

ite cooker fire

some spokesman said the occupier, a small Mrs Busley, had turned on a n the ring of the cooker instead of noke- the grill. Damage is estimated igade at £200.

(Section 2 (1)(a)(ii))

NOTICE OF APPLICATION FOR A LICENCE

This is to give notice of an intention to apply to the Secretary of State for Employment for a licence to carry on an Employment Agency which would trade under the name of Boyneside Promotions at 5 Little London, Spalding, Lincs PE11 2UB.

The licence would cover the following types of employment: Performers and Band Promotions, Public Entertainment.

If you wish to object to the grant of a licence you should write to the Department of Employment at: Department of Employment, Employment Agency Licensing Office, 14th Floor, Cumberland House, 200 Broad Street, Birmingham B15 1PQ, within 14 days of this notice. Anyone wishing to object on the grounds of planning or environmental matters should write ALSO to the local planning authority by the same date. Ask at the local council offices for the address to write to.

EVANGELIA, DANAE, BRENNAN
Proprietor
5 Little London, Spalding, Lincs PE11 2UB
18th June, 1993 10h9137

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H06/0400/93 Mrs E. Bailey
Demolition of garden wall and rebuilding of same in part to facilitate provision of an approved access
Rear: Whiteacres Gedney Spalding, Lincs
(Amended description)
LB DEMOLITION

H09/0534/93 Mr Mohammed Ajaib
Change of use from retail shop to fast food takeaway
17 High Street, Holbeach, Spalding, Lincs. FULL.

H16/0445/93 Patterson Properties
Residential development of 15 dwellings and garages
Off Haverfield Road, Spalding, Lincs. FULL.

H16/0501/93 Shop & Store Developments Ltd
Demolition and rebuild single retail unit
5 Hall Place, Spalding FULL.

H16/0502/93 Shop & Store Developments Ltd
Demolition of existing shop
5 Hall Place, Spalding
CONS AREA CONSENT

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

S. Smith
Director of Planning and Building Control Services

June 22nd, 1993.

SOUTH HOLLAND DISTRICT COUNCIL

10h9086 ©WVN

Whaplode, Spalding
Tel: 0406 23266 for appointment
8e8237

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7h8902

RAYBURN SUPREME COOKER/BOILER, heats up to 6 radiators, solid fuel, can be converted to oil. 10 years old. Needs new backboiler, £250
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7h8902

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Black Suede Knee-High Boots, size 6 £15
Tel: 0733 310338 ext 20 (work), 0775 710261 (home) 7h8902

LFP
22.6.93.

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

LISTED BUILDING

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest.

Reference No: H06/0400/93
Description: Demolition of garden wall and rebuilding of same in part to facilitate provision of an approved access AMENDED DESCRIPTION
Location: Rear: Whiteacres
Gedney
Spalding
Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 13-JUL-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

22-JUN-93

Posted 24/6/93 JPB

SOUTH HOLLAND DISTRICT COUNCIL

Mr P Johnston
Chapelgate
Gedney
Spalding
Lincolnshire
PE12 0DB

J Blacklock

PB/SJS H06/0400/93

15 June 1993

Dear Sir

Demolition and rebuilding of garden wall and conversion of granary/ barn into dwelling house - Rear: Whiteacres, Gedney, Spalding

I refer to your recent letter of objection in respect of the above.

I note that you express concern regarding the lack of any reference in the description of the proposal to the provision of vehicular access.

I would advise you that planning permission (H06/0235/92) has already been granted for the provision of the vehicular access and the current application merely seeks Listed Building Consent for the necessary works to the affected part of the wall - the wall being part of the Listed Building.

The wording of the Listed Building application is, therefore, technically correct and thus there is no reason to depart from the terms of the description provided.

Yours faithfully

N F Mieler
Principal Planning Officer
(Development Control)

Mr G Culver
The Field Bungalow
Blueegate
Gedney
Spalding
Lincolnshire
PE12 0AD

J Blacklock

JB/SJS H06/0400/93

15 June 1993

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I note that you express concern regarding he lack of any reference in the description of the proposal to the provision of vehicular access.

I would advise you that planning permission (H06/0235/92) has already been granted for the provision of the vehicular access and the current application merely seeks Listed Building Consent for the necessary works to the affected part of the wall - the wall being part of the Listed Building.

The wording of the Listed Building application is, therefore, technically correct and thus, there is no reason to depart from the terms of the description provided.

Yours faithfully

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

Application no: H06/0400/93

Applicant: Mrs E Bailey
103 Boston Road
Holbeach
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Demolition and rebuilding of garden wall and conversion of granary/barn into dwelling house

Location: Rear: Whiteacres Gedney
Spalding Lincs

Type: LB DEMOLITION

Date received: 19-MAY-93

21-MAY-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 04-JUN-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 JUN 1993

FOR PARISH COUNCIL USE ONLY

Comments: The Council have no objection to the application.

Signed: A. D. [illegible]

Vice Chairman

FILE NOTE

H06/0440/93
JJ

28 May 1993

WHITE ACRES, GEDNEY.

Mrs Scott rang on 28th May 1993 to say that she had seen application no H06/0400/93 advertised in the paper.

Mrs Scott wanted to point out that the description was wrong. It reads at the moment "Demolition and rebu lding of garden wall and conversion of granary/barn into dwelling house" the part about the garden wall being rebuilt is wrong as once the wall has been demolished a new access will be created and the wall will not be rebuilt, therefore the application should mention that there is going to be a new access created and the part about the rebuilding should be deleted.

Mrs Scott wanted us to amend the descripton and re-advertise the application.

She also said that she had been in contact with Sir Richard Body over this application as she feels it should not be allowed as this is a listed building.

I said that I would make a note of her comments and bring them to John Blacklocks attention who is the Planning Officer dealing with this application. I asked her to confirm all her points in writing and she agreed to do so.

J Jex

LFP 26/5/93.

DRIVING TUITION

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RENT-A-VAN!

PUBLIC NOTICES

GOODS VEHICLE OPERATOR'S LICENCE

IVAN ARTHUR and JOAN WINIFRED HEALEY, trading as Healey Transport Ltd, of Twinheart, Herring Lane, Pinchbeck, Spalding, Lincs PE11 3ST, is applying to replace without change a licence to use Herring Lane, Pinchbeck, Spalding, Lincs PE11 3ST, as an operating centre for three goods vehicles and five trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

9d7873 187/507 FP25-3

SOUTH HOLLAND DISTRICT COUNCIL

CONCLUSION OF AUDIT 1991/92

NOTICE IS HEREBY GIVEN that the Audit of Accounts of the South Holland District Council for the year ended March 31, 1992 has been concluded.

Any Local Government Elector for the area of the Council may on application to the undersigned, inspect and make copies or extracts of the Statement of Accounts, which has been deposited at the Council Offices, Priory Road, Spalding, between the hours of 9 am and 5 pm on weekdays Monday to Thursday, and between 9 am and 4.30 pm on Fridays. A copy of the Statement of Accounts or part thereof can be supplied on payment of a reasonable charge.

Dated this 25th May, 1993.

R. COLE, Director of Administration.
Council Offices, Priory Road, Spalding, PE11 2XE.

9d©WVN 7866 187/507FP12-3

TENDERS

SOUTH HOLLAND DISTRICT COUNCIL HOUSING AND PROPERTY SERVICES DEPARTMENT

Proposed Re-Roofing of the Low Level Roof (Learners Pool) at the Castle Sports Complex Indoor Swimming Pool, Spalding

Applications are invited from experienced Roofing Contractors licensed to carry out the Permanite Superflex Roofing system to re-roof the low level flat roof at the Spalding Swimming Pool.

Applications to be considered for inclusion on the Selected List, together with the names of one financial and two technical referees should be sent to the undersigned by Tuesday, June 1, 1993.

Mrs S. A. Waltham
BA(Hons) FIH,
Director of Housing
and Property Services

PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

H04/0399/93
Messrs S. W. & J. Van Dodeweerd FULL
Replacement of existing polythene tunnel structures with commercial glasshouse structure (two phases).
30 Washdyke Lane, Donington, Spalding, Lincs.

H16/0441/93
M. Parker & Sons Ltd OUTLINE
Residential development.
St Johns Road, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H02/0424/93
Mr M. Ongyerth FULL
Use of building for sign making.
The Old Fire Station, North Street, Crowland.

H06/0395/93
Mr and Mrs E. G. Harris FULL
Erect garage and store with granny flat over.
Hallgate House, Kings Gate, Gedney, Spalding, Lincs.

H06/0396/93
Mr and Mrs E. G. Harris LB DEMOLITION
Demolish existing garage and erect new garage and store with granny flat over.
Hallgate House, Kings Gate, Gedney, Spalding, Lincs.

H06/C400/93
Mrs E. Bailey LB DEMOLITION
Demolition and rebuilding of garden wall and conversion of granary/barn into dwelling house.
Rear: Whiteacres, Gedney, Spalding, Lincs.

H09/0357/93
Mr A. Ward FULL
Extension to form ground floor bathroom.
7 Cross Street, Holbeach, Spalding, Lincs.

H16/0445/93
Petterson Properties FULL
Residential development of 15 dwellings and garages.
Off Haverfield Road, Spalding, Lincs.

H20/0425/93
R. E. Cockerton LISTED BUILDING
Re-roof house as 'original' in compliance with Building Regulations.
Sandy Gate, Farmhouse, Sandy Gate, Sutton St James, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. Smith
Director of Planning and Building Control Services

May 25, 1993.

SOUTH HOLLAND DISTRICT COUNCIL ©WVN 1d7870 187 507FP25-5

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ROY CLARK
NO LOCAL CALL-OUT CHARGE

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: H06/0400/93

Applicant: Mrs E Bailey
103 Boston Road
Holbeach
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Demolition and rebuilding of garden wall and conversion of granary/barn into dwelling house

Location: Rear: Whiteacres
Gedney
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
10 MAY 1993
REF Valid

Type: LB DEMOLITION

Date received: 29-APR-93

10-MAY-93

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:

1 Drawings to a scale of not less than 1:100 of a representative section o existing wall to be demolished or alternatively, three sets of photograph of existing wall.
2 Drawings of a scale of not less than 1:100 of proposed wall.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
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 J BLACKLOCK

Yours faithfully

Principal Planning Officer

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: H06/0400/93

Applicant: Mrs E Bailey
103 Boston Road
Holbeach
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
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Spalding, Lincs

Description: Demolition and rebuilding of garden wall and conversion of granary/barn into dwelling house

Location: Rear: Whiteacres
Gedney
Spalding
Lincs

Type: LB DEMOLITION

Date received: 29-APR-93

10-MAY-93

Dear Sir/Madam

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REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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2 Drawings of a scale of not less than 1:100 of proposed wall.

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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 J BLACKLOCK

Yours faithfully

Principal Planning Officer

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

9146.

0400/93.

SHDC
Rainq Dept.
Rainq Road.
Spalding. Lincs.

27th April 93.

Dear Sirs.

'Whteacres' Godney. Lincs.

Further to our recent correspondance in respect of the above we enclose herewith listed Building application with some repudiation.

You are aware of our concern as to the position this has put our client as it does appear that you also did not find any reason to feel that all matters relating to the earlier listed Building and Town and Country Rainq applications and approvals were not covered.

In view of the extraordinary circumstances which bring us to this position we would request that both the officer dealing with the application and your committee are made fully aware of all of the correspondence and facts and that approval can be given without undue delay. Thank you.

Yours faithfully.

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

BRIAN SMITH
Dip TP MRTPI
Director of Planning and Building Control Services

Loweth Cowling Design,
Station House,
Station Street,
Holbeach,
Lincs.
PE12 7LF.

29 APR 1

0400/93

Your Contact: Mr N Midlen

Our Ref: NRM/JJ H06/0235/92
H06/0236/92

Your Ref:

Date: 23 Apr 1993

Dear Sir,

PLANNING PERMISSION FOR NEW DWELLINGS ETC, LISTED BUILDING CONSENT FOR DEMOLITION.

I thank you for your letter of 19th April, which did not come as altogether a surprise. I anticipated, when I wrote to you initially on March 5th, that you would not have been aware of the situation.

As you say, the planning application was negotiated with the Department, and was entirely satisfactory to the Members. Its implementation would have to mean that the wall would be demolished, and it is a fair assumption that had, at the time the planning application was considered by the Committee, they been asked to approve listed building application for the demolition of the wall, they would have agreed to do so. Unfortunately, it is a matter of fact that it did not, only referring to the demolition of two buildings, which were marked in red on the submitted plans. I realise that the omission might well have been an oversight, but nonetheless the facts are that listed building consent has not been granted for the demolition of the wall. In further checking this situation, I have also noted that it did not cover the conversion of the granary/barn into a dwelling house, and I am afraid that unless a further listed building application is made to cover this, it will also be unauthorised.

Whilst I have said that I would anticipate that the Planning Committee would have granted listed building consent, if asked to do so, they are under no compulsion to do so. The two applications are under separate legislation and have to be determined by different criteria, just as, for example, there is no obligation for the Authority to approve a Building Regulation application which has previously

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

received planning permission. Whilst I have no reason to suppose that the Planning Committee would today differ from what I anticipate would have been their view had they dealt with these matters under the listed building legislation at the same time as they were granting planning permission, it is true that they will have to take account of any objections that are made to an application, and it is fairly clear that some will be received.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

2?4?71
S400/93.

8146.
SHDC.
Plang Dept.
Priory Road.
Spalding.
F.A.O. N.R. Midlen Esq.

19th April 93.

Dear Sir,

Re:- H06/0235/0236/92.

Thank you for your letter and its enclosure of the 15th April which came as a shock, to say the least. We can confirm that we did not receive yours of the 5th March 93. which did, it seems, go astray.

As you are aware a considerable amount of time was spent on the original applications both by the writer and yourself, who we must say was helpful at all times. Also meetings were held on site and in particular one with your agent solely in respect of the listed building application When the site was inspected, walked and all aspects of the applicatio explained, these included the access arrangements.

The listed building approval notice was dated 2/4/92 and I beli

Sure that you would agree that it was given in the full knowledge of the proposals, as, if any doubts were present then you would no doubt have made comment at that time.

