APPLICATION NO. : H09/0710/92.

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Observations of District Planning Authority

Reference: H09/0710/92 Received:26-JUN-92 Type:COUNTY COUNCIL

Name: Lincolnshire County Council
Department Highways & Planning
City Hall
Beaumont Fee
Lincoln

Agent: Lincolnshire County Council
Department Highways & Planning
City Hall
Beaumont Fee
Lincoln

Description: Erect a new Primary School and form a public park

Location : Stukeley Hall Holbeach
Spalding Lincs

South Holland District Council has considered the proposal and has no objections, subject to any recommended conditions set out below:

1 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

2 No trees to be felled or lopped before a contract has been entered into for the development.

Reason: In the interests of safeguarding the character and appearance of Holbeach Conservation Area.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of safeguarding the character and appearance of Holbeach Conservation Area.

4 The landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of safeguarding the character and appearance of Holbeach Conservation Area.

5 The raod access and car parking shall be provided and available for use

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

when the development is brought into use.

Reason: In the interests of road safety.

6 Details of the reinstatement of the boundary wall adjoining the proposed vehicle access from Spalding Road shall be submitted to and approved by the Planning Authority before development commences.

Reason: In the interests of safeguarding the character and appearance of Holbeach Conservation Area.

Notes to Applicant:

Nothing in this decision should be taken as overruling this Council's decision in relation to the recent application for works to the trees.

Director of Planning and Building Control Services
16-JUL-92 H09/0710/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Lincolnshire County Council
Planning Permission

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1976

Date of Proposal 15 June 1992 Planning Reference No H.9/710/92

Part 1 Planning Permission

1. On 10 FEB 1993 the Lincolnshire County Council resolved, for the purposes of Regulation 4 of the Town and Country Planning General Regulations 1976, to carry out the following development

   namely, to erect a primary school and lay out associated playing fields; to create a public park and to construct vehicular and pedestrian accesses at Stukeley Hall, West End, Holbeach.

2. Take notice that Planning Permission is thereby deemed to have been granted, on that date, by the Secretary of State for the Environment to carry out that development subject to the following conditions.

Part 2 Conditions

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

2. Before construction of the proposed school is commenced the existing vehicular access to West End shall be converted to an access for pedestrians only.

3. The only use of the rear access from Stukeley Hall Drive in connection with the proposed development shall be for emergency and playing field maintenance purposes.

4. Before any other development is carried out or any demolition is undertaken within the grounds, the proposed vehicular access shall be constructed from West End in the manner shown on plan D3227/9 Rev D.

5. Before the proposed school and park are brought into use, the whole of the proposed car parks shown on plan D3227/9 Rev D should be constructed, and shall thereafter be kept available for car parking at all times when the proposed school and park are in use.

/continued

Signed .....
Chief Executive
Lincolnshire County Council

Date 10 FEB 1993

NOTES:

1. This permission must be entered in the statutory register of planning decisions maintained by the District Council (as required by the Town and Country Planning General Regulations 1976). In addition the District Council is requested to make an entry in the Land Charges Register of any conditions attached to this permission.

2. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

CONDITIONS Cont'd

6. No trees within the site shall be felled other than those identified by plan 216/1/2 as being dead or dangerous or as trees interfering with the proposals, and no such felling, other than of dead trees shall be undertaken prior to the making of a contract for the erection of the proposed school.

7. Before any development is commenced the approval of the Director of Highways and Planning is required to a scheme of landscaping and tree planting for the site (indicating inter alia the number, species, heights on planting and positions of all the trees). Such scheme as approved by the Director of Highways and Planning shall be carried out in its entirety within the period of 12 months beginning with the date on which development is commenced, (or within such longer period as may be agreed in writing with the Director of Highways and Planning). All trees, shrubs and bushes shall be adequately maintained for the period of 10 years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

8. The proposed development shall be undertaken in accordance with a scheme of protection, during the development phase, for all existing trees, shrubs and hedgerows other than those which may be felled by virtue of condition 6. Such scheme shall be submitted to and approved by the Director of Highways and Planning prior to the commencement of development, and shall make provision for the temporary fencing and root protection of all individual specimens and groups other than those referred to by condition 6.

9. Before the proposed school or park are brought into use, details of all proposed fences and gates shall be submitted to and approved by the Director of Highways and Planning. The proposed fences and gates shall be erected in accordance with such details as are approved.

10. Before the construction of the proposed school is commenced, details of the proposed facing bricks, roof tiles, joinery and window frame finishes shall be submitted to and approved by the Director of Highways and Planning. The development shall be undertaken in accordance with such details as approved.

11. Before the proposed access road, car parks and new pathways are constructed, and before any existing pathways are resurfaced, details of the proposed surfacing materials shall be submitted to and approved by the Director of Highways and Planning. The proposed development shall be carried out in accordance with such details as are approved.

The reasons for the conditions are:-

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

/continued

REASONS Cont'd

2. In the interests of highway safety, the existing access being inadequate to serve the proposed school and park or to be used for construction purposes.

3. In order to conserve the amenity of residents of Stukeley Hall Drive, and because Stukeley Hall Drive is considered to be too narrow to serve as a primary means of access.

4. In order to ensure the provision of an adequate contractor's access.

5. In the interests of the safety and convenience of traffic using West End.

6. - 11. In order to ensure that the proposed development enhances the character and appearance of the Holbeach Conservation Area.

NB Attention is drawn to:-

(i) Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970; and

(ii) Design Note 18 "Access for Disabled People to Educational Buildings", published in 1984 on behalf of the Secretary of State for the Environment, or any prescribed document replacing that note.

(iii) The requirements of the South Holland Internal Drainage Board contained in their letter (Ref: RS/PA-F/710/92/JAM) of 30 June 1992, addressed to the National Rivers Authority.

A.J.D. Porter
Chief Executive
Lincolnshire County Council

10 FEB 1993

Lincolnshire County Council
Proposal for Deemed Planning Permission

LCP.7

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1976

Five unsigned and undated but otherwise completed copies of this form and plans should be sent to the County Solicitor

Planning Ref. No.	H09 | 0710 | 92	*For official use only*
Date received	26 JUN 1992	
Grid reference		

● 1. I hereby give notice to the Lincolnshire County Council that I propose, for the purposes of Regulation 4 of the Town and Country Planning General Regulations 1976, to seek planning permission to carry out the following development (in accordance with such plans, showing details of the operations concerned, as are specified herein)

namely, to erect a new primary school and form a public park

at Stukeley Hall, Holbeach, Lincs

Drg Nos D322J/6, 7, 8, 9

OFFICIAL COPY

or ● 1. I hereby give notice to the Lincolnshire County Council that I propose, for the purposes of Regulation 5 of the Town and Country Planning General Regulations 1976, to seek planning permission for the carrying out of the following development

★ in accordance with such plans, showing details of the operations concerned, as are specified herein

or ★ on the basis that the details of the operations are to be reserved for the approval of the local planning authority in the event of planning permission being obtained

namely, to .....

.....

at .....

Drg Nos .....

2. **Particulars of the proposal**

(a) Council's interest, e.g. owner, tenant, prospective purchaser. Owner

(b) State whether Council owns or controls any adjoining land and, if so, give its location and identify the land on a plan. YES (Patchett Lodge)

(c) State whether this proposal is for renewal of a temporary permission previously deemed to have been granted. If yes, state date and number of the permission. ~~Yes~~/No

Date .....

Number .....

● *Complete as appropriate*

★ *Delete as appropriate*

This proposal must be entered in the statutory register of planning applications maintained by the District Council (as required by the Town and Country Planning General Regulations 1976)

(d) State whether the proposal involves:-			State Yes or No
(i) Construction of a new access to a highway		vehicular	YES
		pedestrian	YES
(ii) Alteration, including change of use, of an existing access to a highway		vehicular	NO
		pedestrian	NO
(e) State whether the proposal involves:-			
(i) New building(s)			YES
(ii) Alteration or extension			NO
(iii) Change of use			YES
(f) Size of any new structure:-			
(a) height			8.5m
(b) length			51.3m
(c) width			33.5m
(g) Type and colour of materials for facing external walls			red/brown facing bricks
(h) Type and colour of roofing materials			Red pantiles
(i) What provision exists or is proposed for parking vehicles on the site?		Operational vehicles	12
(indicate also on the submitted plans)		Non-operational vehicles	32
(j) If school development, state:-			
(i) the number of teachers, pupils and other staff			9/240/4
(ii) the number and size of school buses calling			none
(iii) whether joint use is planned			No

3. Particulars of Present and Previous Use of Buildings or Land

State	
(i) Present use of buildings/land	Unused
(ii) If vacant, the last previous use including the date when the use was discontinued	Old Peoples Home until 1988

4. Additional information	State Yes or No	
(a) Is the proposal for industrial, office, warehousing, storage or shopping purposes?	NO	If yes, further particulars may be requested.
(b) Is the proposal in connection with agriculture?	NO	If yes, give full information on separate sheet.
(c) Does the proposal affect a listed building?	NO	
(d) Does the proposed development involve the felling of any trees?	YES	If yes, indicate their positions on plan.
(e) Does the proposal affect a land drain?	NO	If yes, indicate position(s) on plan.
(f) (i) How will surface water be disposed of?	to soakaways	
(ii) How will foul sewage be dealt with?	to existing sewer system	

5.

