SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H11/1179/93 Received:11-JAN-94 Type:PERMISSION RENEWAL

Name: Lincs County Council
Dept Highways & Planning
4th Floor, City Hall
Beaumont Fee
Lincoln LN1 1DN

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 ORA

Description: Convert former primary school to 7 residential units/ construct accesses/car park (Deemed consent H11/1851/88)
Location : Former Primary School Market Street
Long Sutton Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 There shall be no direct vehicular access between the site and Market Street.

Reason: In the interests of highway safety and in order to avoid a form of development which would be detrimental to the main frontal aspect of the "Listed" building.

2 Access to the proposed dwelling units shall be provided from Bull Lane to the south west of the former primary school building via the adjoining land where planning permission for new residential development has been granted, and which currently comprises the former school's yard extending to Bull Lane.

Reason: In the interest of highway safety and in order to avoid a form of development which would be detrimental to the main frontal aspect of the "Listed" buildings.

3 The access referred to by Condition 3 shall connect either to any developers estate road on the adjoining former school yard in accordance with details to be submitted to and approved by the Local Planning Authority before such connection is made or, should the seven proposed dwelling units be occupied before such estate roads are constructed, to Bull Lane.

Reason: In the interests of highway safety and in order to avoid a form of development which would be detrimental to the main frontal aspect of the "Listed" building.

4 The access referred to by Condition 3 shall be 5 metres in width and shall incorporate 6 metre radii at any junction with Bull Lane.

Reason: In order to ensure that a safe and convenient means of access is provided to the seven proposed dwelling units, and in the interests of

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)

the safety and convenience of traffic using Bull Lane.

5 Before any of the seven proposed dwelling units are occupied, the access referred to by Condition 3 shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure that a safe and convenient means of access is provided to the seven proposed dwelling units, and in the interests of the safety and convenience of traffic using Bull Lane.

6 Before any of the seven proposed dwelling units are occupied, the rear extension to the former primary school building (identified in red on the plan H11/1851/88/2 attached) shall be demolished and the materials removed from the site, to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that adequate on-site parking space is made available, in the interests of the safety and convenience of traffic using Bull Lane.

7 Before any of the seven proposed dwelling units are occupied, a car park sufficient to accommodate at least 11 cars shall be created upon the land currently occupied by the rear extension referred to by Condition 7 and upon immediately adjoining land if necessary, and such a car park shall be kept available for car parking use whilst any of the proposed dwelling units are occupied. Such car parking shall be surfaced in a material to be agreed in writing with the Local Planning Authority.

Reason: In order to ensure that adequate on-site parking space is made available, in the interests of the safety and convenience of traffic using Bull Lane, and in the interests of visual amenity.

8 Before any development is commenced, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia the number, species, heights on planting and position of all the trees). Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within the period of 12 months beginning with the date of which development is commenced, (or within such longer period as may be agreed in writing with the Local Planning Authority). All trees, shrubs and bushes shall be adequately maintained for the peirod 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.

Reason: In the interests of visual amenity.

9 None of the existing trees bordering the site's frontage to Bull Lane shall be felled.

Reason: In the interests of visual amenity.

Attention is drawn to the fact that the former primary school building,

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

SOUTH HOLLAND DISTRICT COUNCIL

together with its boundary railings bordering Market Street and its boundary walls to the north west and south east, is "Listed" as a building of special architectural or historic interest. It is an offence to carry out unauthorised works for any demolition or alteration, or extension affecting its character, either internall or externally, unless Listed Building Consent for such works is previously obtained from the South Holland District Council. Any object or structure fixed to the building, or forming part of the land comprised within the curtilage, is construed as being part of the listed building, unless it is a free standing building, object or structure erected since 1 June 1948.