Full Plans Permission was given on the 26/6/92 and the conditions clearly show that yourself and the Authority had no misgiving as to the proposals and access arrangements.

The Plans which were used for the listed Building application clearly showed the access arrangements and proposals for the treatment of the garden wall and blocking up of the existing access to 'Whiteacres'. We would question therefore if you are correct in that these matters were not covered in the documentation which formed part of the listed Building application and therefore approved as an integral part of the listed Building Consent.

We have been informed that the present owner of 'Whiteacres' has indicated that she will

oppose any works to the garden wall and do all in her power to stop the development, if this were to be the case and a further application submitted and refused, then a full planning permission would exist upon land with no access to it; A position which, if it were to be so, could only be resolved by seeking compensation from the Authority.

We would therefore request that you look again at this matter and contact the writer as soon as you are able with your observations.

Yours faithfully.

J Smedley.

C.C.
W.H. Brown

RIAN 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: H06/0400/93

Applicant: Mrs E Bailey
103 Boston Road
Holbeach
Spalding
Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Demolish garden wall & rebuild same in part to facilitate provision of approved access. Convert barn to dwellinghouse
Location: Land adjacent Whiteacres Gedney
Spalding Lincs

Type: LB DEMOLITION

29-SEP-93

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

(1) Council for Brit Archaeology
Bowes Morrell House
111 Walmgate
York, YO1 2UA
(FAO Catherine Clark)

(2) Mrs Scott - Petition Leader
Whiteacres
Old Main Road

(3) Paul Johnston
Chapelgate
Gedney

(4) Mr G Culver
The Field Bungalow
Blazegate
Gedney

APPLICATION No. H06/0400/93

APPLICANT Mrs E Bailey
103 Boston Road
Holbeach
Spalding
Lincs.

Date 25/8

DESCRIPTION. Demolish garden wall & rebuild same part to facilitate provision of approved access. Convert barn to dwellinghouse

LOCATION Land adjacent Whiteacres Gedney.

TYPE LB DEmolition

WE THE UNDERSIGNED OPPOSE THE ABOVE DEMOLITION OF THE LISTED WALL TO FACILITATE ACCESS.

RESIDENT

NAME	ADDRESS
C Crack.	GEDNEY.
Sue Johnston	Gedney.
[illegible]	Gedney
A. Birchall	Gedney
F A Birchall	"
[illegible]	Gedney.
[illegible]	Gedney
D A Scott	Gedney.
Paul Johnston	Gedney.
[illegible]	Gedney.
[illegible]	[illegible]
R Wilson	Gedney
S WILSON	GEDNEY
[illegible]	Gedney
[illegible]	Gedney.
P J Hagen	Gedney.
[illegible]	Gedney.

VISITOR

NAME	ADDRESS
Michael Varnam	83, Gamsgate Rd, Long Sutton,
H. HARRISON	COURTYARD COTTAGE HOLBEACH. LINCS
D. Flynne	225 SOUTH DROVE NUTTON MARSH. SPALDING
C. Gayd.	2C, Carbone Hill
[illegible]	Northaw, Herts.
[illegible]	109 London Rd Grantham Lincs
Mrs Rayment	Long Sutton (Evergreen house)
H Stevens	Victoria Street Holbeach
I J Harrold	Barton. Lincoln
B W Varnam	Gamsgate Rd.
[illegible]	Gamsgate Rd

S.H.D.C. PLANNING DEPT.
RECEIVED
24 AUG 1993
Attention of
DPO NAM
COPO BS
JC ACP
File Nos.

APPLICATION No. H06/0400/93

APPLICANT

Mrs E Bailey
103 Boston Road
Holbeach
Spalding
Lincs.

Description. Demolish garden wall & rebuild same part to facilitate provision of approved access. Convert barn to dwellinghouse

LOCATION Land adjacent Whiteacres Gedney

TYPE LBDemolition

WE THE UNDERSIGNED OPPOSE THE ABOVE DEMOLITION OF THE LISTED WALL TO FACILITATE ACCESS.

Resident

NAME	ADDRESS
Mrs J. Griffin	WISBECH
G Osborne	Holbeach.
[illegible]	SPALDING
[illegible]	Gedney
[illegible]	Gedney
[illegible]	[illegible]

VISTORS

NAME	ADDRESS
F. Scott	Reading.
M Stacey	Reading
A J Stacey	Reading
S James.	Wokingham Berks.
P.J. THMS.	Wokingh BERKS
L. PARKER	Reading "
C Parker	Bracknell "
[illegible]	READING "
M James	BRACKNELL
Ell Durman	Liverpool.
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
D Jones	[illegible]
Brace	Holbeach.

PAUL JOHNSTON

17th and 18th Century English Oak Furniture

Chapelgate, Gedney, Spalding, Lincolnshire PE12 0DB.

Telephone: 0406 - 362414

S.H.D.C. PLANNING DEPT.
RECEIVED
26 JUL 1993

Mr Brian Smith
Planning Dept.
South Holland District Council
Priory Road
Spalding.

24th July 1993

Ref: JB/JP M06/0400/93

Dear Mr Smith

I am sorry to have to write to you again on this subject but in view of Mr Blacklocks letter of 23rd July to Mrs Scott of Whiteacres, I must once again insist that a statutary notice is posted on the property giving interested parties the full 21 days to make any observations.

The previous (amended description) notice was still worded incorrectly, the alterations proposed are to the front of the property yet you insist on refering to it as the rear. This is misleading, the wall and the gates are an integral part of this house (Whiteacres) and of this part of the village and are very much at the front of the property, fronting on to Chaplegate.

The amended description notice was torn down by the applicant (there are witnesses to this) within days of it being posted, thereby denying other interested parsons of the opportunity to access the impact the proposal will have on the village.

It is clear to me from conversation with other residents that there is a misconception that the proposal concerning the wall and the new entrance is to be to the rear of Whiteacres, that is in Blazegate, and they cannot believe that it relates to the wall in Chaplegate, which as I have already stated is at the front. They would object to any proposal which would in any way alter the appearance of this corner of Chaplegate. Therefore as you must issue a new statutary notice to replace the one removed by Mr Baily it will give you the opportunity to crrect the wording and so remove any further misunderstanding as to what is in fact proposed.

Thank you for your interest in this matter,
Yours Sincerely

Paul Johnston

To Committee on Fridays.

S.H.D.C. PLANNING DEPT.
RECEIVED
15 JUL 1993
Attention for
DPO
DGPO
JC
Action by
Discussed with
Copy to
Acknowledge YES/NO
Date

Mrs D A Scott
Whiteacres
old main Rd
Gedney
Spalding
PE12 0DB.

Dear Mr B. Smith.

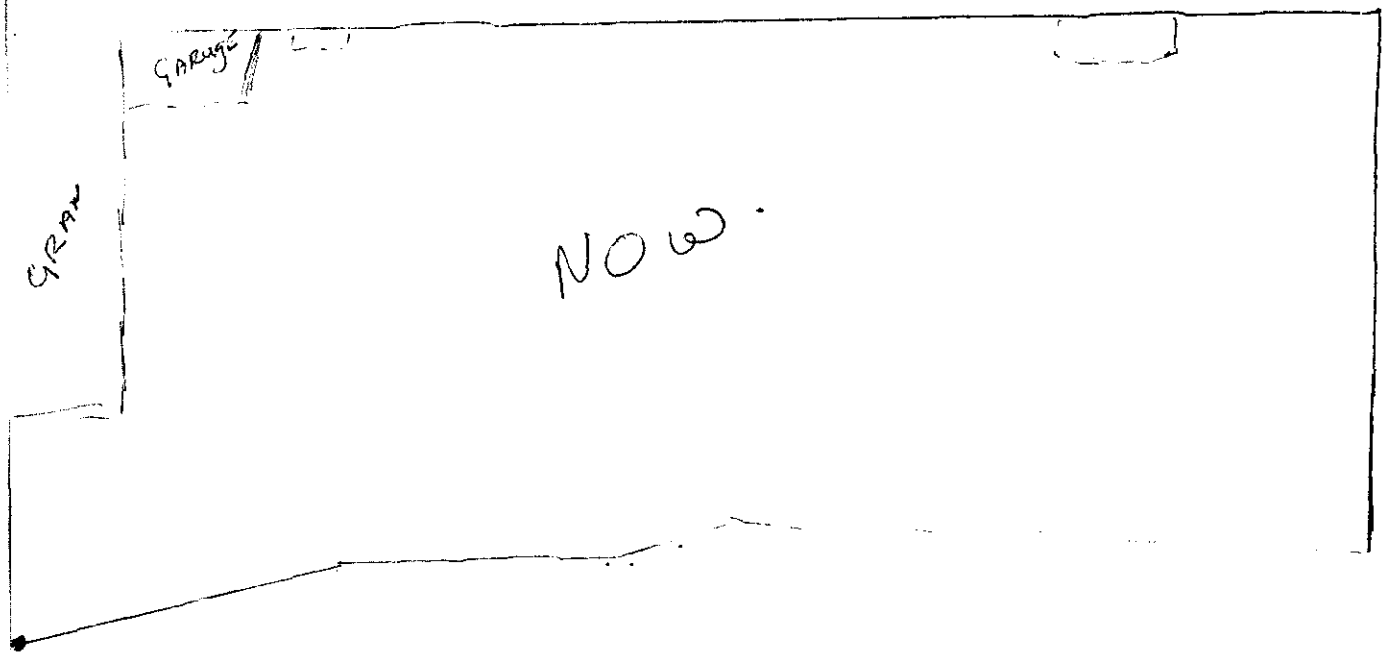
I am puting in Writing as requested at our meeting on Tue 13-7-93 with an offer to help Save the listed wall and Gates of whiteacres and it heritage:

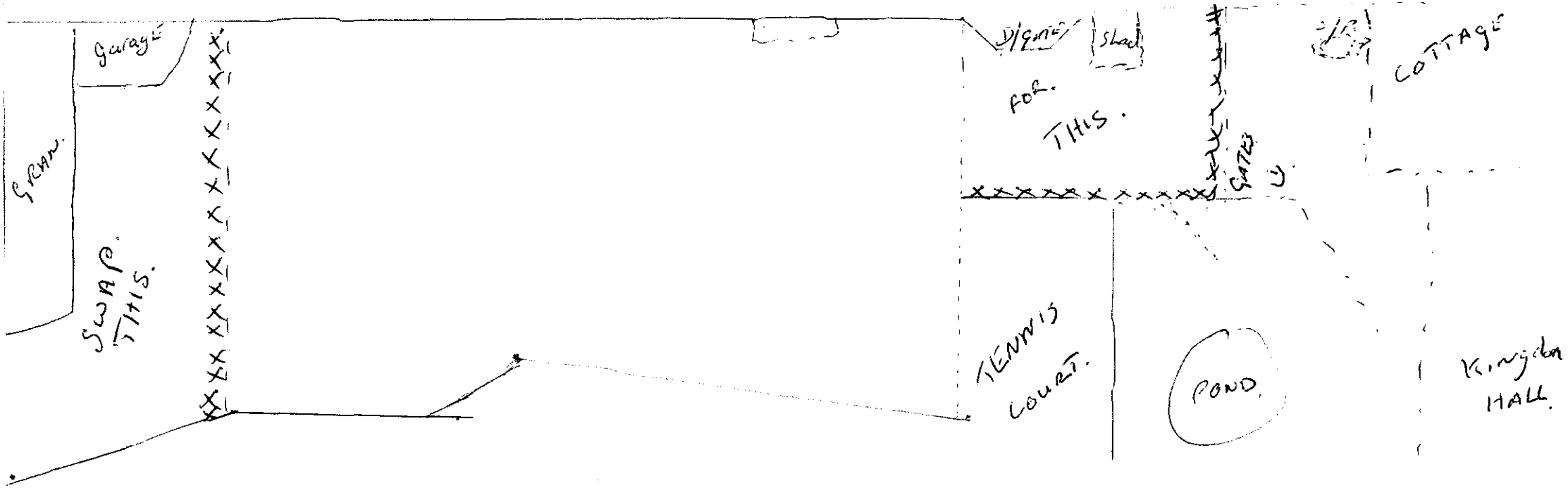
I would like to bring to your atention the perdestian Passage way running along the side of the Granary which school child ren use every morning and afternoon to catch there Bus to school and be drop off also people use it in the day right where mrs Baily wends to knock the wall down for an accesse in to her Building plots. As this road has got very bissy now there our a lot of new houses. also with accesses on to the road (King homes) just on the Corner there our new house up the road next to a bussy pub. which has a lot of car up & down. We also have a new village hall going to be put up right opposi it with and accesses for about 40 car. and the old hall will be sold for more new houses to be built:

So I would like to make an offer to solve the problem and also save the wall & Gates to whiteacres and it heritage by offering and exchange. My Double gates and shed at the rear of whiteacres for the new roadway in to there building plots with a accesses off of this on to my back for the Granary and Double Garages. down to my boundery hoping this will meet with you aproval and you will pass this on to planning. We don't mind you puting this to mr + Mrs Baily agent:

Your Faithfully

D. A. Scott.


GARAGE
GRAV
NOB.


Garage
GRAV.
SWAP THIS.
SHED
FOR.
THIS.
GATES
COTTAGE
TENNIS COURT.
POND.
Kingdom HALL.

OBJECTION

PAUL JOHNSTON

17th and 18th Century English Oak Furniture

Chapelgate, Gedney, Spalding, Lincolnshire PE12 0DB.
Telephone: 0406 - 362414

S.H.D.C. PLANNING DEPT.
RECEIVED
13 JUL 1993 33

Brian Smith
Planning Dept.
Council Offices
Priory Rd
Spalding

Read by Head

12th July 1993

Whiteacres. Gedney. ref: H06/0400/93

Dear Mr Smith

I am very strongly opposed to any alteration to the wall at the above location, as I have already stated in my letter of 19th January the wall and gates are very much a part of Whiteacres and of the barn which is adjacent to my own property.

Any access roadway through this wall at this point would I feel seriously affect the setting of Whiteacres and also of our own 18th century property.

This corner is considerd attractive enough to be often photographed and painted by visitors to the area, and I think with a little more thourght on the siting of the access to the proposed new developement (three new dwellings and barn conversion) it would remain so.