Signed A M Hey

Date 10 June 1992

Designated Officer, Lincolnshire County Council

Director of Highways and Planning
Linco. shire County Council
City Hall
Beaumont Fee
Lincoln
L. 1DN

Dear Sir

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976
PROPOSAL BY LINCOLNSHIRE COUNTY COUNCIL FOR DEEMED PLANNING PERMISSION

TO ERECT A NEW PRIMARY SCHOOL AND FORM A PUBLIC PARK
AT STUKELEY HALL, SPALDING ROAD, HOLBEACH

This resolution was placed in my Council's Statutory Register of Planning Applications on 26 JUN 1992 and the number allocated to the proposal was H09/0710/92.

In addition to the consultations and publicity which you have carried out (ticked in Column A), I consider that the following extra consultations and publicity are necessary (marked by a tick in Column B).

CONSULTATIONS

	A	B		A	B
Holbeach Parish Council	[✓]	[ ]	Holbeach Civic Trust	[✓]	[ ]
Regional Water Authority	[✓]	[ ]	Lincs & Sth Humbs Historic Buildings Joint Committee	[✓]	[ ]
Drainage Board	[✓]	[ ]			
English Heritage	[✓]	[ ]	The Georgian Group	[✓]	[ ]
Victorian Society	[✓]	[ ]	Society for the Protection of Ancient Buildings	[✓]	[ ]
Council for British Archaeology	[✓]	[ ]	Ancient Monuments Society	[✓]	[ ]

PUBLICITY
TOWN AND COUNTRY PLANNING ACT 1990

	A	B
s.65 Notice	[ ]	[ ]
s.67, 73 & r.13 Notices	[-]	[ ]
Neighbouring Residents	[-]	[ ]

Yours faithfully

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by:
date:

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf) GRANT / REFUSE

Recommended approvals –

Departure from policy — Yes ---- / No ----

Ward member request — Yes ---- / No ----

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No — Yes ---- / No ----

[Reason:

Other circumstances needing Committee decision — Yes ---- Flagged by Senior Officer, Signed ..... / No ----

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No ---- Nil fees (not first Submission) / Other info. viz: / Signed ..... — Yes ----

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

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

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

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

Consultant : Name
Order No:
Other :

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

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ NIL

Receipt Issued ..... No. .....

Date First Received 26 JUN 1992

REGISTRATION

REFERENCE H09/0710/92

Cross-Ref R/NIA

Date 29/6/92

VALIDATION Date 26/6/92

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

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

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

Earlier permission ref .....

HM:-

	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– Type
Discounted fee ☐ Reason .....

Correct fee £ NIL Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 30.6.92

Index Sheets 169 OS Nos ..... Grid Ref 525620 324780

Ward J Parish Holbeach

Inside IBD Yes Inside LP Area No

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

Linked to site ..... Ref 643 Linked to property ..... Ref .....

Planning Records: 709/92
Earlier apps 1057/89
1787/88
1788/88

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

Inputs completed .....

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: H09/0710/92 Type: COUNTY COUNCIL

Applicant: Lincolnshire County Council
Tel: 0522 552222

Agent: Lincolnshire County Council
0522 552222

Description: Erect a new Primary School and form a public park

Location: Stukeley Hall
Holbeach
Spalding
Lincs

Valid date:	26-JUN-92	Terminal date:	17-JUL-92
Target dates:		Target Committee:	14-JUL-92
To case officer	01-JUL-92	Report deadline:	30-JUN-92
Inspected by	06-JUL-92		
Extra contacts	11-JUL-92	Case Officer:	
Report if not clear by	10-JUL-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 1718.55 M2
Category: Newbuild
Listed building:
Conservation Area: HOLBEACH

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr N I Capes	0406 23830	02-JUL-92	16-JUL-92
Cllr T G M Tyler	0406 22285	02-JUL-92	16-JUL-92
Cllr D S Venni		02-JUL-92	16-JUL-92

LCC - See attached.

SITE DETAILS

Grid ref: 525620 324780
OS Sheets: 169 Parcel:

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: H09/0710/92 Type: COUNTY COUNCIL

Applicant: Lincolnshire County Council
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To case officer 01-JUL-92
Inspected by 06-JUL-92
Extra contacts 11-JUL-92
Report if not clear by 10-JUL-92

Terminal date: 17-JUL-92
Target Committee: 14-JUL-92
Report deadline: 30-JUN-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1718.55 M2
Category: Newbuild
Listed building:
Conservation Area: HOLBEACH

CONSULTATIONS CARRIED OUT

	Sent	Expiry
L.C.C. - Obs Arch & L.C.C.	2/7/92	

SITE DETAILS

Grid ref: 525620 324780
OS Sheets: 169 Parcel:

Anglian Water

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

Attention of: DPO (NRM) DOPO JC ACP
Action by .....
File Nos.

Envue LCC has copy of this stuff

7/8/92

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/920066

Your ref SMD/H9/92/JS

29-JUL-92

Dear Sir,

Proposal : ERECT NEW PRIMARY SCHOOL AND FORM A PUBLIC PARK
Location : STUKELY HALL, SPALDING ROAD, HOLEACH
Applicant: LINCOLNSHIRE COUNTY COUNCIL

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer.

There are no surface water sewerage facilities in the vicinity of the proposed development.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

There is a sewer within 3 metres of the proposed development site. Therefore, if you are mindful to approve the application I would request the following conditions:-

CONDITION	REASON
No building shall be erected within 3 metres of centreline of the public sewer crossing the site.	To protect existing services

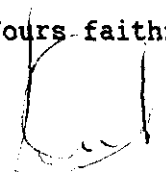
From a water supply aspect, the company have existing water mains in this area from which the development could be supplied.

CONT.....

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

Yours faithfully,



Les Outram
Principal Engineer
(Development Liaison)

LINCOLNSHIRE COUNTY COUNCIL

PROPERTY DEPARTMENT

County Offices Newland Lincoln LN1 1YL

Switchboard Lincoln (0522) 552222
Fax Lincoln (0522) 562746

When calling please ask for
PG Bennett
on Direct Line (0522)
552700

CHIEF PROPERTY OFFICER: PETER G BENNETT

Mr C J Simpkins
Chief Executive
South Holland District Council
Council Offices
Priory Road
Spalding PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
31 JUL 1992
Attention of
File nos.

My Ref: PGB/WA

20 July 1992

Dear Mr Simpkins

STUKELEY HALL SITE, HOLBEACH

Thank you for your letter dated 16 July 1992. I have consulted with Members of the County Council and you will appreciate their bitter disappointment at the outcome of your Council's Policy Committee in connection with the maintenance of the parkland area.

As you know there have been many very helpful and productive discussions between Members and officers of our respective Councils to bring this complex and sensitive proposal to what we all though was an agreed position. During all the discussions that took place over the last few months many points were made by your Council concerning the design of the school, access, car parking, pedestrian routes, the retention of the clock tower etc. and the County Council has made every effort to take account of your views. All these discussions took place on the explicit understanding that either your Council or the Holbeach Parish Council would become responsible for the ongoing maintenance of the parkland from the date of completion of the scheme and at no time was mention made of your Council's policy with regard to the adoption of open space areas from developers.

In these circumstances I write to inform you that the Policy Committee's recommendation 1(iii) ie.

> "payment by the County Council to the District Council of a commuted sum equivalent to the cost of maintenance over the first ten years ie. £78,500"

is unacceptable to the County Council and I ask that your full Council Meeting on 29 July 1992 be informed of the County Council's position on this specific matter and that your Members be requested to delete this recommendation.

I would be very happy for this letter to be circulated to all District Council Members and I look forward to hearing from you in the near future.

Yours sincerely

P G Bennett

Chief Property Officer

Land and Buildings Consultancy

A Professional Consultancy of Lincolnshire County Council

Estate Management Land Agency
Design & Building Services

County Offices, Newland, Lincoln LN1 1ZA
Telephone (0522) 552222 Fax Lincoln (0522) 552611

L&BC

Keith Stevens
Dipl Arch RIBA
General Manager

When calling please ask for

J E HEBB
Direct Line (0522) 552629

The Planning Officer
South Holland District Council
Priory Road
Spalding
PE11 2XE

MY REF: D322J/JEH/LMW

16 February 1993

Dear Sir

HOLBEACH WILLIAM STUKELEY CP SCHOOL

Following the recent meetings between representatives of Holbeach Parish Council, Holbeach Civic Society, the School Governors, SHDC Planning Department, LCC, Planning Department and the Land & Buildings Consultancy, I am writing to confirm the agreements reached regarding the materials to be used for the new school.

Facing bricks:	Yorkshire Brick Co "Cheshunt Multi"
Mortar:	Sandtoft Goxhill 'County' red pantiles
Windows:	Aluminium frames, white polyester finish

I would like to thank everyone involved for taking the trouble (and in some cases, time from work) to attend the meetings, and I think the discussions which took place were evidence of the high degree of interest in this particular scheme.