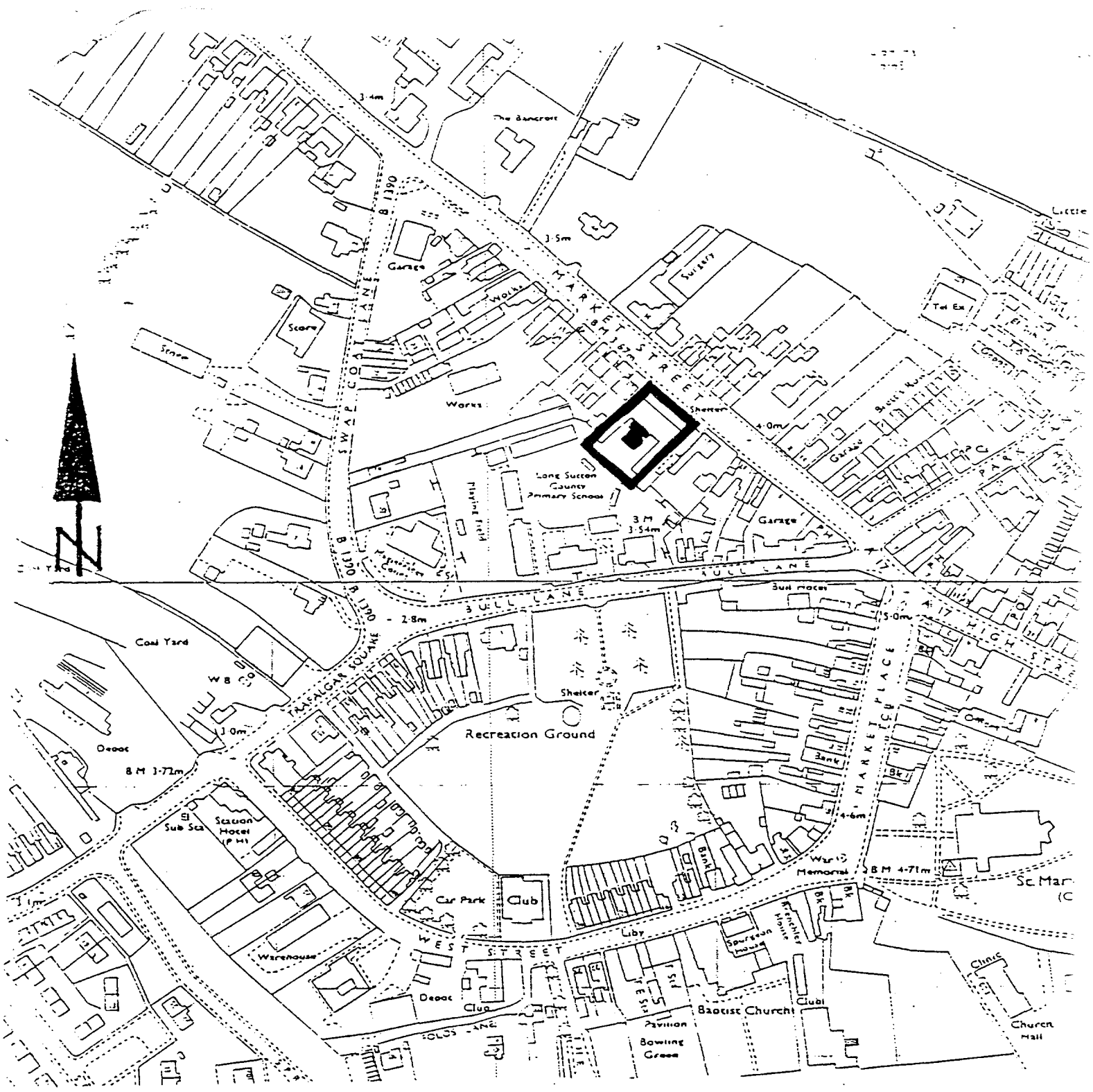
The residential units shall be laid out, etc, so as to provide satisfactory protection against the activities of the commercial garage to the north west.

Director of Planning and Building Control Services
23-FEB-94 H11/1179/93

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)



Disposal of former C.P. School – LONG SUTTON.

SUPERSEDED

SOUTH HOLLAND D.C.
PLAN DEPT.
15 DEC 1993
REF 1179/93

T.M.T. Hopkins FRICS
Director of Property Services

Lincolnshire

LINCOLNSHIRE COUNTY COUNCIL
County Offices Lincoln
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Scale 1:2500

Date 4/1/1988

A4/1283/1C
r1

all dimensions in

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

H11/1179/93

PERMISSION RENEWAL

Applicant: Lincs County Council — Agent: Robert Doughty
Tel: 0522 552222 — 0529 421 646/7

Description: Convert former primary school to 7 residential units/ construct accesses/car park (Deemed consent H11/1851/88) ✓ done 7/2

Location: Former Primary School
Market Street
Long Sutton
Spalding

Valid date:	11-JAN-94	Terminal date:	08-MAR-94
Target dates:		Target Committee:	08-MAR-94
To case officer	18-JAN-94	Report deadline:	22-FEB-94
Inspected by	25-JAN-94	Agreed TD Ext:	
Extra contacts	01-FEB-94	Case Officer:	
Report if not clear by	15-FEB-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building: GRADE II — Other Constraints:
Conservation Area: LONG SUTTON