I donot object to the proposed new dwellings or to the conversion of the barn, but as this part has been separated from the main house and grounds surely it should have its own and distinctly separate access thereby retaining the original appearance and character of the listed main house (Whiteacres).

I feel sure an agreable solution to this problem would be to site the entrance to this new housing development and conversion in Blazegate, this would have the effect of creating a new and separate entity and would leave Whiteacres, the wall and wrourght iron gates and our own property in the same happy state that it has been for the past two centuries.

I hope my observations will assist you in your decision.

Yours Sincerely

Paul Johnston

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 JUL 1993

Ack.
Reply
Noted by .....
Acknowledge YES/NO
By
Date

White Acres,
Old main Rd
Gedney
Spalding
PE12 0DB.

OBJECTION

Dear Mr. Smith I am writing as ask to put yet another objection against the plans no. H06/0400/93. to demolition of a listed wall. also the planning application is still got the Location Wrong as it states that the wall is at the rear of my house when in fact it is wide in the front of whiteacres. I will wait in anticipation to see if Mr. M. Baily is right as he told me that he will get just what they want as they are in with the Council and always

get what they want now.
I will ask yet again if
you will please come out
to see us and the wall
before any thing is done.

yours sincerely
mrs D. A. Scott.

OBJECTION

The Field Bungalow,
Blazegate,
Gedney,
Spalding.
PE12 OAD

JB

J Blacklock Esq.,
South Holland District Council,
Planning and Building
Control Department,
Council Offices,
Priory Road,
Spalding.
PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
28 JUN 1993
Attention of
DPO NLM
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.

25th June 1993

Reference Planning Application No: H06/0400/93 Mrs. E Bailey.

Dear Mr Blacklock,

Thank you for your letter of the 24th June 1993.

I have noted the posting of a new (revised) planning application for the above. I have noted also that the application reference number is the same asquoted on my letter to you earlier recording my comments/objections, this letter is by way of reiterating that my comments/objections still stand.

May I take the liberty of introducing a thought to the Planning Committee please ?

To avoid demolition of the wall and the making of an entrance thereby changing the frontal appearance of the listed building/s, could not the plans be adjusted to make an entrance on to the site from the Blazegate/ Kingsgate area ? I have enclosed a rough plan, I am not qualified to submit actuals,which I put forward to the Planning Committee and feel it warrants serious consideration and perhaps a site visit.

There is good vision from all directions, including from and to the steep bend in Blazegate. With the entrance in the area indicated anyone 'pulling out' of or approaching the entrance would have good vision and a safe braking distance.

I feel sure that a compromise of this nature would welcome the agreement of all parties in the vicinity of this overplanned area of Gedney without, as already stated a) Altering the front appearance of Whiteacres b) Having a detrimental effect on the adjoining business and c)Ensure that the traffic flows without added dangers to the public in general - drivers and cyclists/ pedestrians.

contd ...

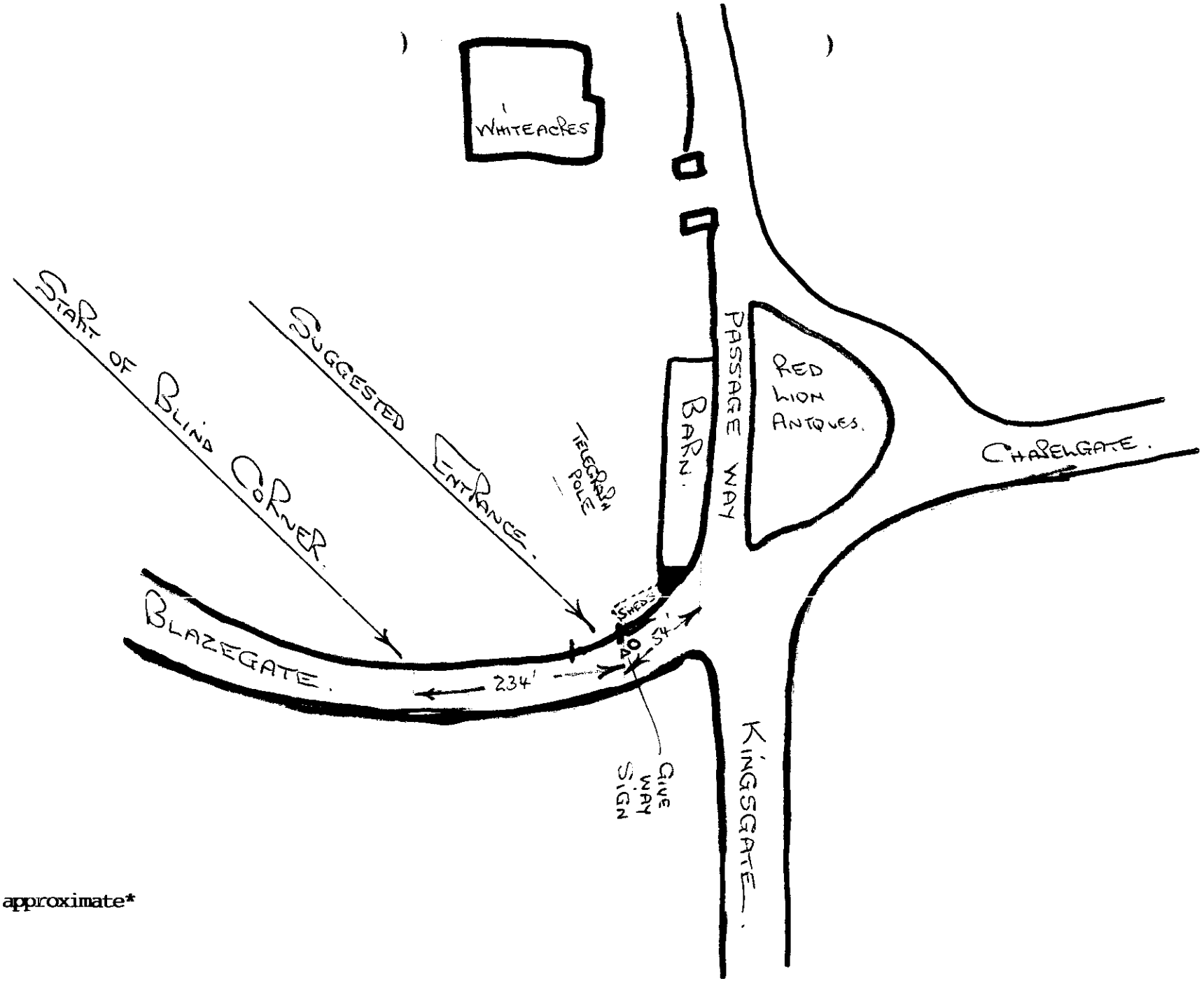
To end on a jocular note .....

There must be someone somewhere (no names no pack drill) who could negotiate 'moving houses' in order to make this suggestion possible.

If the Government of the day is allowed to do a U -turn a week, I feel sure there would not be penalty points awarded to the South Holland District Council for asserting the peace and retaining a part of Gedney for present and future generations.

Yours faithfully,

Graham Culver.



Measurements approximate

25/6/93.

LFP 3.8.93



HOLLAND Centre, Spalding - 'as an art form you ›ve it or hate it.' (J2048/26)

but before the appearance is irrevocably desecrated with "plant on" Georgian and Victorian features we ought to think very hard about whether we are prepared to commit valuable expenditure in this direction to undoubtedly end up with a nothing-of-any-merit-whatsoever situation.

There is something totally illogical about the authorities' separate proposals to adorn at great expense the front on the one hand and hide it behind Landscape Associates' highly controversial tree screen on the other.

Surely there is no one with genuine Georgian and Victorian architectural sympathies who can seriously go along with such a preposterous suggestion.

At least what we have now is of merit and recognisably and unmistakably Spalding, irrespective of whether it does or does not meet what is currently understood to be "popular" building taste, whatever that might represent.



PUBLIC NOTICES

GOODS VEHICLE OPERATOR'S LICENCE

RAYMOND GORDON WORTLEY, trading as T. Wortley Groundworks, of 6 Crease Drove, Crowland, Peterborough PE6 0BN is applying to replace with change a licence to use Stredders Farm, Hundreds Road, Crowland, Peterborough, PE6 0BN as an operating centre for five goods vehicles and two trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H06/0400/93

Mrs E. Bailey — LB DEMOLITION
Demolish garden wall and rebuild same in part to facilitate provision of approved access. Convert barn to dwellinghouse.
Land adjacent to Whiteacres, Gedney, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH
Director of Planning and Building Control Services

August 3, 1993.

SWVN 1o2029 187/507 LF3-8

ENTERTAINMENT

BELVOIR CASTLE Grantham. One land's finest state For the ideal day the beautiful gar view the magnific sures in the hom Duke of Rutland. C 870262 for details.

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金城

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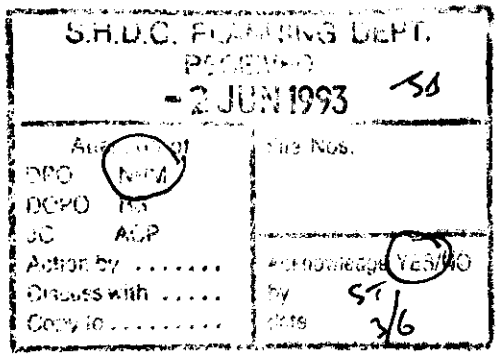
Sunday, 8th August
½ DAY TOUR (WROXHAM BROADS
Depart Holbeach 1.30pm

Wednesday, 11th August

OBJECTION

The Field Bungalow,
Blazegate,
Gedney,
Spalding.
PE12 OAD

B. Smith Esq.,
Director of Planning and
Building Control Services,
South Holland District Council,
Priory Road,
Spalding.
PE11 2XQ



Planning application reference no: H06/0400/93
Mrs E. Bailey,
Rear: Whiteacres, Gedney, Spalding.

Dear Sir,

With reference to the above submitted application, I wish to put forward the following for your serious consideration:-

OBJECTIONS.

1. Appertaining to road safety and the framing of a potential accident black spot.
2. Appertaining to the demolition and rebuilding of garden wall (which I understand is part and parcel of a listed building.

1.Any consent of an extra opening on this corner would in my opinion, and as a driver of some forty plus years I feel qualified to pass an opinion, be courting a traffic hazard a) Residents wishing to turn into the proposed new opening from the A17 would have to make a U-turn the full width of Chapelgate. b) The traffic from Blazegate and Hallgate (now kncwn as Kingsgate) sweep around the sharp bend into Chapelgate without as much as a look to the left **or** a slackening of speed. c) Presumably and/or in the near future, the new Victory Hall is planned for building on this stretch of the road, another entrance onto Chapelgate? d) Currently houses are being built in Kingsgate which will of course mean additional vehicular traffic, cycles and pedestrians.

I trust the Planning Committee will take the foregoing into serious consideration.

2. Demolition of the wall which is part, and parcel, of a listed building would, whilst not a sacred building, be total desecration. It would mean that although the application states a rebuilding project it will never be the same and mar the whole feature of both house and barn. There is little left in this world to hand on to future generations and to deface or obliterate the heritage we have left would be doing them and ourselves an injustice.

contd .....

There is also to consider that an additional entrance on to this property would almost certainly have a severe effect on the business adjoining the proposed entrance. It is a business which entails loading and unloading of vehicles and customer vehicle parking facilities etc. The policy of the Government, and indeed Local Councils, is to promote and encourage Small Businesses and as stated an entrance would be detrimental to this business.

I trust the Planning Committee will take the foregoing into serious consideration.

Yours faithfully,

Graham Culver.

N.B.

I have noted with interest, and concern, that the planning application notices make no mention of an entrance being made. The object of the application and cause of the wall being demolished and rebuilt was to put in an entrance. Can one assume from this obviously relevant omission being made that a gross error was made in posting the application minus same, or that this aspect is not for 'public knowledge' ?

G.C.

CBA
COUNCIL FOR BRITISH ARCHAEOLOGY

South Holland District Council
Priory Road
Spalding
Lincs PE11 2XE

OBJECTION

1st June 1993

Our ref: 93/21/28
Your ref: Ho6/0400/93

Dear Sirs

R/O Whiteacres, Gedney, Spalding

Thank you for consulting us on this application.

In principle the CBA objects to the conversion of agricultural buildings to domestic use, as the process inevitably involves the loss of character through the subdivision of internal spaces, the provision of hard landscaping and the loss of agricultural fixtures and fittings. The subdivision of the barn from the main building also, in our experience, leads to pressure for further extensions, boundary walls, garaging and in effect, because of the divided curtilage, the loss of listed building controls.

In the absence of any further information we cannot make a detailed comment on this particular application.

Yours faithfully

Catherine Clark
Conservation Officer

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 JUN 1993 Jo

Attention of
DPO NRM
DCPO PS
JC ACP
Action by .....
Progress with .....
Copy .....

File Nos.

Yes/No
5/2/6

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OBJECTION

PAUL JOHNSTON

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Telephone: 0406 - 362414

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 JUN 1993

Mr Brian Smith
Planning Dept
South Holland District Council
Spalding.

28th May 1993

Planning Application No. H06/0400/93

Dear Sir

With regard to the above application I am not satisfied that the statutory notice attached to the building or the notice in the local press is at all a fair indication of the prpposed alterations that have been applied for. They are in fact misleading, ~~whether~~ whether intentionally or not is a matter for conjecture.

A member of the public reading these notices could mistakenly assume that the wall is to be dismantled and rebuilt as per original, and would see no reason to travel to your offices to examine the plans, but this is plainly not the case, it is not simply a matter of of 'rebuilding a garden wall' .

A 5metre opening in the wall with a carriageway through it is a major alteration to a part of a listed building and this must be indicated on the statutory notices to avoid any misunderstanding.

I really must demand that the notices are reissued with a more accurate indication of the extent of the proposed alterations.

Yours Sincerely

Paul Johnston

S.H.D.C. PLANNING DEPT.
RECEIVED
19 MAY 1993

400/93 *

Mr. Midland
Planning Dept.
South Holland District Council
Priory Road,
SPALDING.
PE11 2XQ

Mr. & Mrs Scott
White Acres,
Old Main Road,
Gedney.
SPALDING.
PE12 0DB

Date: 14.5.93

OBJECTION

Dear Sir,

We are writing to put in our objection to plans for the demolition of the 18th Century wall to allow access to the granery conversion at White Acres, Gedney.