Yours faithfully

for General Manager

DG

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

DPO
DOPO ES
JC ACP

A. M. Hey FRICS
Head of Practice
Estate Services

J. D. Trafford FRICS
Head of Practice
Design Services

J. L. Wilcox BSc CEng FIEE FCIBSE
Head of Practice
Building Services

S. J. Parkinson MAAT
Business Manager

Land and Buildings Consultancy

A Professional Consultancy of Lincolnshire County Council

Estate Management Land Agency
Design & Building Services

County Offices, Newland, Lincoln LN1 1ZA
Telephone (0522) 552222 Fax Lincoln (0522) 552611

L&BC

Keith Stevens
Dipl Arch RIBA
General Manager

When calling please ask for

J E HEBB
Direct Line (0522) 552629

The Planning Officer
South Holland District Council
Priory Road
Spalding
LINCS PE11 2XZ

MY REF: LBC/D322J/JEH/SP

23 February 1993

Dear Sir

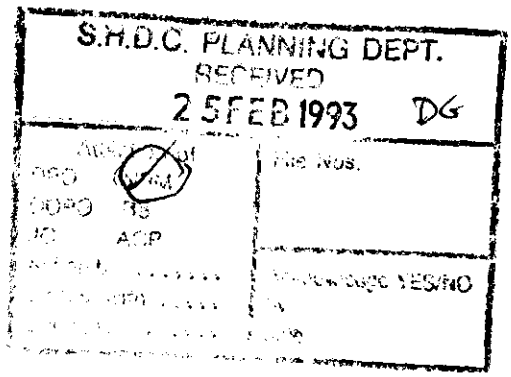
HOLBEACH: WILLIAM STUKELEY SCHOOL

Unfortunately the mortar colour was omitted from my recent letter.

The colour selected was the Tilcon Company reference Y135.

Yours faithfully

for General Manager



A. M. Hey FRICS
Head of Practice
Estate Services

J. D. Trafford FRICS
Head of Practice
Design Services

J. L. Wilcox BSc CEng FIEE FCIBSE
Head of Practice
Building Services

S. J. Parkinson MAAT
Business Manager

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

My Ref: DG/H9/709/92/JP
DG/H9/710/92/JP

Director: J. Emmerson

RJS spoke to Dave Gregory 30/4/93.
This will not be determined at least before end of next week (7th May).
I have indicated we will let him

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire

For further information contact
Mr D Gregory
Telephone Lincoln (0522) 553130

Site visited by DMG and DF on 6/5.
DF phoned through comments — have obj by phone (copy/email if needs be) by the Case Officer to
to Dave Gregory of LCC on 7/5. liaise with Dave Fairchild, who has
DMG had a lot of involvement in this.

29 April 1993

Dear Sir

HOLBEACH: STUKELEY HALL SITE: PROPOSED ERECTION OF PRIMARY SCHOOL AND CREATION OF PUBLIC PARK

As you will probably recall, the deemed planning permission for the proposed school and park development is subject to a condition requiring my approval to a scheme of landscaping and tree planting for the site, prior to the commencement of development. The relevant condition is Condition 7. Details of the requisite scheme are shown on the attached plans which are supplied by your information.

A point to note is that the scheme envisages the cutting down of the existing tall laurel hedges bordering the pathway parallel to West End and also close to the copse near the proposed school. This is proposed on the advice of the Police under their "Security Through Design" approach. However, the consultant landscape architect considers that if cut down to ground level, the laurels would shoot again and can then be maintained as low hedges. You will also note that the drawings show the intended relocation of the clock from the stable block. Further details of these particular proposals are also being prepared by the consultant landscape architect, and you will be provided with them as soon as possible.

In addition, Plan D322J/9E shows details of proposed fencing in connection with the scheme for the protection of the existing trees, which is required by Condition 8. This scheme is further elaborated on the attached extract from the contract documents. Please note that I have also supplied the Civic Society and the Parish Council with copies of the scheme of landscaping and tree planting.

I hope to be able to give my approval to the schemes in the near future. Would you please ensure that, in accordance with Regulation 4(8) of the Town and Country Planning General Regulations 1976, the plans are retained on the statutory register until the development has been completed. Should you have any informal comments to make on the proposals please telephone David Gregory (0522 553130) as soon as possible.

Yours faithfully

Director of Highways & Planning

8905.d31

S.H.D.C. PLANNING DEPT.
RECEIVED
30 APR 1993
Attention of
DPO NDM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos. 88/
Acknowledge YES/NO
By

Fwd for action in 10k

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

My Ref: DG/H9/709/92/JP
DG/H9/710/92/JP

Director: J. Emmerson

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire

For further information contact
Mr D Gregory
Telephone Lincoln (0522) 553130

29 April 1993

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Yours faithfully

Director of Highways & Planning

8905.d31

S.H.D.C. PLANNING DEPT.
RECEIVED
30 APR 1993
Attention of
DPO NFM
DOPO ES
JC AOP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
Copy

A.12: THE SITE / EXISTING BUILDINGS

WARNING TO PERSONS VISITING THE SITE

A There is evidence that the existing Stukeley Hall and other buildings on the site have been (and possibly still are being) entered by unauthorised persons for various purposes including drug taking, solvent abuse and the like. Debris such as broken glass, used hypodermic needles etc may be stuck into doors and walls and generally littered about. Almost all the windows and doors to the Hall have been boarded up and probably no electric lights are working.

Anyone visiting the site is advised not to do so alone and to be equipped with a torch, suitable protective clothing and to take care where walking, touching or leaning.

Contact Mr P G Grayson of the Property Department, Tel 0522 552724 to arrange keys for access to Stukeley Hall.

Site; location and access etc

B The site is the existing Stukeley Hall site off the A151 Spalding Road, Holbeach.

C Access to and from the site will be via a new entrance and access road off Spalding Road, this will be the only access allowed for the works. Before demolition or construction of the new school is commenced this new access must be constructed and the existing vehicular entrance to West End must be converted to an access for Pedestrians only. The existing rear access via Stukeley Hall Drive can only be used for emergencies.

D The Contractor must examine the drawings and visit the site and aquaint himself with the local conditions, nature of the soil, access to the site, working and storage space, conditions affecting the supply of labour and materials and the execution of the works generally. No claim for extra will be admitted for errors or omissions arising from the Contractors failure to satisfy himself on these matters.

Limitations on use of the site

E The boundaries of the Contractors site are shown on drawing D322J/9.

F The site contains many existing trees which all have tree preservation orders and these trees must be protected from damage during the period of the Contract by the erection of a 1.5m high chestnut paling fence either around groups of trees or positioned 1m beyond the edge of the leaf canopy of individual treesas shown on drawing D322J/9. Within these fences the following activities are prohibited:-

i. The erection or positioning of any site huts whatsoever.
ii. The storage of any materials or fuel and the parking of vehicles etc.
iii. The burning of rubbish or the lighting of any fires whatsoever.

To Collection £

To Roses

Date 28/5

WHILE YOU WERE OUT

M Cllr Pearl

of

Phone No. 0406 32 207

Telephoned	✓	Please call	✓
Called to see you		Will call again	
Wants to see you		Urgent	

MESSAGE

Re: Building at Stukeley Hall. He has received complaints that the P.C. is holding things up by "forcing the contractor to use a certain access". He would like details. (PTO)

Ivy PD7 Operator Joyce

Phoned Councillor Pearl
11.15 28/5/93

Told him of the conditions imposed by L.C.C. in relation to aerials

---

Cllr. Pearl will report this back to the contractor.

No further action necessary
28/5

Department of Highways and Planning
Lincolnshire County Council
4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Mr. M Gregory

DHP/LAC
[illegible]
[illegible]

17 September [illegible]

F.A.O. Mr. D Gregory.

Dear Sir

Holbeach - Former Stukeley Hall Site: New Primary School

Thank you for your letter dated the 20 August 1985 enclosing details of proposed new gates at the pedestrian access from West End

In response I would like to confirm that no objections are raised to the new gates providing they are constructed from hardwood to a design based on the original as stipulated.

I trust the above information is of assistance to you.

Yours faithfully

N H Mellen
Principal Planning Officer
Development Control

DIEC'S

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

My Ref: DG/H9/710/92/JP

District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire

For further information contact
Mr D Gregory
Telephone Lincoln (0522) 553130

20 August 1993

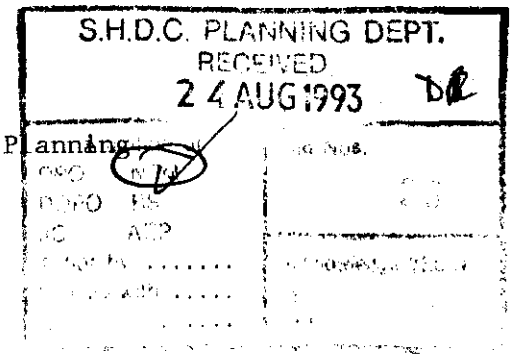
Dear Sir

HOLBEACH: FORMER STUKELEY HALL SITE: NEW PRIMARY SCHOOL

I enclose for your attention a copy of a plan showing details of proposed new gates at the pedestrian access from West End. As you will see from the plan, it is intended that the gates would be constructed from hardwood, to a design based on the originals (which are now beyond repair). Timber bollards would also be installed in order to exclude vehicles, and it is intended that the surfacing of the bellmouth would comprise gravel rolled into a tacking coat - to give consistency with the internal pathway.

The submission of these details is required by Conditions 9 and 11 of the planning permission for the school, and I hope to be able to give my approval to them in the near future, to enable the development to continue. Would you please ensure that the plan is retained on the Statutory Register until the development has been completed. Should you have any informal comments to make, please telephone David Gregory (0522 553130) as soon as possible.

Yours faithfully



w DC ?