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Rover Exchange Garage, Swaap Coat Lane		12-JAN-94	02-FEB-94
Owner/Occupier, 21 Market Street		12-JAN-94	02-FEB-94
Owner/Occupier, 23 Market Street		12-JAN-94	02-FEB-94
Site/Press Advert CLB		30-DEC-93	20-JAN-94 ✓
Clerk to Long Sutton	0406 362402	21-DEC-93	04-JAN-94
Cllr D A Tennant		21-DEC-93	28-DEC-93
Cllr E J Clarey	0406 363141	21-DEC-93	28-DEC-93
Cllr M D Booth	0406 350034	21-DEC-93	28-DEC-93

L.C. c.c. - CBS Attached ✓ CB

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

SOUTH HOLLAND DISTRICT COUNCIL

H11/1179/93
PERMISSION RENEWAL

Applicant: Lincs County Council
Tel: 0522 552222

Agent: Robert Doughty
0529 421 646/7

Description: Convert former primary school to 7 residential units & construct accesses and car park (Renewal deemed consent H11/1851/88)

Location: Former Primary School
Market Street
Long Sutton
Spalding

DONE

Valid date: ~~15-DEC-93~~ 11-JAN-94
Target dates:
To case officer 22-DEC-93
Inspected by 29-DEC-93
Extra contacts 05-JAN-94
Report if not clear by 19-JAN-94

Terminal date: ~~09-FEB-94~~ 08-MAR-94
Target Committee: ~~25-JAN-94~~ 08-MAR-94
Report deadline: 11-JAN-94
Agreed TD Ext:
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building: GRADE II
Conservation Area: LONG SUTTON

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert CLB		30-DEC-93	20-JAN-94
Clerk to Long Sutton	0406 362402	21-DEC-93	04-JAN-94
Cllr D A Tennant		21-DEC-93	28-DEC-93
Cllr E J Clarey	0406 363141	21-DEC-93	28-DEC-93
Cllr M D Booth	0406 350034	21-DEC-93	28-DEC-93

L C C - Obs Attached JCB 22/12/93

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H11/1179/93 Received:11-JAN-94 Type:PERMISSION RENEWAL

Name: Lincs County Council
Dept Highways & Planning
4th Floor, City Hall
Beaumont Fee
Lincoln LN1 1DN

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 ORA

Description: Convert former primary school to 7 residential units/ construct accesses/car park (Deemed consent H11/1851/88)
Location : Former Primary School Market Street
Long Sutton Spalding

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

+ TL 1

2 There shall be no direct vehicular access between the site and Market Street.

OK without TL

Reason: In the interests of highway safety and in order to avoid a form of development which would be detrimental to the main frontal aspect of the "Listed" building.

3 Access to the proposed dwelling units shall be provided from Bull Lane to the south west of the former primary school building via the adjoining land where planning permission for new residential development has been granted, and which currently comprises the former school's yard extending to Bull Lane.

Reason: In the interest of highway safety and in order to avoid a form of development which would be detrimental to the main frontal aspect of the "Listed" buildings.

4 The access referred to by Condition 3 shall connect either to any developers estate road on the adjoining former school yard in accordance with details to be submitted to and approved by the Local Planning Authority before such connection is made or, should the seven proposed dwelling units be occupied before such estate roads are constructed, to Bull Lane.

Reason: In the interests of highway safety and in order to avoid a form of development which would be detrimental to the main frontal aspect of the "Listed" building.

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Reason: In order to ensure that a safe and convenient means of access is provided to the seven proposed dwelling units, and in the interests of

the safety and convenience of traffic using Bull Lane.

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Reason: In order to ensure that a safe and convenient means of access is provided to the seven proposed dwelling units, and in the interests of the safety and convenience of traffic using Bull Lane.

7 Before any of the seven proposed dwelling units are occupied, the rear extension to the former primary school building (identified in red on the plan H11/1851/88/2 attached) shall be demolished and the materials removed from the site, to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that adequate on-site parking space is made available, in the interests of the safety and convenience of traffic using Bull Lane.

8 Before any of the seven proposed dwelling units are occupied, a car park sufficient to accommodate at least 11 cars shall be created upon the land currently occupied by the rear extension referred to by Condition 7 and upon immediately adjoining land if necessary, and such a car park shall be kept available for car parking use whilst any of the proposed dwelling units are occupied. Such car parking shall be surfaced in a material to be agreed in writing with the Local Planning Authority.