As the wall involved partly belongs to us and we live in the house it surrounds we feel that demolishing this wall would spoil the look and environment of this part of the village.

We also think that you should consider the safety of the school children that use the footpath behind the granery to catch the school bus which collects them where the new access road will be if the wall is allowed to be demolished. It could also cause major trafic problems if another opening is allowed in this small area of Gedney. It is also likely that as the granery was built at the same time as our house it doesn't have footings, and as the roadway proposed to come through the wall if these plans go through, will have to go very close to it and would probably cause it to fall down, and we could ~~lose~~ get another peice of history in the Gedney area. As the people applying for this no longer live in Gedney it won't be their lives and village that is spoilt

P.T.O.

PETER FROST & Co.

SOLICITORS

P.G. FROST FCIArb
Commissioner For Oaths

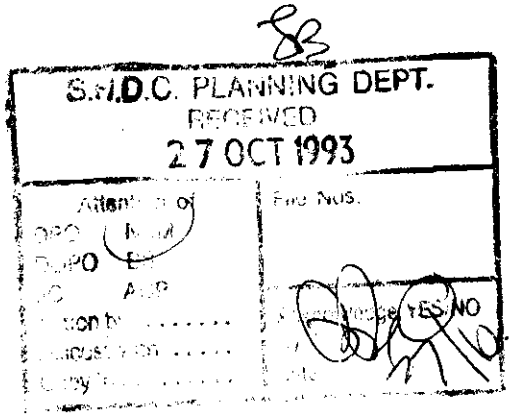
Telephone: (0775) 725044

1, LONDON ROAD,
SPALDING,
LINCS.
PE11 2DH.
V.A.T. Reg. No. 330 3879 63.
DX 26702 Spalding
FAX 0775-710502

Our Ref. RHB/HS

Your Ref. MR. BLACKLOCK

26th October 1993



Dear Sir,

Re: Land adjacent to Whiteacres, Old Main Road, Gedney

Further to your Mr. Blacklock's telephone conversation with our Mr. Bowker yesterday, we confirm that we acted on behalf of Mrs. G.E. Bailey in her sale to Mr. and Mrs. Scott of the property known as Whiteacres, Old Main Road, Gedney and we have in our possession a certified copy of the Transfer which was dated 19th August 1992. We enclose a plan marked plan number 1 on which the land sold to Mr. and Mrs. Scott is shown edged red and a plan marked plan number 2 on which the land retained by Mrs. Bailey is shown edged blue.

The Transfer between Mrs. Bailey and Mr. and Mrs. Scott contained the following provisions :-

1. A right of way at all times and for all purposes was granted to Mr. and Mrs. Scott over and along the roadway coloured brown on plan number 2 subject to Mr. and Mrs. Scott paying a proportionate part of the cost of repairing and maintaining the roadway.

2. Mrs. Bailey was to construct the roadway coloured brown to a sufficient standard at her expense.

3. After the roadway coloured brown had been constructed and was ready for convenient and comfortable use the Transfer reserved to Mrs. Bailey or her successors in title a right to enter the property sold to the Scott's for the purpose of constructing at her expense a wall to close off the existing entrance to Whiteacres at the point marked A on plan number 1.

4. Mrs. Bailey covenanted with the Scott's not to commence using the roadway coloured brown or any other roadway substituted for it unless and until a wall had been constructed to close off the existing entrance at point A. The wall to close off the existing entrance was to be constructed to the requirements of the Local Planning Authority and was to match reasonably with the existing boundary wall.

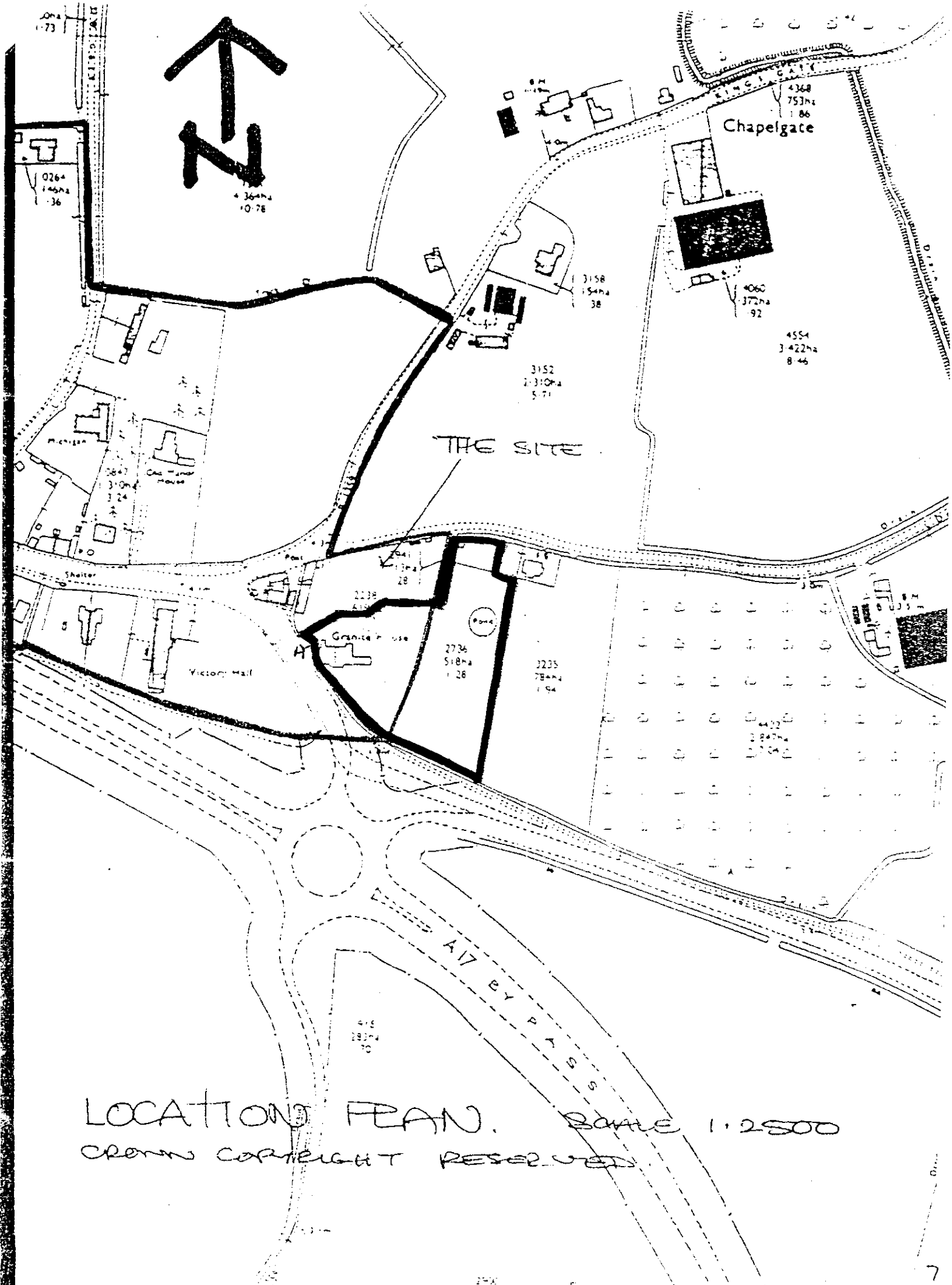
If we can assist further please do not hesitate to contact us.

Yours faithfully,

Peter Frost & Co

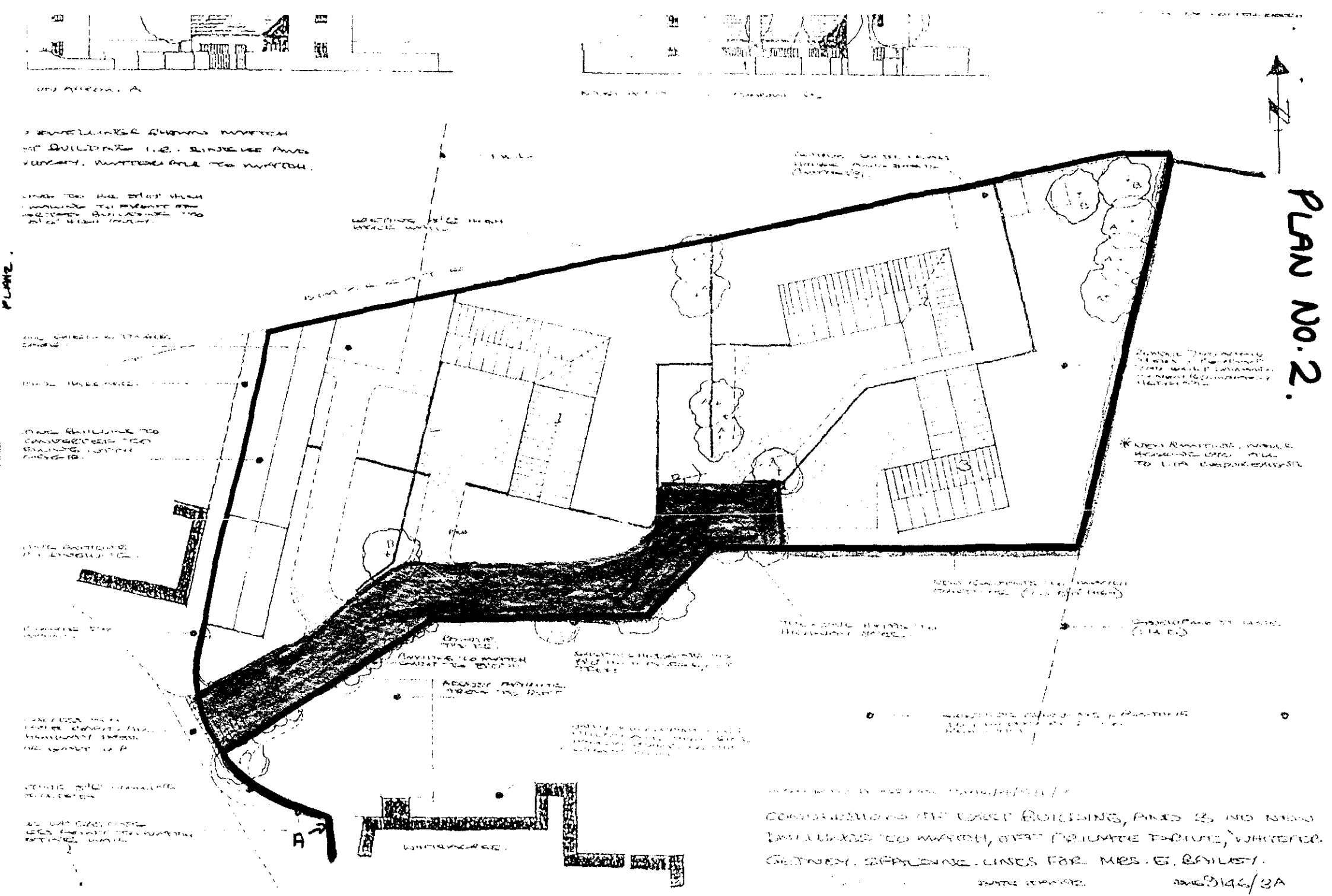
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PLAN NO. 1



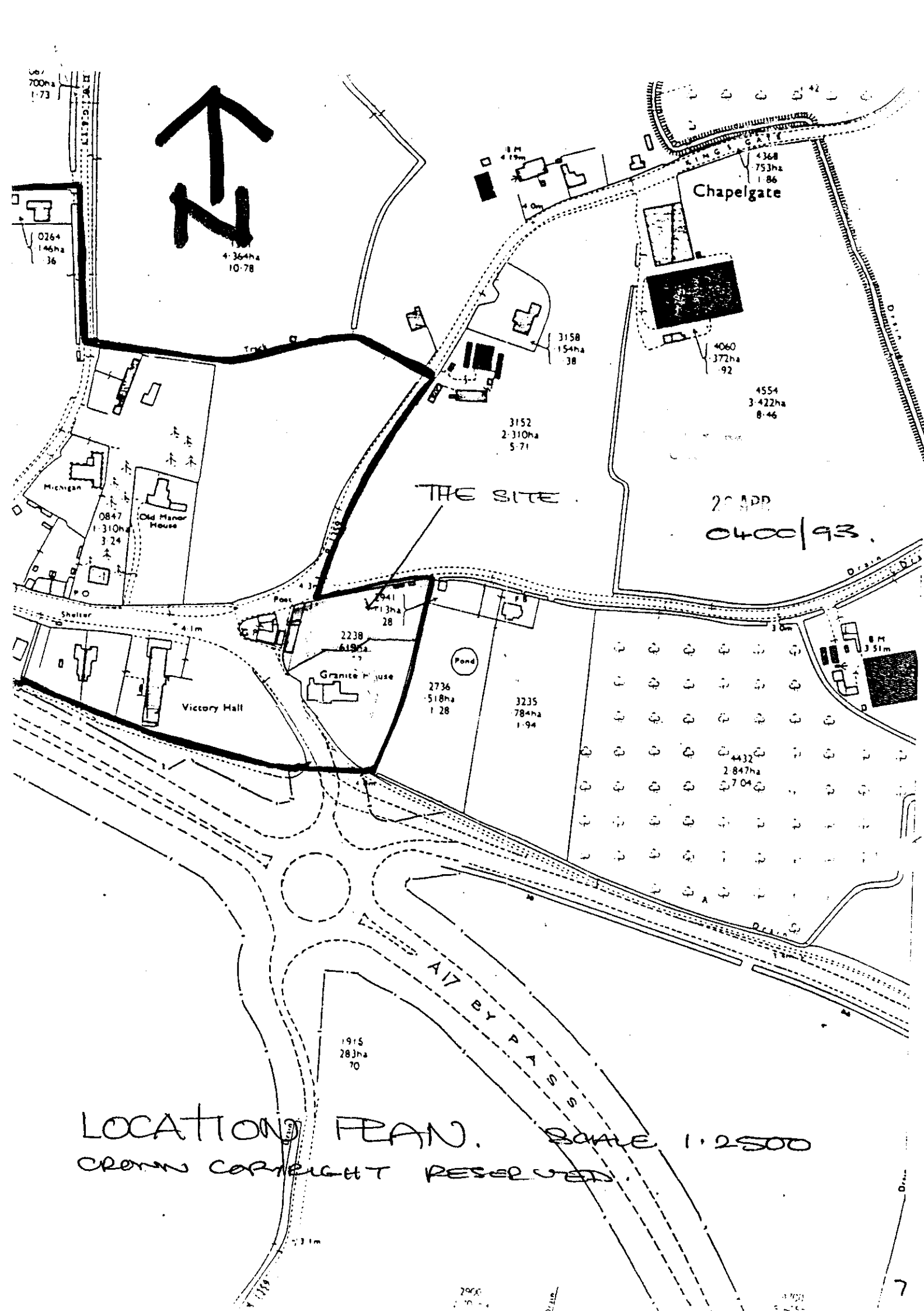
LOCATION PLAN. SCALE 1:2500

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PLAN No. 2.