Director of Highways & Planning

11677.d41

Pilgrim Hales & Almond

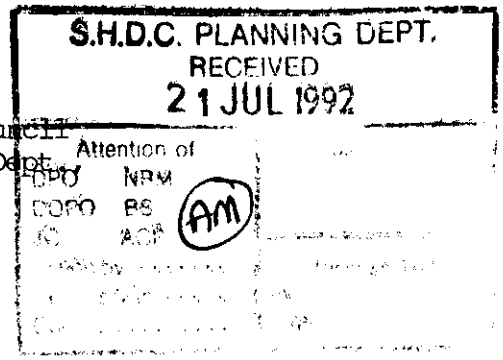
SOLICITORS

21 Park Road
Rushden
Northants NN10 0RW
Tel: Rushden (0933) 412645
Fax: (0933) 412690
DX 18968 Rushden

Partners:
M.H. Almond
D.S. Pilgrim, LL.B.
J.L. Hales

Our Ref: MHA/MSY
Your Ref:

17th July 1992



South Holland District Council
Secretarys Dept Planning Dept.
Council Offices
Priory Road
SPALDING - Lincs
PE11 2XE

Dear Sirs

Re: Flowerscene Limited Land & Buildings Stumps Lane Spalding

Please be good enough to forward to us copies of planning consents:-

H16/0850/85	date of registration	21.10.85
H16/0254/85	" "	16.06.85
H16/0804/85	" "	17.10.85

We undertake to forward to you your charges in respect thereof.

Yours faithfully

M H Almond
PILGRIM HALES & ALMOND

APPLICATION REFERENCE: H09/0709/92 DATE RECEIVED: 26-JUN-92

APPLICANT: Lincolnshire County Council
County Offices
Newland
Lincoln

AGENT: Property Department
Lincolnshire County Council
County Offices
Newland
Lincoln

TYPE: County Council Conservation Area Consent

DESCRIPTION: Demolish Stukeley Hall, Fire/Ambulance Station, conservatory stores, boundary wall etc, reduce height of north wall.

LOCATION: Stukeley Hall, Spalding Road, Holbeach, Spalding, Lincs.

APPLICATION REFERENCE: H09/0710/92 DATE RECEIVED: 26-JUN-92

APPLICANT: Lincolnshire County Council
City Hall
Beaumont Fee
Lincoln

AGENT: Lincolnshire County Council
Department Highways and Planning
Beaumont Fee
Lincoln

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
14 JUL 1992

TYPE: County Council Deemed Permission

DESCRIPTION: Erect a new Primary School and form a public park.

LOCATION: Stukeley Hall, Holbeach, Spalding, Lincs.

Representations: All consultations carried out direct by Lincolnshire County Council

PLANNING POLICIES/DOE ADVICE

1 Site located within Holbeach Conservation Area. Duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

2 Trees on site are subject of Holbeach TPO No. 10, an area order made in 1986 covering the grounds of Stukeley Hall and Patchett Lodge. Duty under Section 197 of the Town and Country Planning Act 1990 to ensure that in granting planning permission adequate provision is made for the preservation or planting of trees.

PREVIOUS DECISIONS

1 On 25th September 1991 the Secretary of State for the Environment refused planning permission for residential

development within the grounds of Stukeley Hall and for Conservation Area consent for the demolition of Stukeley Hall itself. The Inspector's conclusions included the following

"Although Stukeley Hall is of no great architectural merit I consider that it has a scale and visual presence which is appropriate to its setting in a garden landscape which contains a number of large trees."

"The probability is therefore that over time the character and appearance of the area would change significantly with the lack of suitable replacements for the loss of major trees. In my view such a change would be detrimental to the character and appearance of the Conservation Area."

"It appears to me probable that a viable proposal could be developed which would either retain the existing Hall but with a new use or which would develop the site with a building which would be much more appropriate to its character than the proposals."

2 On 21st and 22nd January 1992 the Planning and Policy and Resources Committees gave support in principle to the County Council's proposals on the basis of the information available at that time (Minutes 60/92 and 68/92 refer).

3 On 24th June 1992 the Planning Committee considered an application by Lincolnshire County for consent to carry out various works to trees subject of Holbeach TPO No 10. In refusing consent for some of the proposed works it was resolved to indicate to Lincolnshire County Council that consent would be forthcoming in the event of planning permission being granted and implementation of the development being committed.

PLANNING ISSUES

1 The principal planning issue is whether or not the proposed development is satisfactory in relation to its location in the Holbeach Conservation Area, having regard also to the conclusions of the Inspector when previous proposals were rejected. Other material considerations concern the relationship of the development to nearby dwellings and the adequacy of access and car parking arrangements.

2 The proposed school building would be of single storey design located on the site of Stukeley Hall and extending further to the east and south of the present building. The stable block to the west (formerly used as the Ambulance Station) would be demolished and the clock tower relocated within the proposed public park. The existing walled garden would be retained as part of the school facilities.

3 The materials for construction of the school are described as red/brown facing bricks for the external walls and red pantiles for the roof.

4 The proposed public park would lie to the north and east of the school with the school playing field lying to the south. A new "Lincolnshire post and rail" fence, together with hedge planting will mark the boundary which will be created between the school grounds and the park.

5 Vehicle access to the site would be by way of a new vehicular access at the western end of the Spalding Road frontage involving the demolition of part of the boundary wall. Twelve car parking spaces would be provided within the school grounds with additional spaces available close to Stukeley Hall Drive and on the site of the former Ambulance station. Footpath

access to the school and park would be available via the existing entrance from West End and also from nearby residential areas.

CONCLUSIONS

1 The proposed school is a modification of the County Council's present standard design of primary school rather than the design of a new building specifically for this site. However thanks to the County Council having involved your officers during the evolution of this scheme a number of modifications have been achieved to the standard design and I am satisfied that although the building will be significantly different from Stukeley Hall the basic concept of a single building within a garden/park land setting will achieved.

2 The development will have a significant effect on trees within the grounds. It is clear from the Landscape Consultant's report which was presented to this Committee on 24th June that as a consequence of age and neglect significant changes to the trees will be needed whatever development proposals are put forward for this site.

3 Almost any form of development will have a different effect on the amenities of immediate neighbours particularly those living close to the western boundary of the site. However the layout and landscaping which is proposed should minimise disturbance.

4 The access arrangements are understood to be satisfactory to the County Council as Highway Authority and the car parking provision is in excess of what the minimum normally required in an attempt to reduce the likelihood of parking on the main road to the north of the school at peak times.

RECOMMENDATION

H09/0709/92

That no objection be raised to the demolition of Stukeley Hall, subject to no demolition actually taking place unless or until a contract has been entered into for the construction of the proposed school.

H09/0710/92

That no objection be raised, subject to the imposition of conditions:-

1 SC12 (Samples of materials to be approved).
2 No trees to be felled or lopped before a contract has been entered into for the development.
3 SC21 (submission of details of new landscaping)
4 SC27 (Implementation of landscaping)
5 The road access and car parking shall be provided and available for use when the development is brought into use.
6 Details of the reinstatement of the boundary wall adjoining the proposed vehicle access from Spalding Road shall be submitted to and approved by the Planning Authority before development commences.

Reasons

1-4 & 6 In the interests of safeguarding the character and appearance

of Holbeach Conservation Area.

5 In the interests of road safety.

Note Nothing in this decision should be taken as overruling this Council's decision in relation to the recent application for works to the trees.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0710/92 Received:26-JUN-92 Type:COUNTY COUNCIL

Name: Lincolnshire County Council
Department Highways & Planning
City Hall
Beaumont Fee
Lincoln

Agent: Lincolnshire County Council
Department Highways & Planning
City Hall
Beaumont Fee
Lincoln

Description: Erect a new Primary School and form a public park

Location : Stukeley Hall Holbeach
Spalding Lincs

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

1 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

2 No trees to be felled or lopped before a contract has been entered into for the development.

Reason: In the interests of safeguarding the character and appearance of Holbeach Conservation Area.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of safeguarding the character and appearance of Holbeach Conservation Area.

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of safeguarding the character and appearance of Holbeach Conservation Area.

5 The raod access and car parking shall be provided and available for use when the development is brought into use.

Reason: In the interests of road safety.

6 Details of the reinstatement of the boundary wall adjoining the proposed vehicle access from Spalding Road shall be submitted to and approved by the Planning Authority before development commences.

Reason: In the interests of safeguarding the character and appearance of Holbeach Conservation Area.

Notes to Applicant:

Nothing in this decision should be taken as overruling this Council's decision in relation to the recent application for works to the trees.

Authorised to issue:

15-JUL-92 H09/0710/92 AD.....DC.....

16/7

Lincolnshire County Council
Department of Highways & Planning
City Hall
Beaumont Fee
Lincoln
LN1 1DN

B M Gedney

DHP/SJS M/S/7710/??

DH/BD/711/92/SS

22 June 1994

For attention of Mr S Sievery

Dear Sir

Pedestrian entrance gates - William Stukeley CE (Controlled) Primary School, Holbeach

I refer to your letter, dated 16 June 1994, in respect of the above.

In response, no objections are raised in principle to iron work gates for the purpose outlined by yourself.

However, it is considered that the proposed gates are somewhat utilitarian and that a more ornamental design would be appropriate in this instance.

To my knowledge there are several iron operating smiths ornamental gates of the type suggested. One such company is Spar Ornamental Iron Work, Black Hall, Tachbrook Industrial Estate, Warwick, CV34 6TT (Telephone 0926 412706).

I hope the above information is of assistance to you.

Yours faithfully

[illegible]
Principal Planning Officer
(Development Control)

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

My Ref : DG/H9/710/92/ES

District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

For further information contact
Mr D Gregory
Telephone Lincoln (0522) 553130

For the attention of Mr D Gedney

16 June 1994

Dear Sir

HOLBEACH: WILLIAM STUKELEY CE (CONTROLLED) PRIMARY SCHOOL: PEDESTRIAN ENTRANCE GATES

Further to previous correspondence, I enclose for your attention a plan showing an alternative gate design, in mild steel, proposed at the pedestrian entrance between West End and the former Stukeley Hall site. As you will recall, the currently approved design comprises a reproduction of the former very dilapidated timber gates. It is now felt, however, by local members and representatives of the community, that it would be desirable to use a more open design, permitting clear views of the frontal landscaped area behind the boundary wall to West End. The new design shown on plan D322J/51 is intended to provide such views and to provide some ornament at the entrance. It is intended that the left hand panel and the central post would be fixed, with only the right hand panel opening as a gate - since only pedestrian access is required.