Reason: In order to ensure that adequate on-site parking space is made available, in the interests of the safety and convenience of traffic using Bull Lane, and in the interests of visual amenity.

9 Before any development is commenced, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia the number, species, heights on planting and position of all the trees). Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within the period of 12 months beginning with the date of which development is commenced, (or within such longer period as may be agreed in writing with the Local Planning Authority). All trees, shrubs and bushes shall be adequately maintained for the peirod 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.

Reason: In the interests of visual amenity.

10 None of the existing trees bordering the site's frontage to Bull Lane shall be felled.

Reason: In the interests of visual amenity.

Attention is drawn to the fact that the former primary school building,

or forming part of the land comprised within the curtilage, is construed as being part of the listed building,

together with its boundary railings bordering Market Street and its boundary walls to the north west and south east, is "Listed" as a building of special architectural or historic interest. It is an offence to carry out unauthorised works for any demolition or alteration, or extension affecting its character, either internall or externally, unless Listed Building Consent for such works is previously obtained from the South Holland District Council. Any object or structure fixed to the building, unless it is a free standing building, object or structure erected since 1 June 1948.

The residential units shall be laid out, etc, so as to provide satisfactory protection against the activities of the commercial garage to the north west.

21-FEB-94 AD check....AP.21/2...

Authorised to issue (inc Delegation).....AP.....

DC INSTRUCTION SHEET

APPLICATION REF: H11/1179/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☑ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only) (1) The site which received planning permission ~~[illegible]~~ via in accordance with amended plan H11/1351/88/1. & amended plan will therefore be required which is in accordance with LPA.

Other.....

(2) Is it intended to demolish the rear section of the school or previously [illegible] & so, Listed Building Consent will be required.

Direction authorised by Senior Officer..... Date..... DMG 22/12.

Revalidation after Direction

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

Valid date:

Amended description: As previously

Superseded plans indicated ☑

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

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

Extra Consultations:

Transport	D/Transp A15	..... G* T15
TRA	D/Transp A18	.....
	B Rail	.....
Environment/	Env Services	.....
Drainage	NRA	.....
WAT	IDB	.....
	Env Assess	☐ G ENV (See separate sheet)
Conservation	LB Demolish	..... G* DEM
LB	Archaeology	..... G ARC Specify:
	Eng Heritage	.....
	Consultant	..... Order No:
	Other	..... Specify:
Hazards	HSC Group	..... G* HAZ
	Specific	..... Specify:
Other PLA		..... Specify:

WP Note –
G Group available
G* Group essential (longer expiry)

Press
PC
WM
Residents

Case Officer : DAVID GODNEY

Senior Officer Confirmed ..... Date..... 21/12/93

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Existing building ~~East~~ consists of red brick with slate roof.
Vacant land to south.
Existing property to E and W.

Inspected by DMG
Date 22/12

Site Notice posted by DMG
Date
Expiry 22/12

~~Re-Submitted Plans~~
~~Re-Consultation~~

Individual Resident Notices required:

Addresses to be sent to –	**Addresses delivered to –**
21, 23 ~~Market~~ St ✓	12/18
Rowe Exchange, garage, Swap Coat Way ✓	

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON–DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB–COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

Signed ..... Date.....

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non–std expiry .....
prior submission
prior siteworks

Determined plans indicated

Departure approval confirmed

Flag for on–site review

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H11/1179/93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

FORMER PRIMARY SCHOOL, MARKET ST LONG SUTTON

3. Name, classification and number of road

TI

4. Date application referred 22-12-93

5. State whether outline, detailed application etc.

RENEWAL

6. Description of proposed development/change of use including access details

RENEWAL of DEEMED CONSENT TO CONVERT FORMER SCHOOL TO 7 RESIDENTIAL UNITS

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

~~a. Does not wish to restrict the grant~~ of permission.

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 22-12-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) The proposed access from Bull Lane shall be a min of 5m wide and shall incorporate 6m radii at its junction with Bull Lane

(2) A minimum of 11 car parking spaces shall be provided before the units are occupied

Delete as appropriate

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

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

(1) B6

(2) FL.