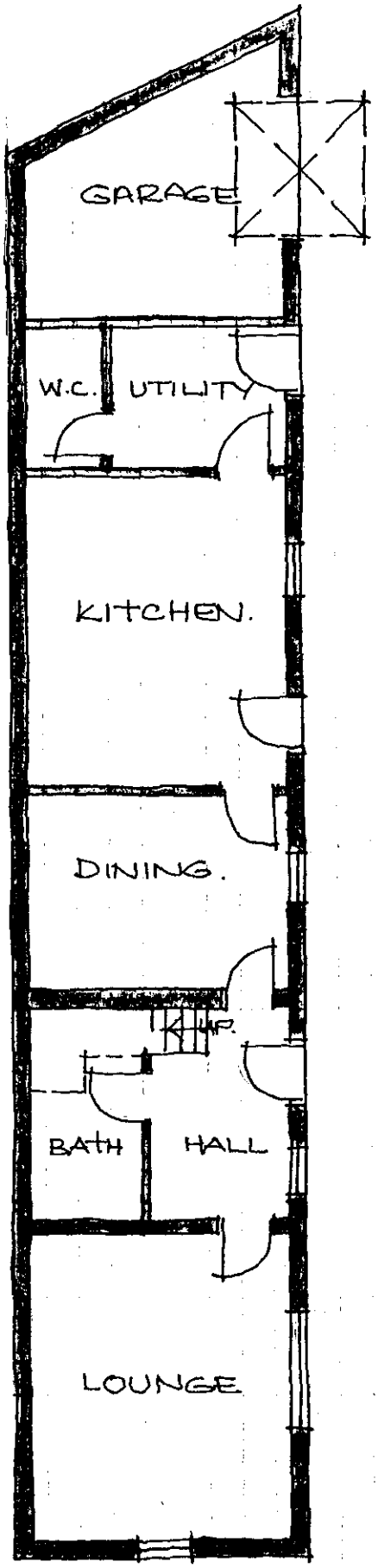
FOR IDENTIFICATION PURPOSES ONLY

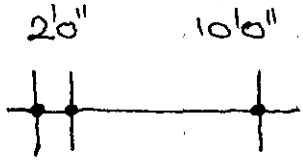


LOCATION PLAN. SCALE 1:2500

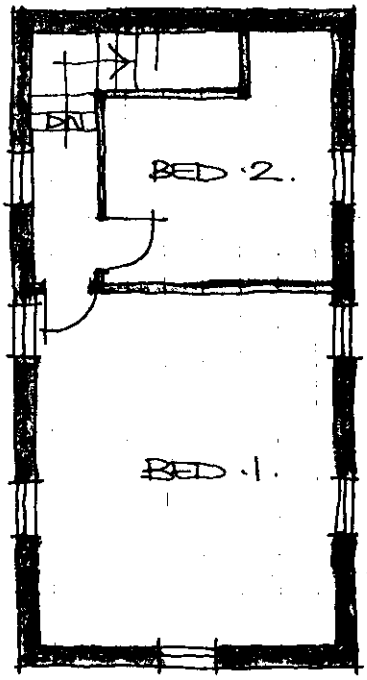
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SHEET ONE.





SCALE.



GROUND FLOOR

FIRST FLOOR.

9146. EXISTING BUILDING.

Sir Richard Body MP,
House of Commons,
London.

Mr N Midlen

NRM/JJ H06/0400/93

25 Oct 1993

Dear Sir Richard,

DEVELOPMENT ADJOINING WHITEACRES, GEDNEY

A day or so ago I had a discussion with your researcher Giles Taylor concerning the situation at Whiteacres, and I explained to him that the Council has asked for a report to be prepared for the Planning Committee's consideration detailing the way in which the application had been processed. I hope this will be ready in about 3 weeks, and I will let you have a copy.

Yours sincerely

N Midlen
Principal Planning Officer
Development Control

649. PLANNING COMMITTEE (continued)

b) That in respect of planning application No. H06/0400/93 (Demolish garden wall and rebuild same part to facilitate provision of approved access. Convert barn to dwelling house on land adjacent to Whiteacres, Gedney), considered at Planning Committee meeting held on 14th September, 1993 (Minute No. 598(d)), whilst recognising that the decision could not be altered the Director of Planning and Building Control Services be instructed to report to a future meeting of the Committee detailing the way in which the application had been processed.

650. ENVIRONMENTAL SERVICES COMMITTEE

Consideration was given to the Minutes of the meetings of the Environmental Services Committee held on 24th August and 8th September 1993.

RESOLVED:

a) That subject to (b) and (c) below, the Minutes be approved and adopted;

b) In respect of the Minutes of the meeting held on 24th August 1993;

(i) the name of Councillor J Clark be included in the list of those tendering apologies for absence from the meeting; and

(ii) resolution l(vii) of Minute 564 be amended by inserting the words "or the parish Council" after the word "Authority" in line 5 and inserting the words "and to that end discussions be held with Anglian Water PLC, the National Rivers Authority and the Parish Council" after the word "building" in line 7.

c) In respect of the Minut the meeting held on 8th September 1993, Minutees of 592 (Spalding Urban (Parking Places) Order 1965 as Amended), the following additional resolution be added:-

" c) That the Director of Administration investigate the possibility of introducing measures to ban fly posting in Council car parks."

Mrs E Bailey,
6 Catherine Court,
Holbeach,
Spalding,
Lincs.
PE12 6QP.

Mr N Midlen

NRM/JJ H06/0400/93
BDC/1041/93

23 Feb 1995

Dear Mrs Bailey,

RESIDENTIAL DEVELOPMENT, WHITE ACRES, GEDNEY.

I thank you for your letter received on the 24th January, and apologise for the delay in replying but I have taken the opportunity to discuss the matter thoroughly with Mr Nigel Midlen, my Principal Development Control Officer.

I can well appreciate how distressing it must have been for you to see how matters have turned out with this development, and indeed my staff were becoming concerned as far back as July 1993, when my Senior Assistant Mr Blacklock wrote to Mr Loweth suggesting that you considered applying for access onto Blazegate. I attach a copy of this letter, together with Mr Loweth's reply.

Despite sympathy we might have on a personal level, we do, of course, in dealing with a planning application, have to consider it on the basis of planning considerations. As far as highway matters are concerned, the Authority does not employ any qualified staff, but relies upon the advice of the County Council, in the form of their Highways and Planning Department, who are the Highways Authority for roads in the District.

In this case, whilst initially opposing a proposal for access onto Blazegate, they subsequently felt that the latest application, for two accesses, was satisfactory. Faced with this advice, my staff were not in a position to object to it on highway grounds although I know that they did discuss the issue with the Highway Officers concerned. Similarly, the Planning Committee, when they considered the application, did not feel able to oppose the proposal on highway grounds, in the face of qualified highway advice. I have discussed this matter with the Highways Officers concerned, and understand that it is the differing position of the accesses which caused them to

change their minds, but feel that it would be better it you wrote directly to the Director of Highways and Planning at County Hall, Lincoln asking for a further explanation, as I would not wish, inadvertantly, to misrepresent their position.

Once two accesses, rather than one, had been found acceptable into the site it was possible to consider an additional dwelling, giving one access serving two dwellings, and another access serving three i.e. both with a lesser traffic loading than a single access previously approved. Also, since these accesses are onto Blazegate, i.e. away from the Listed White Acres property, rather than sharing an access with it, it was not so necessary to ensure that the surfacing of the access would not detract from the setting of the Listed Building, and therefore a gravelled access was felt to be acceptable. In addition, the Planning Committee had already decided that a paved access on the housing estate recently approved on Kings Gate would not look right in a small village setting, and it was not felt possible to ask for such a material immediately opposite this estate.

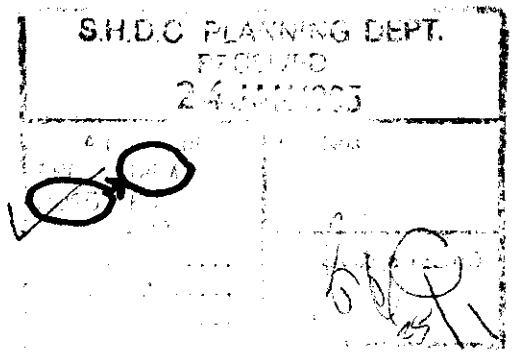
I do realise that this explanation will be of little comfort to you in the circumstances, and I can only express my sympathy that you were not able to realise the full potential of your site.

Yours sincerely

B Smith
Director of Planning and
Building Control Services

Enc.

6 St Catherine Court
Holbeach
Spalding
Lincs
PE12 6QP



N Midlen
Principle Planning Officer
Development Control
Council Offices
Priory Road
Spalding PE11 2XE

20th January 1995

Dear Mr Midlen

Re: Residential Development, adjacent to Whiteacres, Gedney
Your ref: JB/JJ H06/1041/93

I refer to your telephone conversation with Mrs Hill relating to the above land and in particular to the change in permission allowing access on to Blazegate in two places.

I would be grateful if you would confirm the Councils reason for this change in permission which appears to be in contradiction to everything I have been led to believe. I understand that you mentioned to Mrs Hill that a letter had been sent to Mr Loweth suggesting an alternative access point, and a copy of this letter or indeed any other correspondence which you feel may clarify the position would be grateful received.

The main points of the new permission, which I find hard to understand, are the access on to Blazegate, one of which is directly on to a junction. The allowing of a gravel drive when we were told that it had to be paved at great expense, and also the addition of a further detached house.

I trust that you will understand the importance of clarifying this matter once and for all. I have spent a traumatic few years following the death of my husband and this, as it appears, adds insult to injury.

Your urgent attention to this matter would be appreciated.

Yours sincerely

E E Bailey

Eileen Bailey (Mrs)

Nigel

I have attached all the correspondence I could find relating to access.

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To J. Blacklock SHDC

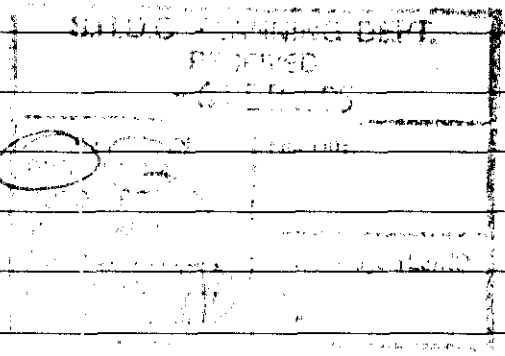
Planning Reference H67/0952/94

The following are my observations upon the enquiry under the reference quoted above:—

BLAZEGATE GEDNEY – DEM PROPERTIES

I refer to the letter of the 19th December 1994 from Gedney Parish Council

I would point out that ~~the~~ ~~access~~ at no time did I say there was to be no new access onto Blazegate. The comments I made were regarding a particular access point further along Blazegate which I considered unsuitable to serve this site



Date 5-1-95

Signed [signature]

for Director of Highways and Planning

J Blacklock

JB/SAH H06/0235/92

JHK/TJ

6 January 1994

Mr J King
Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs PE12 7AX

Dear Sir

Listed Building - Land Adjacent to "Whiteacres"

Thank you for your letter dated 15 December 1993 in connection with the above.

I have consulted the Director of Highways and Planning, Lincolnshire County Council, who has advised me that a vehicular access onto Blazegate could be acceptable if located at the Kingsgate end of the road and if adequate visibility could be achieved.

Such an access would, of course, be outside the terms of the existing permissions for residential development on the site and therefore, a fresh planning permission and listed building consent would be required.

I would add, that the above comments are offered without prejudice to any formal decision of this Authority.

Yours faithfully

R Midlen
Principal Planning Officer (Development Control)

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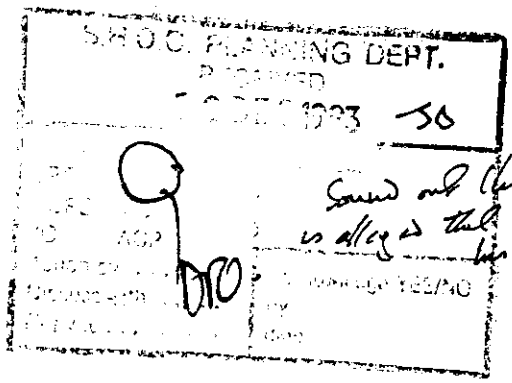
Kings Quality Homes

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: HOLBEACH 23388/24120
Fax No. 0406 26237

Your Ref:

Our Ref: JHK/TJ.

15th December, 1993.



Sound out Chris again - I
is alleged that he has changed
his mind.
21/12

FOR THE ATTENTION OF MR. R. BLACKLOCK,

Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

Dear Mr. Blacklock,

RE:- LISTED BUILDING CONDITION 5 H06/0235/92.

I hope that you do not mind me contacting you regarding the above mentioned matter.

I do know all the people involved and to reach a happy solution may be very difficult.

I wondered if there is any possibility that the access to the three plots and existing barn could be from Blazegate, if so I may purchase the land and that would leave the wall untouched.

I think that you will agree that the wall lcoks extremely nice and should be preserved if possible.

If I can help please do not hesitate to contact me.

With best wishes.

Yours sincerely,

John H. King,
Director,
Kings Quality Homes.