Provided that there is no significant objection to the revised design, I would see no reason for withholding approval for it to be used in substitution for the timber design which I approved in December 1993.

It would be most helpful therefore if you would let me have you observations within 14 days of the date of this letter. Should you wish to discuss the matter, please contact David Gregory (0522 553130) who would be pleased to assist.

Yours faithfully

Director of Highways and Planning

...C. PLANNING DEPT.
RECEIVED
20 JUN 1994 JG
File Nos.
Acknowledge YES/NO

19258.d51

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-F/710/92/JAM Your Ref. 92/1/LCC/0091 Date 30 June 1992

Dear Sirs,

PROPOSED RE-DEVELOPMENT - STUCKELEY HALL, HOLBEACH
PROPOSED NEW PRIMARY SCHOOL AND PUBLIC PARK

I have the following observations to make in response to your consultation received on the 29th June 1992 regarding planning application No. 92/1/LCC/0091.

I would be glad to receive a copy of your response to the Planning Authority.

My Board has no comments to make regarding the proposed demolition works.

No Board's watercourse adjoins the site that drains to my Board's Holbeach New River situated some 750 metres to the West via private dykes and a highway drain alongside Hallgate.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

I shall be glad to receive further details in due course should soakaway storm water drainage systems prove to be unsuitable.

In the eventuality that a direct storm water outfall route is to be investigated, I would remind the County that it is the Board's policy that where increased surface water flows are to be discharged to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments, unless on site attenuation facilities are provided to limit flows to the "green field" situation.

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the following scale, and V.A.T., although these figures are subject to periodic review.

Our Ref: RS/PA-F/710/92/JAM Your Ref: 92/1/LCC/0091 30 June 1992

The Engineering & Administration Fees are:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000	to £100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

Yours faithfully,

J J Ebsey.

ENGINEER TO THE BOARD

F.A.O. The Planning Engineer,
N.R.A.,
Harvey Street,
Lincoln.
LN1 1TF

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H09/0709/92
H09/0710/92

Date Received: 26.6.92

Applicant: Lincolnshire County Council
County Offices
Newland
Lincoln

Agent: Property Department
Lincolnshire County Council
County Offices
Newland Lincoln

Description: H09/0709/92 (Demolish Stukeley Hall, Fire/ Ambulance Station, conservatory stores, boundary wall, etc., reduce height of north wall)
H09/0710/92 (Erect a new Primary School and form a public park)

Location: Stukeley Hall, Spalding Road, Holbeach

11 August 1992

Dear Sir

Application to the Secretary of State by Local Planning Authority for Listed Building/Conservation Area Consent

I enclose a copy of an application for determination by the Secretary of State. Also enclosed are copies of the relevant advertisement and representations.

Yours faithfully

Director of Planning and Building Control Services

Enc.

Department of the Environment
Cranbrook House
Cranbrook Street
Nottingham

mis.5

22. 9. 93. Stukeley Hall site.
Site visit 11/8/93.

Phoned Mr. David Gregory, and expressed my concern about the rather flimsy fences surrounding trees at Stukeley Hall. Pointed out that they should be Chestnut, paling fences.

Said that the Redwood looked particularly exposed, although admitted it was not described as being fenced on plan.

Also, mentioned about oak in rear paddock area, how although it had a fence, the fence looked flimsy and near its trunk, not beyond the edge of the leaf canopy. (should be 1m beyond edge of leaf canopy).

Mr. Gregory said he will look into it, I thanked him.

D. M. Fairchild.
23/9/93

19. 11. 93. Phoned mr. D. Gregory concerning fences at Stukeley Hall. Mr. Gregory will get someone to get back to me. As fences very much lacking.

19.11.93 Architect phoned back has spoken to builder (structural engineer), it will be remedied.

Attached on → 07/10/92.
to LCC letter of 29/4/93.

A.12: THE SITE / EXISTING BUILDINGS

WARNING TO PERSONS VISITING THE SITE

A There is evidence that the existing Stukeley Hall and other buildings on the site have been (and possibly still are being) entered by unauthorised persons for various purposes including drug taking, solvent abuse and the like. Debris such as broken glass, used hypodermic needles etc may be stuck into doors and walls and generally littered about. Almost all the windows and doors to the Hall have been boarded up and probably no electric lights are working.

Anyone visiting the site is advised not to do so alone and to be equipped with a torch, suitable protective clothing and to take care where walking, touching or leaning.

Contact Mr P G Grayson of the Property Department, Tel 0522 552724 to arrange keys for access to Stukeley Hall.

Site: location and access etc

B The site is the existing Stukeley Hall site off the A151 Spalding Road, Holbeach.

C Access to and from the site will be via a new entrance and access road off Spalding Road, this will be the only access allowed for the works. Before demolition or construction of the new school is commenced this new access must be constructed and the existing vehicular entrance to West End must be converted to an access for Pedestrians only. The existing rear access via Stukeley Hall Drive can only be used for emergencies.

D The Contractor must examine the drawings and visit the site and aquaint himself with the local conditions, nature of the soil, access to the site, working and storage space, conditions affecting the supply of labour and materials and the execution of the works generally. No claim for extra will be admitted for errors or omissions arising from the Contractors failure to satisfy himself on these matters.

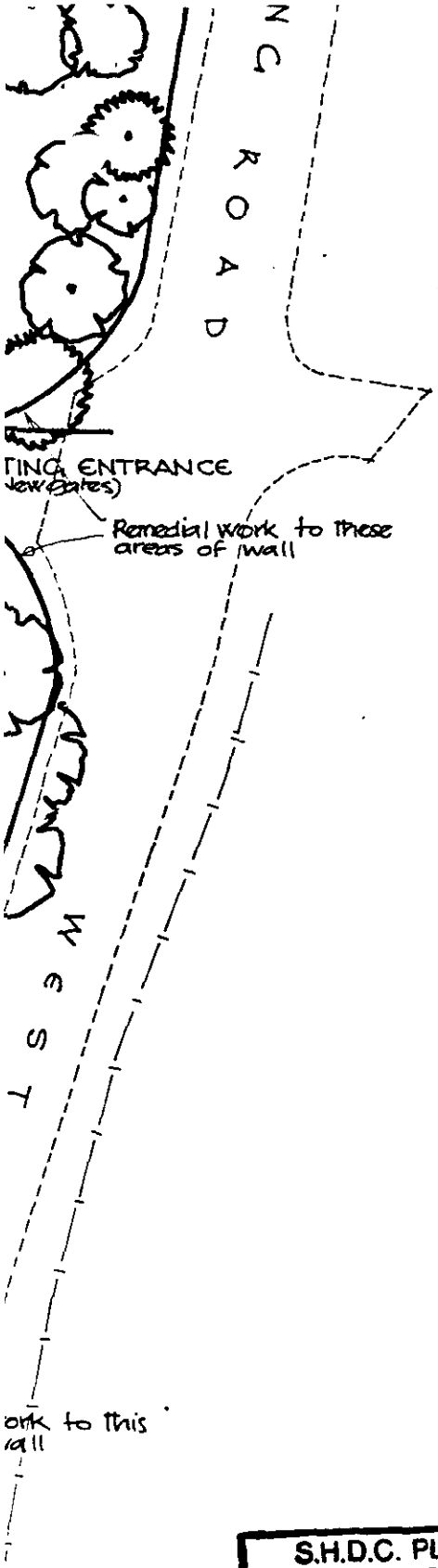
Limitations on use of the site

E The boundaries of the Contractors site are shown on drawing D322J/9.

F The site contains many existing trees which all have tree preservation orders and these trees must be protected from damage during the period of the Contract by the erection of a 1.5m high chestnut paling fence either around groups of trees or positioned 1m beyond the edge of the leaf canopy of individual treesas shown on drawing D322J/9. Within these fences the following activities are prohibited:-

i. The erection or positioning of any site huts whatsoever.
ii. The storage of any materials or fuel and the parking of vehicles etc.
iii. The burning of rubbish or the lighting of any fires whatsoever.

To Collection £



LINE OF 1·5m HIGH CHESPALE FENCE FOR TREE PROTECTION

E Spoil heap positions added, tree protection fences added, exist. elect. service added. Specialist tree felling added Feb93

D Informal parking area amended July 92.