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt No P3631

Date first Rec'd 15 DEC 1993

Registration

Reference H11/1179/93

Cross-Ref

Date 16-DEC-93 JAC

Validation

TYPE REN

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 £ 60

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 1" to 1 OS Plots
Grid ref 5 [illegible]

Ward [illegible] Parish [illegible] SUTTON

Inside IBD Y/N Y Inside LP area Y/N Y

Constraints:

CA Cons Area ☐ Y
LB Listed – Grade: ☐ Y
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref ☐ Dist Bound

Linked to property Ref 010878 ☐ Other:

Planning Records:
Earlier apps

1991/88
1990/88
1771/91

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

SOUTH HOLLAND D.C.
PLAN DEPT.
15 DEC 1993
REF 1179/93

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

15 December 1993

Dear Sir

LINCOLNSHIRE COUNTY COUNCIL
RENEWAL OF PLANNING PERMISSIONS RELATED TO DISUSED PRIMARY SCHOOL SITE, LONG SUTTON

Please find enclosed letters indicating a wish to renew extant planning permissions relating to the above site, a cheque for £180:00 representing 3 fees at £60:00 each, an ownership certificate for each together with site plans as additional information in the interests of clarity.

The three applications have various anniversary dates and part of the purpose of renewing all three together is so that these become consistent.

We look forward to receiving the renewals in due course.

Yours faithfully

Robert Doughty

Your reference

Our reference 258 2 RD AKD

Please contact Helpringham Office

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (~~Applicant~~ / Agent) Date 14 Dec. 1993

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (~~Applicant~~ / Agent) Date 14 Dec. 1993

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3630
Date received : 15-DEC-93

Received from

L C C

Address

Former Primary School
Market Street
Long Sutton

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed K Lowe
(Authorised Collector)

APPLICATION REFERENCE: H11/1179/93 DATE RECEIVED: 11-JAN-94

TYPE: Permission Renewal

DESCRIPTION: Convert former primary school to 7 residential units/construct accesses/car park (Deemed consent H11/1851/88)

LOCATION: Former Primary School, Market Street, Long Sutton

APPLICANT: Lincs County Council AGENT: R Doughty

(Highly Flat Roof Bungalow)

REASON FOR COMMITTEE CONSIDERATION

Resident objection.

RECOMMENDATION

Grant permission subject to conditions.

COMMENTS

1 Site occupied by former primary school, which is a Grade II Listed Building. Within Conservation Area.

2 Considered to be no material change in planning circumstances since previous approval as to justify an alternative decision.

3 Application for Listed Building Consent to demolish part of the rear section of the building has been submitted (H11/0027/94), but is currently invalid. No objections raised to this.

REPRESENTATIONS

Parish Council: No objections - would welcome development of this property.

Public: Owner/Occupier of Richmond Lodge, Lutton Gowts, considers that proposal would not enhance the Conservation Area.

SCHEDULE OF CONDITIONS

1 SCA There shall be no direct vehicular access between the site and Market Street.
Reason: In the interests of highway safety and in order to avoid a form of development which would be detrimental to the main frontal aspect of the "Listed" building.

2 SCB Access to the proposed dwelling units shall be provided from Bull Lane to the south west of the former primary school building via the adjoining land where planning permission for new residential development has been granted, and which currently comprises the former school's yard extending to Bull Lane.
Reason: In the interests of highway safety and in order to avoid a form of development which would be detrimental to the main frontal aspect of the "Listed" building.

3 SCC The access referred to by Condition 2 shall connect either to any developers estate road on the adjoining former school yard in accordance with details to be submitted to and approved by the Local Planning Authority before such connection is made or, should the seven proposed dwelling units be occupied before such estate roads are constructed, to Bull Lane.
Reason: In the interests of highway safety and in order to avoid a form of development which would be detrimental to the main frontal aspect of the "Listed" building.

4 SCD The access referred to by Condition 2 shall be 5 metres in width and shall incorporate 6 metre radii at any junction with Bull Lane.
Reason: In order to ensure that a safe and convenient means of access is provided to the seven proposed dwelling units, and in the interests of the safety and convenience of traffic using Bull Lane.

5 SCE Before any of the seven proposed dwelling units are occupied, the access referred by Condition 2 shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority.
Reason: In order to ensure that a safe and convenient means of access is provided to the seven proposed dwelling units, and in the interests of the safety and convenience of traffic using Bull Lane.

6 SCF Before any of the seven proposed dwelling units are occupied, the rear extension to the former primary school building (identified in red on the plan H11/1851/88/2 attached) shall be demolished and the materials removed from the site, to the satisfaction of the Local Planning Authority.
Reason: In order to ensure that adequate on-site parking space is made available, in the interests of the safety and convenience of traffic using Bull Lane.