CHRIS

YOUR COMMENTS PLEASE

An access onto Blazegate could be OK but it would have to be at the Kingsgate end where the road is wider and decent visibility can be achieved. It would mean the loss of some of the wall

JH. 9/12

OK 5/1/94.

NRM/JJ
23rd December 1991

H6/811/91
H6/827/91

NOTE FOR FILE

Meeting with Chris Loweth (agent), Mrs Bailey (applicant) and young Mr Bailey to discuss possible alternative redevelopment schemes, on 16th December 1991.

I advised that Committee specifically wished for the retention of the existing stable block, and that the best course of action was to attempt to give the impression that the new development was a conversion of traditional agricultural buildings i.e. a barn to stable effect. The mixture of two storey and single storey might be appropriate, but care needed to be taken to be sure that the roof spans were traditional. Bricks should match existing stable block and slate or pan tiles used for the roof. There was no need to keep to the building line previously proposed, and providing a feeling of "enclosure" by linking bricks walls by the technique that would be useful. No objection to the proposed change in access point, nor to reduction in the length of the access road, but felt that a turning bay was needed.

N Midlen
Principal Planning Officer (DC)

808. 23 AND 27 MARKET STREET, LONG SUTTON - GRADE II LISTED BUILDINGS

TWF.

The Director of Planning and Building Control Services advised members of the continued dereliction of the above buildings, action that had been taken in the past concerning these properties and recommended future action. Both properties had previously been the subject of a repairs notice under section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and applications had been made by the owner for grants from English Heritage and the Environmental Services department. However, the grant application to English Heritage was rejected because it was not accompanied with adequate costings and the building had now been placed on the market for sale.

RESOLVED:

a) That a further repairs notice under the provisions of section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990 be served on the owners of 23 and 27 Market Street, Long Sutton.

b) That the situation be reported back to Committee at the expiry of the period for compliance with the repairs notice for consideration of what further action, if any, the Council may wish to take, including the financial implications.

c) That officers continue to take such action as is considered necessary to require emergency repairs to the buildings under section 54 of the Listed Buildings Act 1990.

809. RESIDENTIAL DEVELOPMENT - LAND ADJACENT TO "WHITEACRES", GEDNEY (649/93)

H06/400/93

The Director of Planning and Building Control Services appraised members of the circumstances relating to the approval of the above development. Having reviewed the case the Director of Planning and Building Control Services was of the opinion that the applications in question had been dealt with fairly and correctly, and that in the circumstances, the authority had sought to ensure all interests were safeguarded and consistent with its functions as a planning authority.

RESOLVED:

a) That the report be noted.

b) That the Director of Planning and Building Control Services investigate whether the alignment of the wall for the access is correct.

c) That the Director of Planning and Building Control Services provide a copy of his report to the objectors when the alignment of the wall for the access has been checked, and inform them of this Council's complaints procedure at that time.

AGENDA ITEM NO.

11

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: PLANNING COMMITTEE 7 DECEMBER 1993

BY: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT: RESIDENTIAL DEVELOPMENT - LAND ADJACENT TO "WHITEACRES", GEDNEY.

PURPOSE: To appraise the Committee of the circumstances relating to the approval of this development (Min. 649/93 refers).

1.1 This report is in response to an instruction by the Council to report on the processing of a recent application (H06/0400/93) for Listed Building Consent for the demolition and rebuilding of a garden wall and conversion of granary/barn into a dwelling house on land adjacent to "Whiteacres", Gedney.

2.0 PLANNING HISTORY

2.1 In September 1991 an application H06/0811/91 was submitted for permission for the erection of 4 dwellings on land abutting the Old Main Road and Blazegate, Gedney. The land comprised part of the curtilage of "Whiteacres" - a Grade II Listed Building and the applicant was then the owner of that property. The applications were advertised, site notices posted and the occupants of the adjoining antique shop and Field Bungalow notified: no observations were received. A Listed Building Consent application (H06/0827/91) was also submitted.

2.2 Both applications were recommended for refusal on the basis that the scheme would adversely affect the setting of the Grade II Listed Building ("Whiteacres"). (Mins 797 and 905/91 refer). The Sub-Committee inspected the site and whilst endorsing the Officer recommendation, indicated that some form of development was feasible. (Min. 831/91 refers). In November 1991 the said applications were refused (Min. 905/91 refers).

2.3 Following discussions with the applicant, a further application for full planning permission (H06/0235/92) was submitted. A further advertisement was inserted in the local paper, and a site notice posted, and again the Antique shop and Field Bungalow were individually notified: no observations were received. Application H06/0236/92 for Listed Building Consent was also submitted for the demolition of buildings in the grounds of 'Whiteacres'.

2.4 The full application provided for the conversion of the barn to a dwelling and erection of 3 new dwellings on the same site as previously, with a new access being formed onto Chapelgate, and the existing access being closed off. At the time of the submission the applicant was still the owner of "Whiteacres" and its curtilage.

2.5 In April 1992 Listed Building Consent (H06/0236/92) was granted for the demolition of buildings in the grounds of "Whiteacres". The buildings in question were glasshouses and sheds and a timber garage. The applicant was the same as that of application (H06/0235/92).

2.6 In June 1992, full planning permission (H06/0235/92) was granted (Min.416/92 refers). Condition No 5 of that permission states:-

"Before the permitted access is commenced to be used the existing access between the site and Old Main Road shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety."

2.7 The condition was considered necessary because an increased use of the existing access would have been detrimental to the residential amenities of 'Whiteacres' and because the new approved access offered better visibility onto the adjoining highway.

2.8 Appendix 1 is a plan showing the proposed development and access, and their relationship to "Whiteacres" and the existing access.

3.0 THE SALE OF "WHITEACRES"

3.1 The applicant's solicitor has advised the Department that "Whiteacres" itself was sold by the applicant on 19 August 1992, leaving the site of the planning permission in the applicant's ownership. The existing access to "Whiteacres" (which is obliged to be closed up if the development which has been permitted takes place) was included in the sale. The contract provided inter alia:-

1 That the owners of "Whiteacres" would have a right of way over the new road which would serve the planned development.

2 That the applicant would construct this new road at her expense.

3 That once the road was constructed, the applicant would have the right to enter the property "Whiteacres" to close off the existing access at her expense.

4 That the applicant could not use the new roadway unless and until the existing access had been closed off.

3.2 It appears clear from this, that the situation with regard to the adjoining development and the changes to the access point were spelled out clearly at the time of the purchase of "Whiteacres".

3.3 Appendix 2 is a plan showing the land in the ownership of the applicant and the land in the ownership of the owners of "Whiteacres".

4.0 RECENT PLANNING DECISIONS

4.1 In March 1993, the Agent who submitted the applications was advised that Listed Building Consent had not been obtained to breach the wall fronting the application site onto the Old Main Road to provide access; nor had Listed Building Consent been obtained for the conversion works to the granary/barn - works approved under the full planning permission (H06/0235/92). The owner/occupier of "Whiteacres" was also appraised of this advice.

4.2 In April 1993 an application (H06/0400/93) was submitted (same applicant/same agent) for Listed Building Consent for the demolition and rebuilding of the garden wall and the conversion of the granary/barn into a dwelling house.

4.3 In May 1993, the owner/occupiers of "Whiteacres" contacted the Authority to express concern that the description of the proposed development was inadequate: it did not specifically mention the provision of a new access.

4.4 In June 1993, the application was re-advertised with an amended description specifying not only demolition, but also the fact that the demolition (and rebuilding in part) was being undertaken to facilitate the provision of an approved access - the access approved under the full planning permission (H06/0235/92).

4.5 In July 1993, following representations from the same quarter that the description of the application was misleading (it referred to land to the rear of 'Whiteacres" which was considered inadequate, if not incorrect) a revised description was prepared and the application re-advertised as:-

"Demolish garden wall and rebuild same in part to facilitate provision of approved access. Convert barn to dwelling house - land adjacent to "Whiteacres", Gedney."

4.6 During the course of these procedural adjustments, the Agent was advised that the application did not provide for the sealing up of the existing access to "Whiteacres" in works which were necessary to secure compliance with condition 5 of planning permission H06/0235/92.

4.7 At the same time, the feasibility was examined of securing an alternative vehicular access to the site from Blazegate - an alternative which would have dispensed with the need for a new vehicular access onto the Old Main Road and the sealing up of the existing access to "Whiteacres". This was undertaken at the request of the owner/occupiers of "Whiteacres" and involved further consultation with the County Director of Highways and Planning. The Director was emphatic that there

should be no new access onto Blazegate in this location and, in any event, the applicant declined to amend the application to provide for such an alternative.

4.8 With regard to consultees, a wide range of 'heritage' bodies were consulted. The Authority's architectural consultant was also consulted. A petition expressing opposition to the proposed development was received after the compilation of the report to Committee.

4.9 Three letters of objection were received to the application in time, and their grounds are summarised in the report to Committee on 14 September, 1993.

4.10 Subsequent to the grant of Listed Building Consent, the Agents engaged in selling the site have been advised to appraise all prospective purchasers of the note attached to the consent. This reads as follows

"Your attention is drawn to Condition 5 of planning permission reference H06/0235/92 and the fact that Listed Building Consent will also be required to undertake the work provided for in that condition; such work is not provided for in the Listed Building Consent hereby issued."

4.11 The work in question is that relating to the sealing up of the existing access to "Whiteacres". The precaution of including this note was considered advisable not only in the interests of the Authority but also those of all other interested parties.

4.12 Appendix 3 is a copy of the report to Committee on application H06/0400/93, which includes a summary of the representations received.

5.0 CONCLUSION

5.1 Having reviewed this case, I am of the opinion that the applications in question have been dealt with fairly and correctly and that in the circumstances, the Authority has sought to ensure all interests were safeguarded as far as was consistent with its functions as a Planning Authority.

6.0 RECOMMENDATION

That the report be received.

Background Papers: H06/0400/93

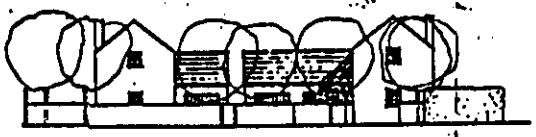
Local Government (Access to Information) Act 1985

The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

11235/92. AMENDED PLAN.

APPENDIX 1.







NEW ACCESS TO PRIVATE ROAD ALL TO HIGHWAY SPEC. MOVE EXISTING E.P.

EXISTING 5'6" WALLING ADJUSTED.

BRICK UP EXISTING ACCESS POINT TO MATCH EXISTING WALL.

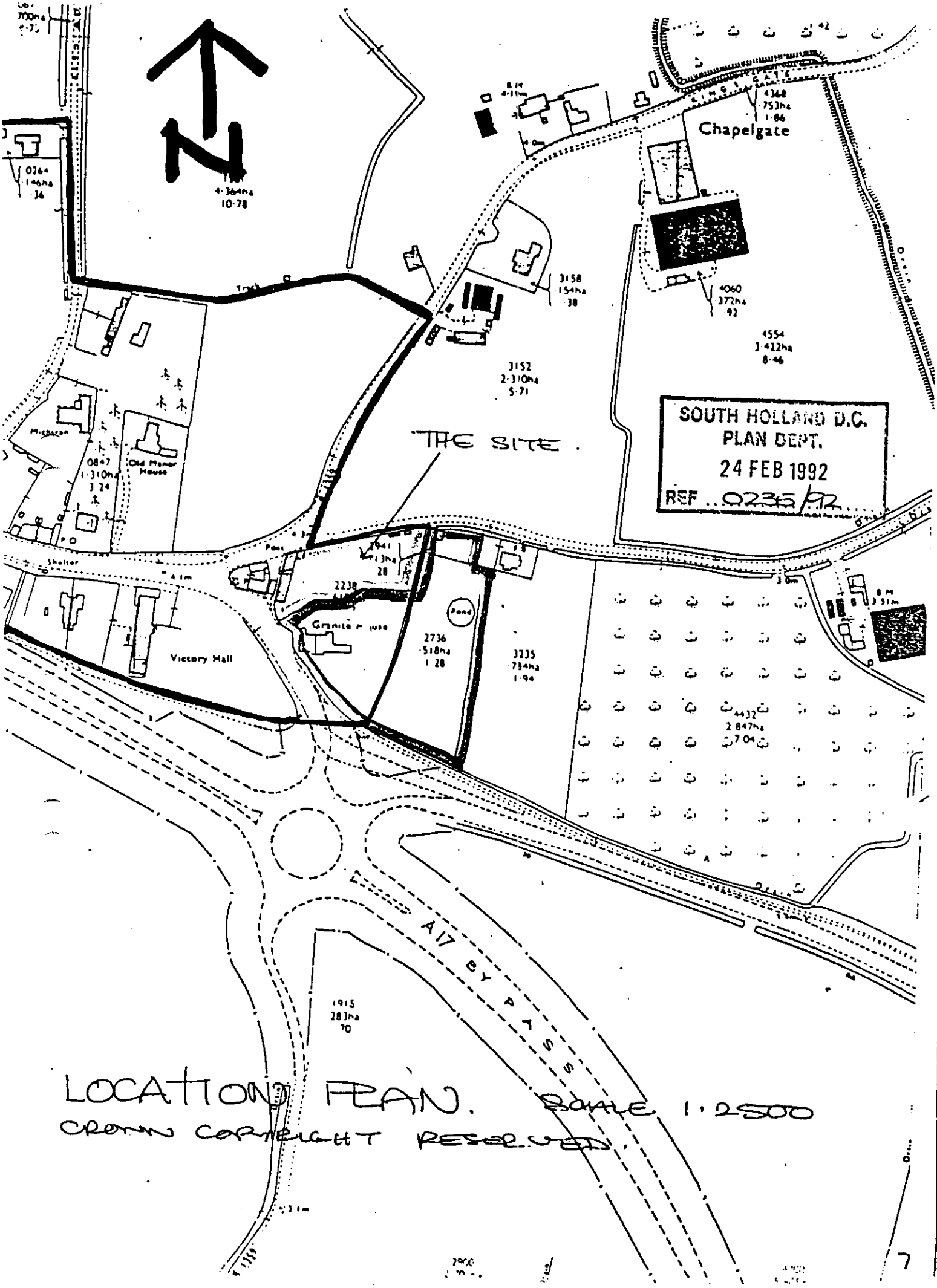
WHITEACRES

CONVERSION OF EXIST BUILDING, AND IS NO NEW DWELLINGS TO MATCH, OFF PRIVATE DRIVE, WHITBY GEDNEY. SPALDING. LINCS FOR MR. E. BAILEY.