C Informal parking amended June92

B Footpath entrance re-positioned, gates adjacent to garden wall omitted June92

A Car parking & entrance road modified. Clock added. June92

project

PROPOSED PRIMARY SCHOOL HOLBEACH

PROPOSED SITE LAYOUT

Land & Buildings Consultancy

Keith Stevens Dipl Arch RIBA
General Manager
County Offices
Lincoln LN1 1ZA (0522) 552222

drawing no. D322J/9

revision ~~A B C D~~ E

L&BC

scale 1:500
date May 92
drawn J E HEBB

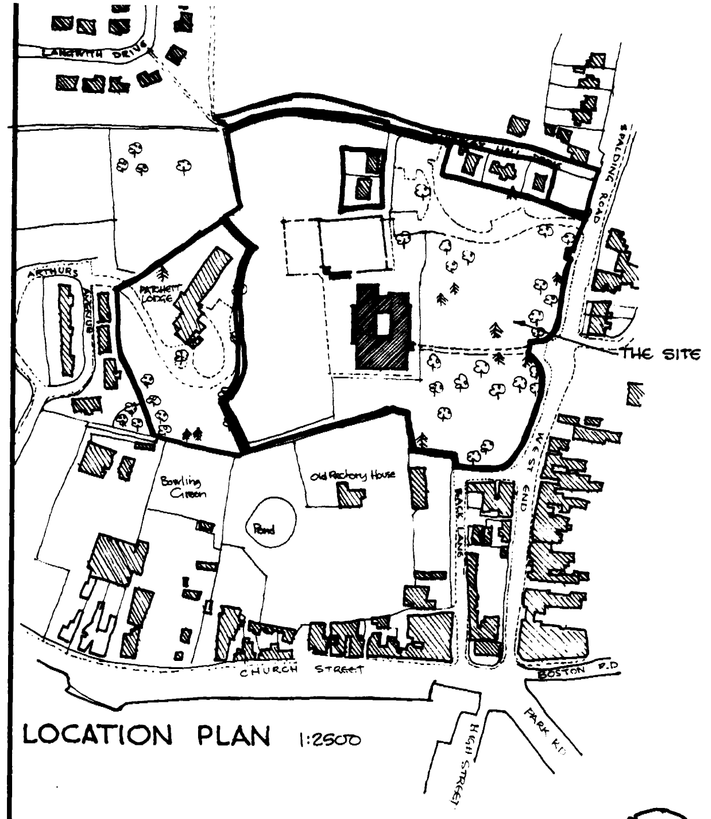
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LOCATION PLAN 1:2500

PUBLIC FOOTPATH

New fence & gates

PLAYING FIELD

New fence & planting

INFORMAL PARKING Pedestrian & public

PRIVATE BUNGALOWS

trees to be removed

STUKELEY HALL DRIVE (private road - L.C.C.)

PRIVATE BUNGALOWS

New planting

trees to be removed

Existing walled garden New planting/paving.

Conservatory & brick lean-to sheds to be removed. This wall (common brickwork) to be reduced in height to approx 250mm. New pantile coping to match existing.

Car turning area

Disused Fire/Ambulance station to be demolished (clock tower to be carefully removed for reuse)

axial hedge

footpath

NEW ENTRANCE

This portion of wall to be demolished.

These trees to be removed

footpath

gates

SCHOOL CAR PARK 12 SPACES

gate

Existing bus shelter

New planting

hardplay

Dovecote & summer house to be restored

New fence. Lincolnshire post & rail, wire mesh to lower portion only

new path cycle way

PUBLIC PARK

New trees

SPALDING ROAD

PATCHETT LODGE

Junior football pitch 72m x 45m

hardplay (overflow parking)

Strickeley Hall to be demolished

SCHOOL

New trees

trees to be removed

existing path re surfaced

EXISTING ENTRANCE (New gates)

Remedial work to these areas of wall

PLAYING FIELD

gate

New planting

Clock on new support on smash concrete base

New planting

trees to be removed

New fence

SEATING / PAVED AREA

PUBLIC PARK

WEST END

New footpath

New paths

Air raid shelter to be removed

ELEC SUB-STATION

Remedial work to this area of wall

BACK LANE

PF 18065.91

S.D.C.
07.09.92.

A Car parking & entrance road modified. Clock added. Jan 92

project
PROPOSED PRIMARY SCHOOL
HOLBEACH

PROPOSED SITE LAYOUT

Land & Buildings Consultancy
Keith Stevens Dipl Arch RIBA
General Manager
County Offices
Lincoln LN1 1ZA (0522) 552222

drawing no. D322J/9
revision A

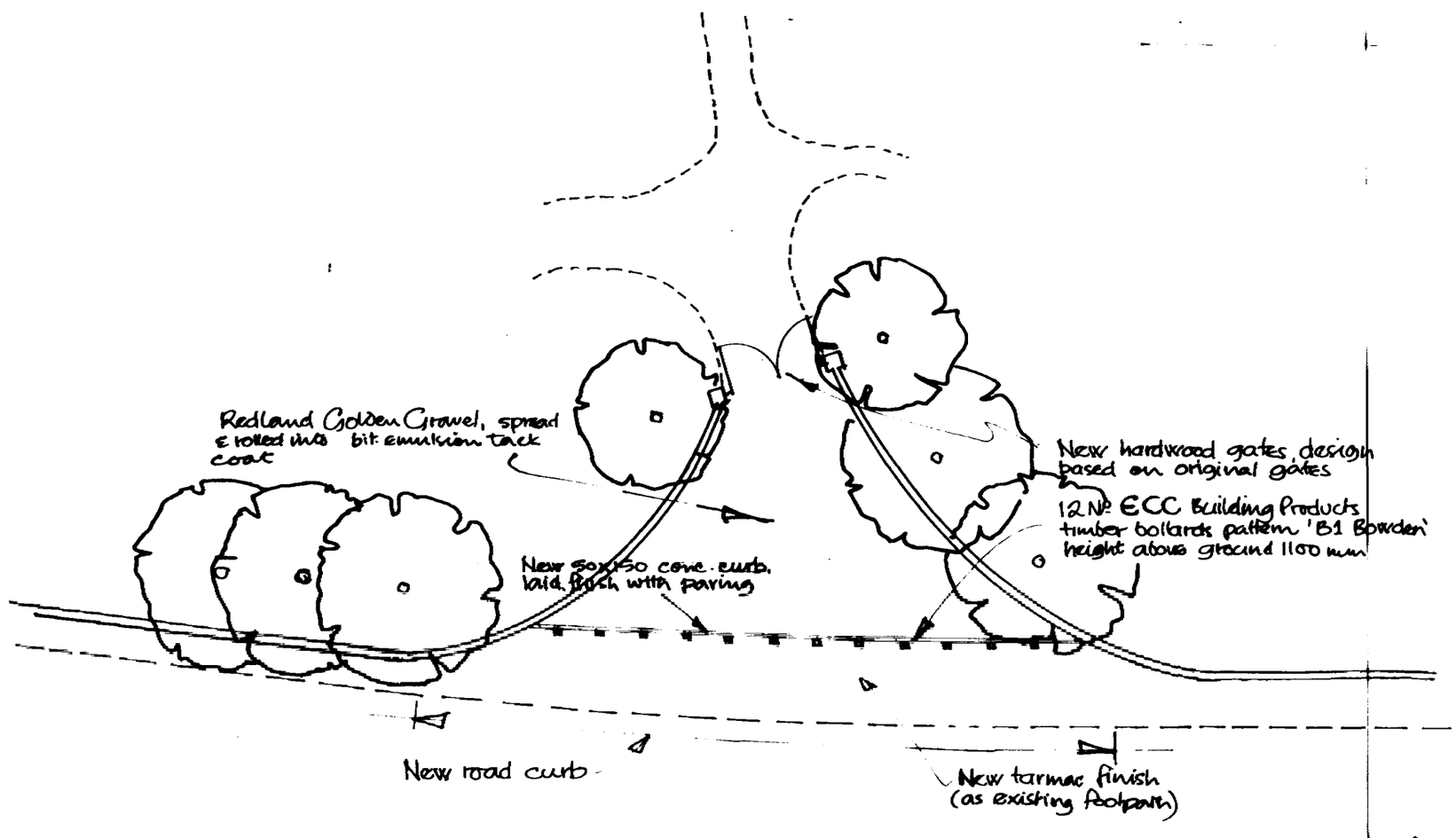
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date May 92
drawn J E HEBB

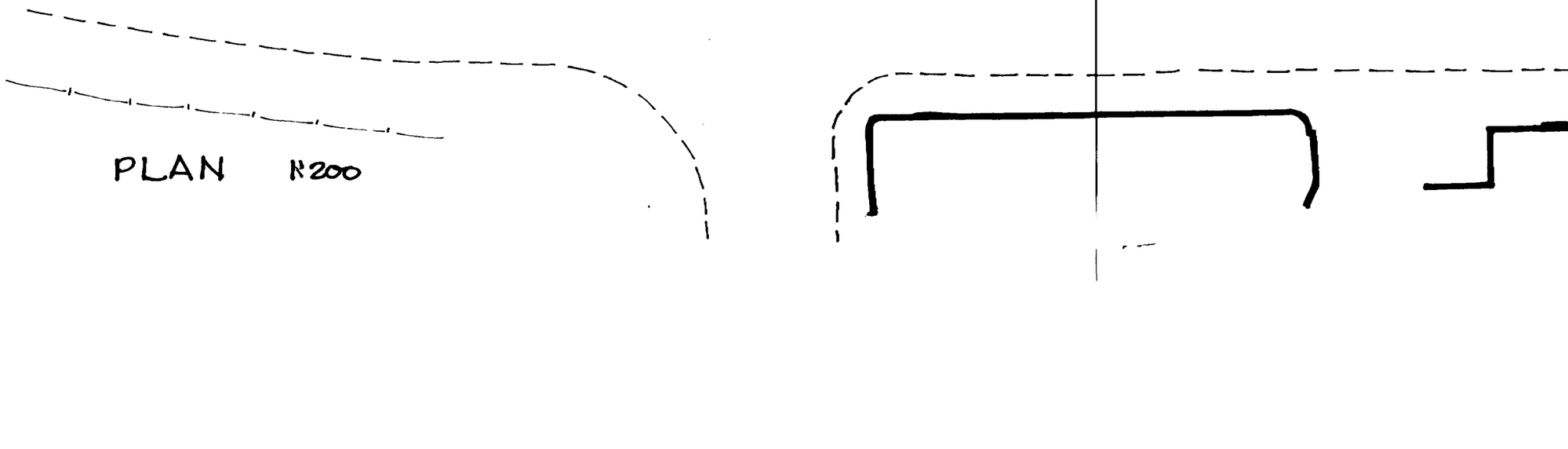
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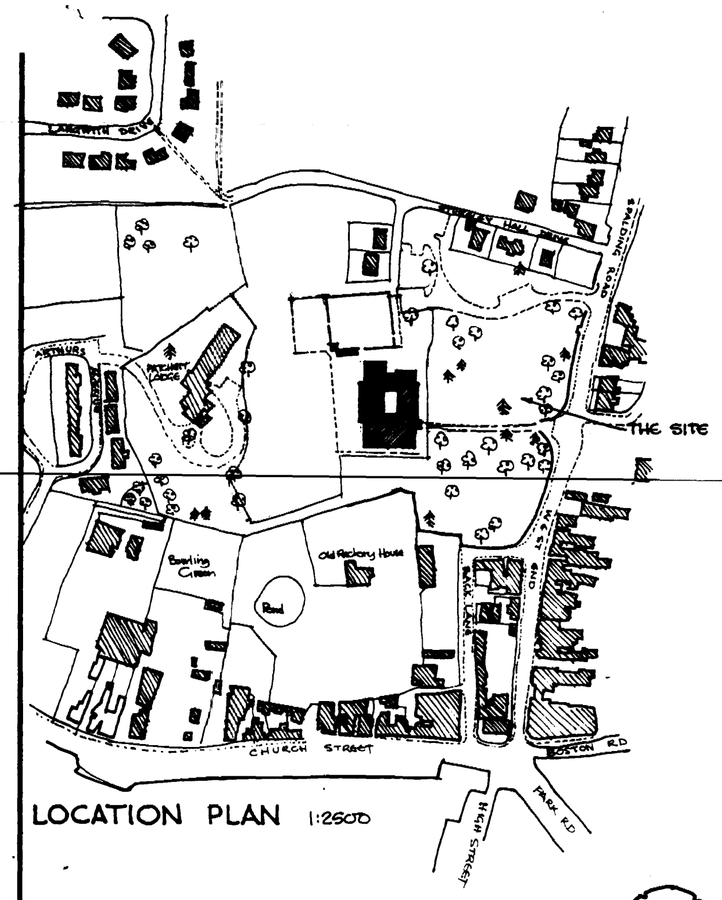
SKETCH



A151 SPALDING ROAD



PLAN N200



LOCATION PLAN 1:2500

PUBLIC FOOTPATH

New fence & gates

Top soil spoil heap

PLAYING FIELD

New fence & planting

PRIVATE BUNGALOWS

UNIFORMAL PARKING Parents & Public

trees to be removed

STUKELEY HALL DRIVE (private road - L.C.C.)

PRIVATE BUNGALOWS

New planting

existing water supply pipe

footpath

Disused Fire/Ambulance station to be demolished (brick house to be carefully removed for reuse)

existing hedge

NEW ENTRANCE

This portion of wall to be demolished

These trees to be removed by G.C.

existing bus shelter

trees to be removed by G.C.

New planting

Existing walled garden New planting/paving.

Conservatory & brick lean-to sheds to be removed. This wall (common brickwork) to be reduced in height to approx 850mm. New pointing coping to match existing.

SCHOOL CAR PARK 12 SPACES

gates

hardplay

Dovecote & summer house to be restored

New fence

hardplay (overflow parking)

Junior football pitch 72m x 45m

RATCHET LODGE

Stukeley Hall to be demolished

CHAPEL

trees to be removed by G.C.

PLAYING FIELD

terminated

existing path re-surfaced

existing path re-surfaced

New planting

existing path re-surfaced

PUBLIC PARK

top soil spoil heap

SPALDING ROAD

EXISTING ENTRANCE (new gates)

Remedial work to these areas of wall

New planting

Clock on new support on exist. concrete base

SEATING / PAVED AREA

New fence

trees to be removed by G.C.

PUBLIC PARK

Air raid shelter

existing path re-surfaced

WEST END

Remedial work to this area of wall

BACK LANE

LINE OF 1·5m HIGH CHESPALE FENCE FOR TREE PROTECTION

C Spoil heap positions added, [illegible] fences added, exist. electr. supply to chapel added, specialist tree felling added

D Informal parking area amended July 92

C Informal parking amended 24 June 92

B Footpath entrance re-positioned, garden adjacent to garden wall omitted 2 June 92

A Car parking & entrance road modified. Clock added. 1 June 92

project
PROPOSED PRIMARY SCHOOL
HOLBEACH

PROPOSED SITE LAYOUT

Land & Buildings Consultancy

Keith Stevens Dipl Arch RIBA
General Manager
County Offices
Lincoln LN1 1ZA (0522) 552222

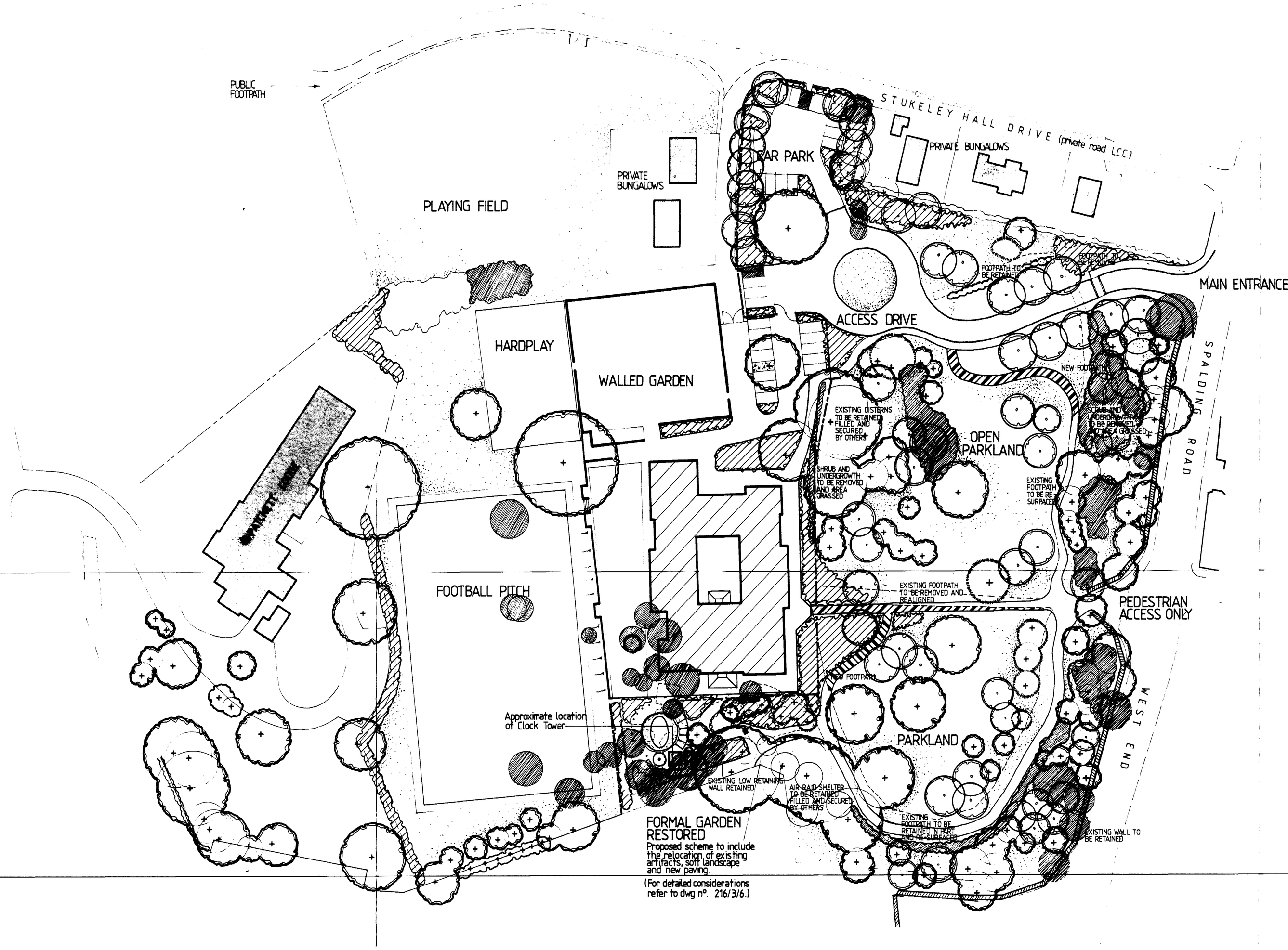
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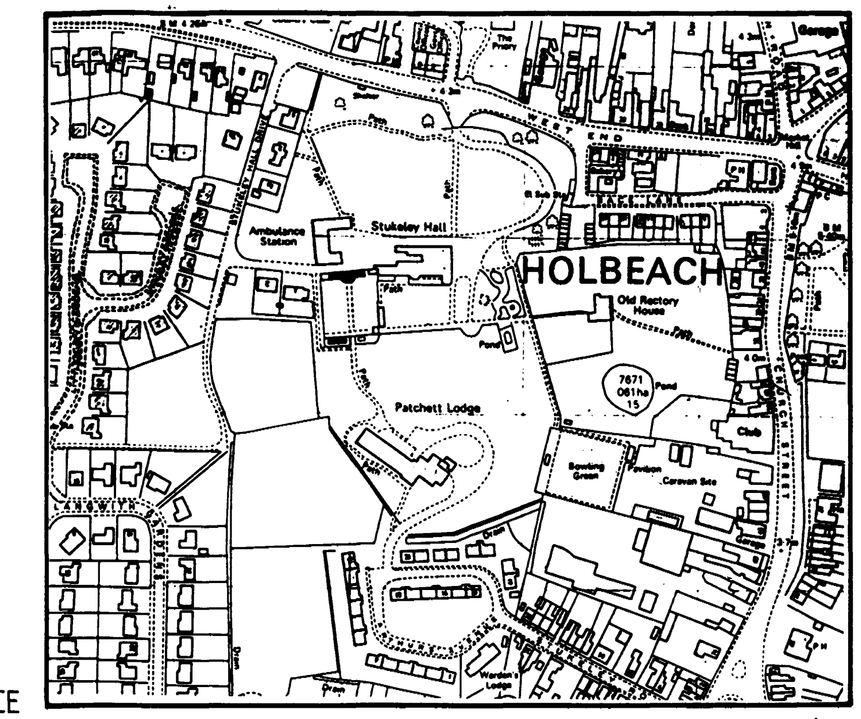
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date May 92
drawn J.C. HEBB