DRAW 1/16 = 1'0"

B/92/3A

APPENDIX 2



LOCATION PLAN. SCALE 1:2500

CROWN COPYRIGHT RESERVED.

APPENDIX 3

APPLICATION REFERENCE: H06/0400/93 DATE RECEIVED: 19-MAY-93

TYPE: LB Demolition

DESCRIPTION: Demolish garden wall and re-build same part to facilitate provision of approved access. Convert barn to dwelling house

LOCATION: Land adj. Whiteacres, Gedney

APPLICANT: Mrs E Bailey AGENT: Loweth Cowling Design

REASON FOR COMMITTEE CONSIDERATION

Objections to proposed development.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 SEP 1993

RECOMMENDATION

Grant Listed Building Consent, subject to conditions.

COMMENTS

1 The 'barn' (i.e. a granary and stable block) is a Listed Building - listed by virtue of being within the curtilage (now subdivided) of Whiteacres, a Grade 2 Listed Building. Similarly, the connecting 2 metre high brick wall is listed.

2 In June 1992, planning permission (ref: H06/0235/92) was granted for the conversion of the barn to a dwelling and the erection of 3 dwellings with vehicular access by way of a private road through the said wall. Permission was granted after a Sub-Committee visit to the site. Listed Building consent also granted for the demolition of some buildings on the site, but the demolition of the wall to gain access and the conversion of the barn were not included in that application.

3 The property 'Whiteacres' has since been subdivided and the new owner of the barn, in seeking to act upon the permission, was advised Listed Building Consent would be needed for the conversion work and the breaching of the wall to provide access.

4 The sole consideration, therefore, is the effect on the character and setting of the Listed Building and in this regard, the proposed development is acceptable.

5 As to whether there are residual considerations, such as a change of circumstances, which would warrant a refusal, it is not considered there are any of relevance. The fact that the subdivision of the Whiteacres property may cause difficulties in implementing the planning permission (and Listed Building Consent should it be

granted), is not a material concern. Likewise changed traffic conditions on Chapelgate, even though they are acceptable to the Director of Highways in terms of access, is not of relevance.

6 The same applies to the suggested alternative access off Blazegate. In any event the Director of Highways does not favour this suggested access owing to the narrowness of Blazegate and the proximity of a bend.

7 With regard to the condition of the barn, negotiations are currently in progress with the applicant to ensure the fabric of the building is suitably maintained.

REPRESENTATIONS

Parish Council: No objection.

Public: Objections from three neighbouring householders on following grounds:-

1 The character and setting of the Listed Building would be seriously impaired by the breaching of the wall to provide vehicular access.

2 The proposed vehicular access would create a hazard to highway safety owing to:
   (a) Risk to children using adjacent footpath.
   (b) Increased traffic onto Chapelgate - a road already taking additional traffic from Kingsgate development, with the prospect of more from the site of the new village hall.
   (c) Conflicting traffic movements on Chapelgate.
   (d) Too near to Kingsgate junction with Chapelgate.

3 Proposed access and driveway could jeopardise structural stability of the adjacent barn (it is claimed this building has no footings).

4 Proposed access could adversely affect adjacent (antiques) business.

5 Better alternative access could be secured off Blazegate.

Council for British Archaeology: Objects to conversion of the barn as 'the process inevitably involves the loss of character through subdivision.'

Sir Richard Body M.P: Has relayed objections of the objectors and endorsed their concern to see a better, alternative access provided off Blazegate. He has also drawn attention to the state of the barn building and the need, expressed by some local residents, to initiate repairs.

Consultant Architect: No objection to barn conversion.
With respect to proposed access, comments:-

"The wall is a pleasing feature which provides a strong visual link between the buildings in this part of Gedney. It does not however play an important visual role in relation to the main facade of the house. The majority of the wall is to remain in the formation of the new access, although probably a large part of it will require rebuilding. It would be preferable of course for it to remain in its present position unaltered, however this has to be balanced against the desirability of finding an economic use for the granary and the fact that planning permission has already been granted for the new site and access."

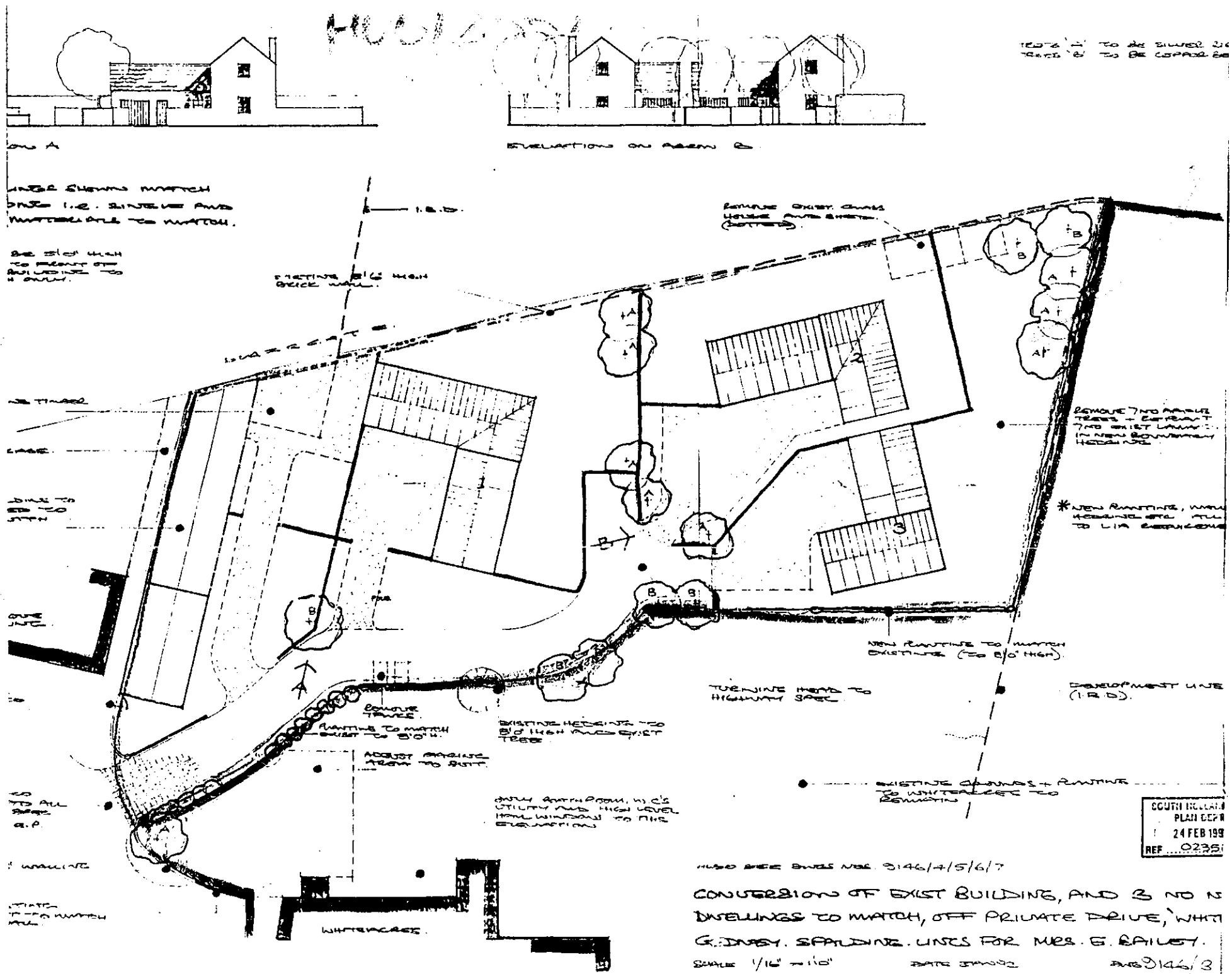
SCHEDULE OF CONDITIONS

1 Prior to the commencement of the works in respect of the provision of the access, a sample panel of the brickwork in respect of that access shall be approved by the Local Planning Authority. Such brickwork shall have a line based mortar and a traditional flush bagged or brush joint in respect of the pointing.
Reason: In the interests of safeguarding the character and setting of the Listed Building.

2 Before commencement of the conversion of the barn, full details shall be submitted to and approved by the Local Planning Authority of the construction (including materials) and method of opening of the windows of the converted building and of the construction (including materials) of the doors, together with full details of materials to be used in respect of new brickwork and roof cladding.
Reason: Insufficient details have been supplied in respect of facing materials, windows and doors, and in the interests of safeguarding the character and setting of the listed building.

Note

1 Your attention is drawn to Condition no. 5 of planning permission ref: H06/0235/92 and the fact that Listed Building Consent will also be required to undertake the work provided for in that condition; such work is not provided for in the Listed Building Consent hereby issued.

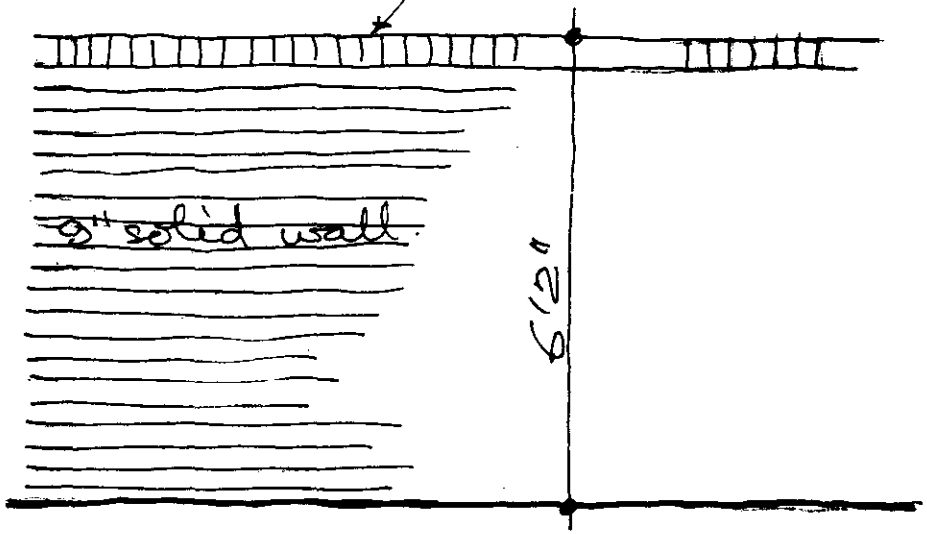


ALSO SEE DWGS NOS. 3146/4/5/6/7

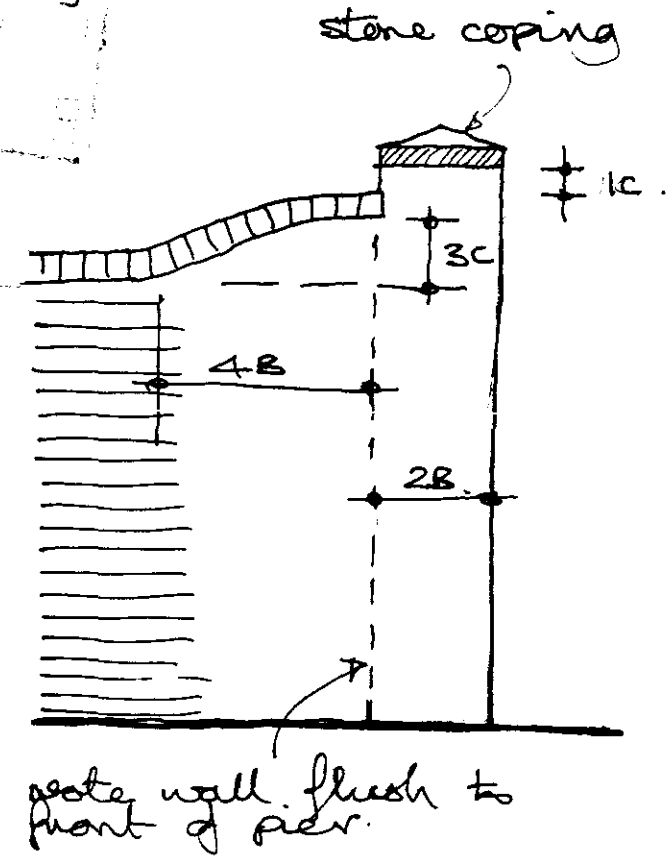
CONVERSION OF EXIST BUILDING, AND 3 NO N
DWELLINGS TO MATCH, OFF PRIVATE DRIVE, WHIT
GRANBY. SPALDING. LINCS FOR MRS. E. BAILEY.

SCALE 1/16" = 1'0" DATE JAN 92 DWG 3146/3

SOUTH HOLLAND D.C.
PLAN DEPT
400/93

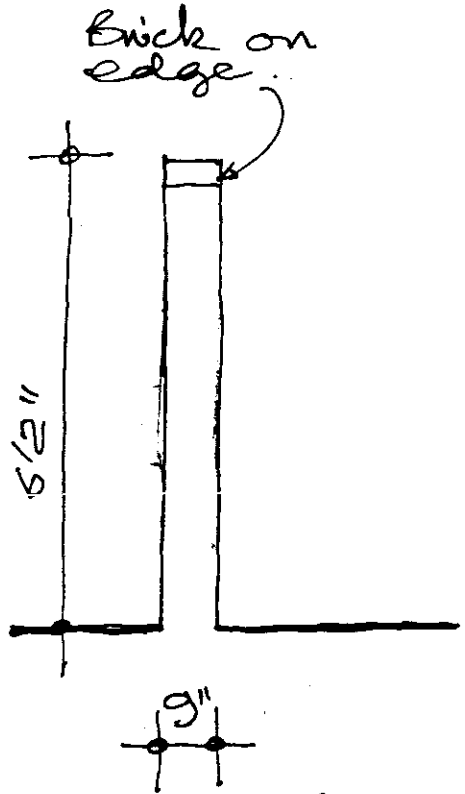


EXIST. ELEVATION.