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Location Plan 1:2500

N

KEY

- Existing Trees and Shrubs to be Retained
- Existing Trees to be Removed by Specialist or Main Contractor
- Existing Shrubs to be Removed
- Proposed Trees to be Planted
- Proposed Shrubs to be Planted
- Grassed Areas
- Fenced Areas
- Existing Paths, Features
- Contract Boundary
  THE CONTRACT DOCS. AND ACCOMPANYING SPECIFICATION REFER TO THE AREAS WITHIN THIS BOUNDARY.
- New Footpaths

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LANDSCAPE MASTERPLAN

Revision A : Locate Clock Tower + detail formal garden works.

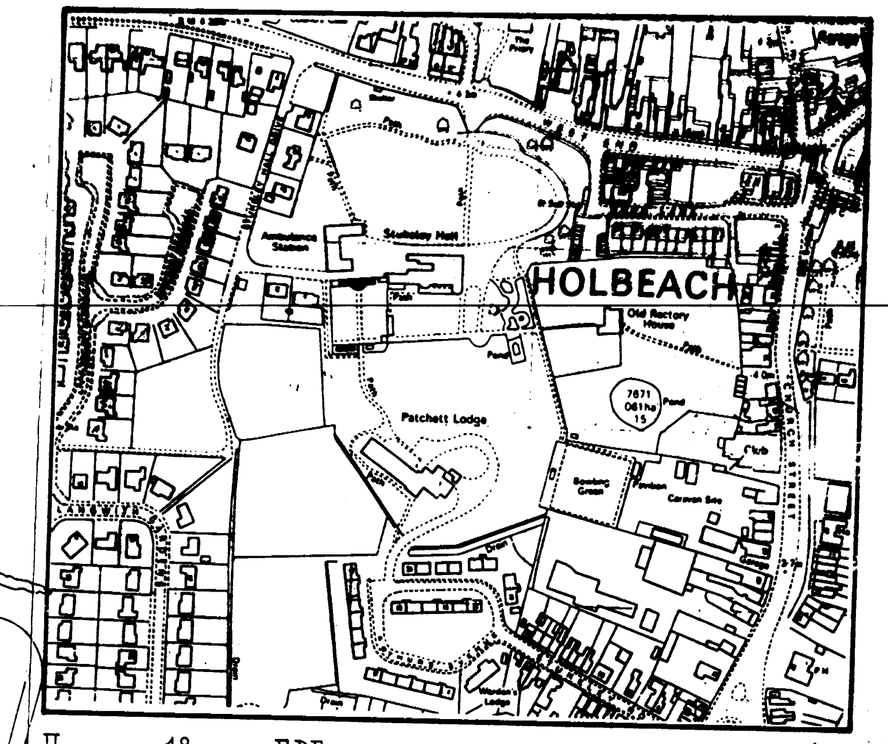
Revision B : Retain fruit trees in Informal Car Park area, remove 2 trees on access road, add tone to proposed shrub areas, and remove centres of 2 trees near front wall.

Revision C : Addition of Formal Garden details

MASTERPLAN
LINCOLNSHIRE COUNTY COUNCIL
STUKELEY HALL PARK, HOLBEACH

Dwg No 216/3/1c Scale 1:500 March 1993

Robert Doughty
CHARTERED TOWN PLANNER AND LANDSCAPE ARCHITECT
32 High Street, Helpringham, Sleaford. Lincolnshire. NG34 0RA
Tel. Swaton (0529 21) 646/7.



Location Plan 1:2500



REVISION NOTE A: Removal of trees to allow for provision of sun dial and clocktower in formal garden area. 16/4/93

KEY

Trees to have surgery works as specified by Arboricultural Works Sub-Contractor.

Trees to be removed by Arboricultural Works Sub-Contractor.

Trees felled under previous Emergency Works Contract

Trees to be removed by Main Contractor.

Existing wall to be retained

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ARBORICULTURAL WORKS

LINCOLNSHIRE COUNTY COUNCIL

STUKELEY HALL PARK, HOLBEACH

Dwg No 2K5/3//4A Scale 1:500 APRIL 1993

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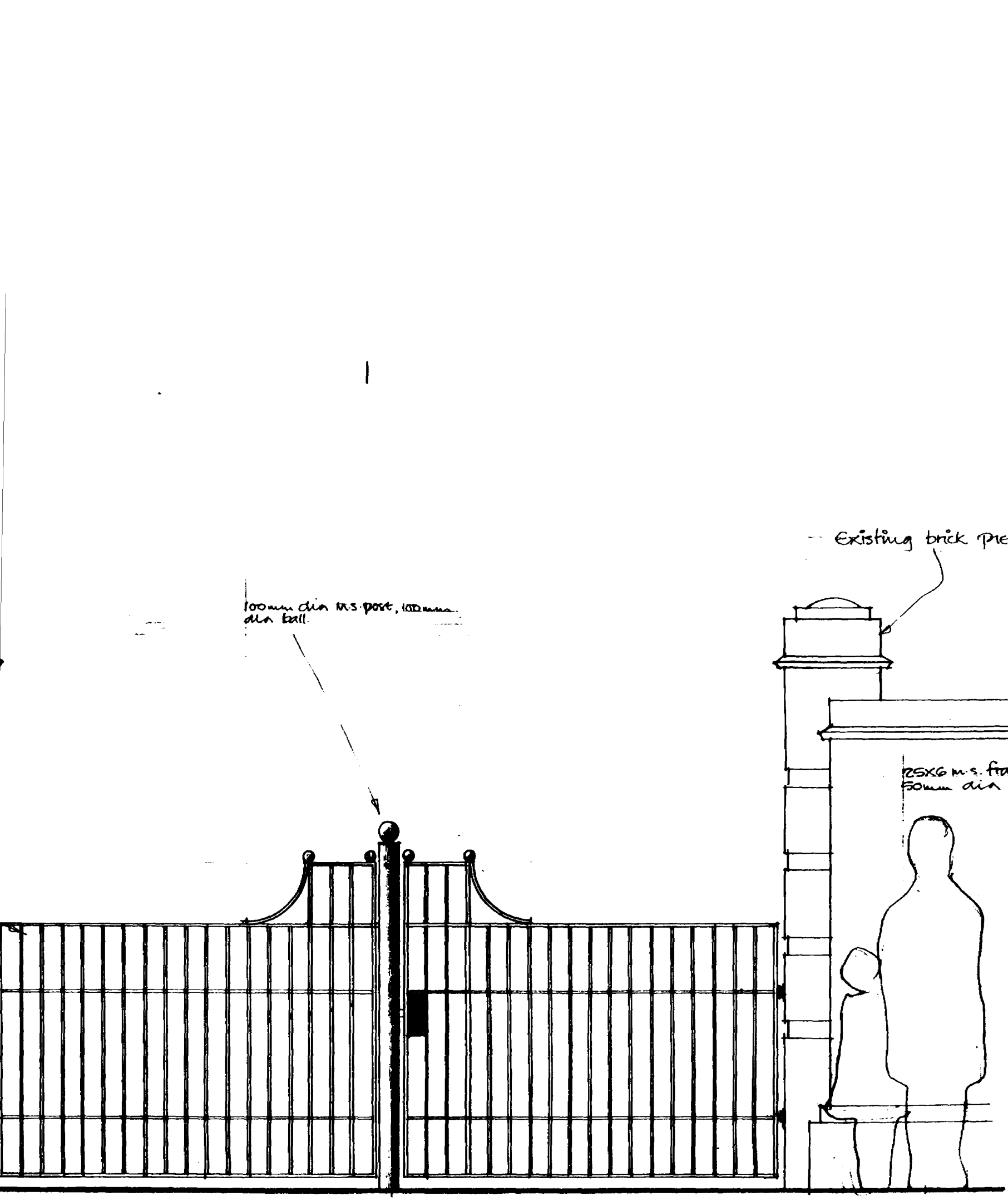
ARBORICULTURAL WORKS

LINCOLNSHIRE COUNTY COUNCIL

STUKELEY HALL PARK, HOLBEACH

Dwg No 2K5/3//4A Scale 1:500 APRIL 1993

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project
HOLBEACH · Wm STUKELEY C·E (Controlled) PRIMARY SCHOOL · PROPOSED PEDESTRIAN GATE ·

scale 1:20
date June 94
drawn JE/bb

L&BC
D322J/51

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