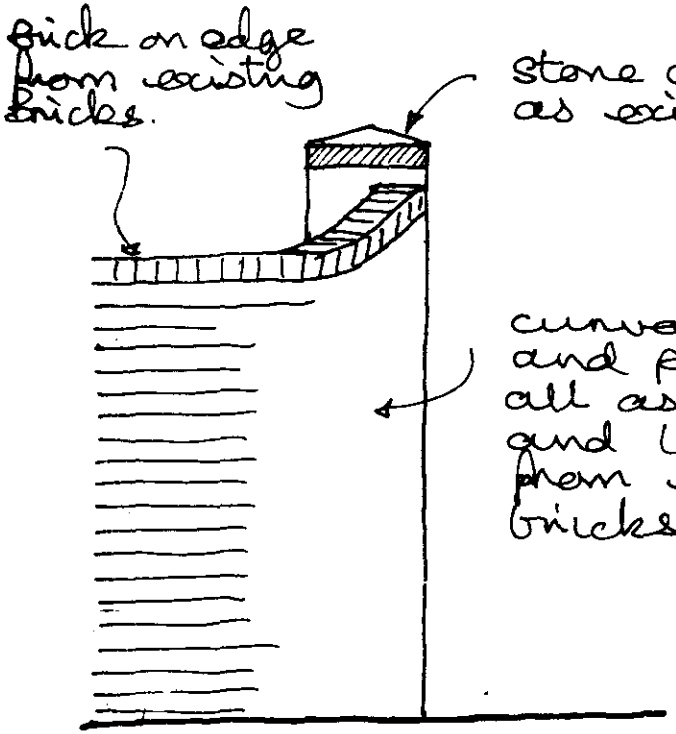


EXIST. PIER DETAIL

A.



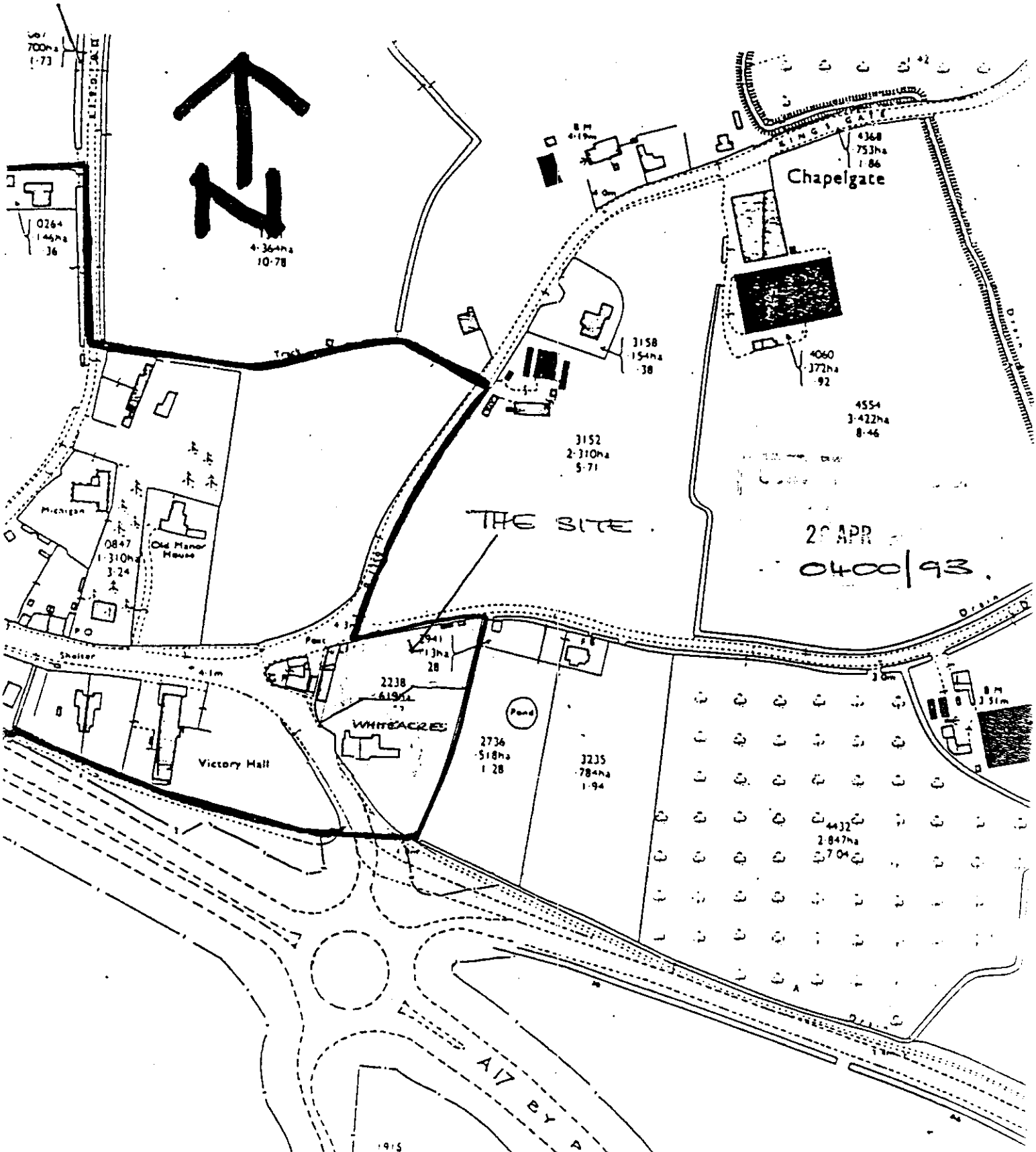
SECTION. (NEW + OLD)



ELEVATION (NON PIERS.)

Left hand from road shown
Right hand the same

SOUTH LAKELAND DISTRICT COUNCIL
PLANNING DEPARTMENT
4 00/93



LOCATION PLAN. SCALE 1:2500

CROWN COPYRIGHT RESERVED

ELEVATION ON [illegible]

ELEVATION ON [illegible]

EXISTING PASSAGE

EXISTING ANTIQUE SHOP + DWELLING

NEW ACCESS TO PRIVATE ROAD TO HIGHWAY STREET. MOVE POST E.P.

EXISTING STONE WALLING TO REMAIN

BRICK UP EXISTING ACCESS POINT TO MATCH EXISTING WALL

TO SAVE THE LISTED WALL we will swap our Back Gates and some Land with Sheldon. For the Granary and Land.

WHITEACRES

NEW PLANTING TO MATCH EXISTING (TO 6'0" HIGH)

TURNING HEAD TO HIGHWAY SPEC.

EXISTING HEDGE TO BE RAISED TO 6'0" HIGH TO MATCH EXIST TREES

ADJUST PARKING AREA TO SUIT

DEVELOPMENT LINE (RED)

NEW PLANTING + WALL HEDGING TO MATCH EXISTING

NEW PLANTING, WALL, HEDGING TO MATCH EXISTING

TENNIS COURT

GATES

HE CAN LEAVE

EXISTING GARAGES + PLANTING TO BE REMOVED

NEW BATHROOM WCs UTILITY RMS. HIGH LEVEL HALL WINDOWS TO THE ELEVATION

GROUND FLOOR

FIRST FLOOR

CONVERSION OF EXISTING BUILDINGS

THE INTENTION IS TO USE THE PRINCIPAL LIVING ROOMS ALL TO MAINTAIN EXISTING PROPORTIONS IN EXTERIOR AND INTERIOR + ROOF SETTING

WHERE POSSIBLE ALL ORIGINAL WINDOWS ARE TO BE RETAINED IN THEIR PRESENT POSITIONS IF NOT IN USE AS WINDOWS

ALSO SEE PLANS NOS P/146 + 5/6/7

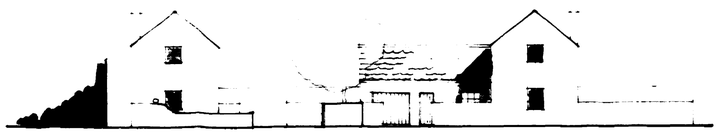
CONVERSION OF EXIST BUILDING, AND 3 NO NEW DWELLINGS TO MATCH, OFF PRIVATE DRIVE, 'WHITEACRES' GEDNEY. SPALDING. LINCS FOR MRS. E. BAILEY.

SCALE 1/16" = 1'0

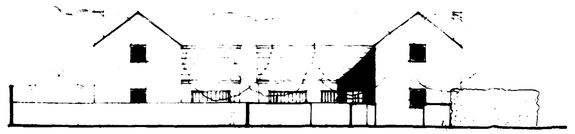
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DRG 9146/3A



ELEVATION ON ARROW A



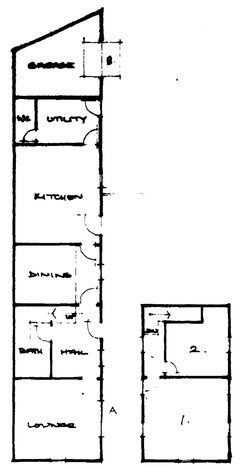
ELEVATION ON ARROW B

TREE 'A' TO BE SILVER BIRCH
TREES 'B' TO BE COPPER BEECH

* DRAINAGE :-
FOUL TO MAINS SEWER
SURFACE TO SOAKAWAYS.

* NEW DWELLINGS SHOWN MATCH EXIST BUILDING I.E. SINGLE AND 2 STOREY. MATERIALS TO MATCH.

WALLING TO BE 3'0" HIGH
NEW WALLING TO FRONT OF CONVERTED BUILDING TO BE 3'0" HIGH ONLY.

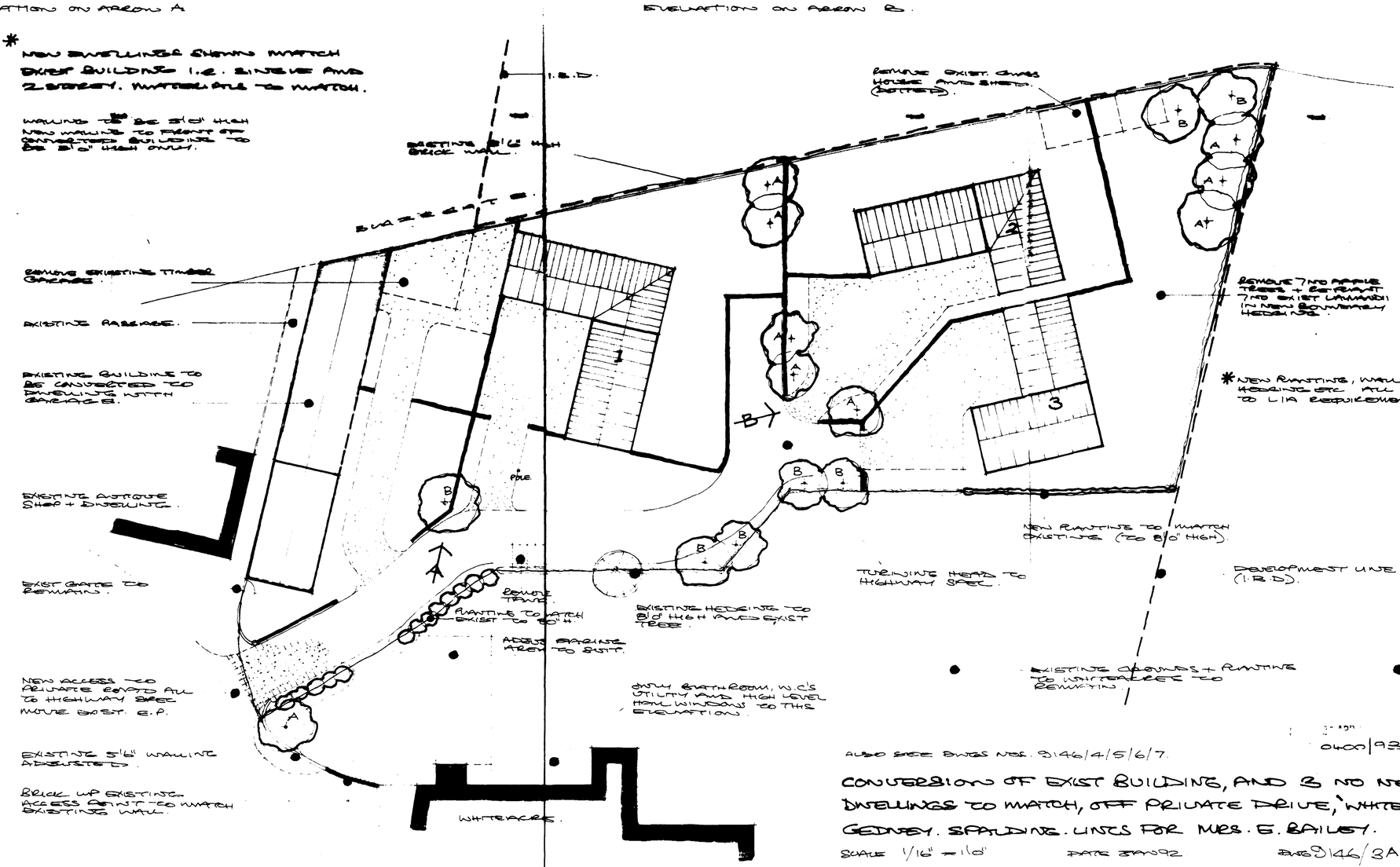


G. FLOOR F. FLOOR.

CONVERSION OF EXISTING BUILDING

NEW UNITS 1. 2 + 3 ARE TO BE SIMILAR LAYOUTS ALL TO MATCH EXISTING BUILDING IN FINISHES AND WINDOW + DOOR STYLES.

NOTE OPENINGS A & B ARE NEW WINDOWS IN PLACE OF EXIST. BUILDING DOORS. TO FORM B. 1B FREE GARAGE & POOL IN LIEU OF UNION WHICH IS PRESENTLY CONNECTED BY TIMBER GARAGE.



ALSO SEE DWGS NOS. 9146/4/5/6/7.

CONVERSION OF EXIST BUILDING, AND 3 NO NEW DWELLINGS TO MATCH, OFF PRIVATE DRIVE, 'WHITEACRES' GEDNEY. SPALDING. LINCS FOR MRS. E. BAILEY.

SCALE 1/16" = 1'0" DATE JAN 92 DWG 9146/3A

0400/93.