7 SCG Before any of the seven proposed dwelling units are occupied, a car park sufficient to accommodate at least 11 cars shall be created upon the land currently occupied by the rear extension referred to by Condition 6 and upon immediately adjoining land if necessary, and such a car park shall be kept available for car parking use whilst any of the proposed dwelling units are occupied. Such car parking shall be surfaced in a material to be agreed in writing with the Local Planning Authority.
Reason: In order to ensure that adequate on-site parking space is made available, in the interests of the safety and convenience of traffic using Bull Lane, and in the interests of visual amenity.

8 SCH Before any development is commenced, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia the number, species, heights on planting and position of all the trees). Such scheme as approved by the Local Planning Authority shall be carried out in its

entirety within the period of 12 months beginning with the date of which development is commenced, (or within such longer period as may be agreed in writing with the Local Planning Authority). 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.
Reason: In the interests of visual amenity.

9 SC1 None of the existing trees bordering the site's frontage to Bull Lane shall be felled.
Reason: In the interests of visual amenity.

Notes

10 SN Attention is drawn to the fact that the former primary school building, together with its boundary railings bordering Market Street and its boundary walls to the north west and south east, is "Listed" as a building of special architectural or historic interest. It is an offence to carry out unauthorised works for any demolition or alteration, or extension affecting its character, either internally or externally, unless Listed Building Consent for such works is previously obtained from the South Holland District Council. Any object or structure fixed to the building or forming part of the land comprised within the curtilage is construed as being part of the "Listed" building, unless it is a free standing building, object or structure erected since 1 June, 1948.

11 SN The residential units shall be laid out, etc, so as to provide satisfactory protection against the activities of the commercial garage to the north west.

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

For the attention of Mr D Gedney

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

31 January 1994

Dear Sir

LAND AND BUILDINGS CONSULTANCY
RENEWAL OF PLANNING PERMISSIONS RELATED TO DISUSED PRIMARY SCHOOL SITE, LONG SUTTON

Further to your letter dated 26 January 1994 relating to permission renewal application H11/1179/93 please find enclosed a copy of the memorandum as requested.

Should you require any further information please do not hesitate to be in touch.

Yours sincerely

James R Blakey

S.H.D.C. PLANNING DEPT.
DG

Your reference H11/1179/93

Our reference 258 2 3 JRB AKD

Please contact Helpringham Office

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

Memorandum

Lincolnshire County Council
PROPERTY SERVICES DEPARTMENT

DIRECTOR OF HIGHWAYS & PLANNING
(ATTENTION OF MR D GREGORY)

This matter is being dealt with by
I WILLSON EXT 2733

COPY TO: COUNTY SOLICITOR
(ATTENTION OF MR A WALKER)

MY REF: 2274/IJW/JN

COPY

19 December 1988

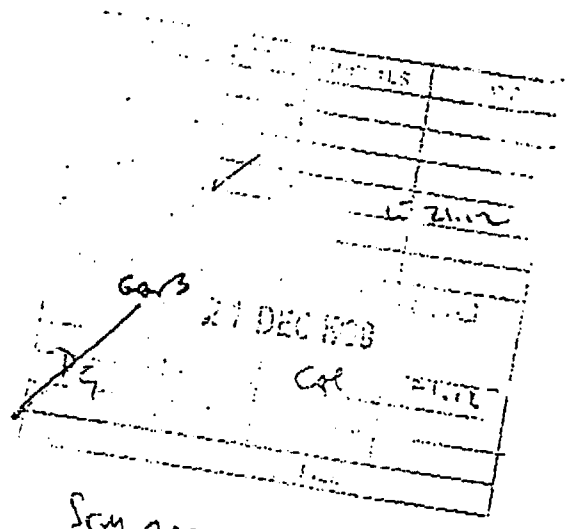
PLANNING APPLICATION TO CONVERT FORMER LONG SUTTON COUNTY PRIMARY SCHOOL INTO 7 RESIDENTIAL UNITS

Further to my memorandum dated the 12 December 1988 in respect of the above and the writer's subsequent telephone conversations with Mr D Gregory I can now expand further on this matter as follows.

It will be a condition of sale that a 5 metre carriageway should be constructed to highway adoption standards from the south-western boundary of the Trust property to Bull Lane or to any development road leading off Bull Lane. Appropriate rights of way will be reserved until the various sections of road are adopted. Such roads to be constructed to adoption standards within 6 months from legal completion, and in the intervening period, a right of way will still be reserved to the Trust property.

It is intended to market the County Council land prior to the Trust property or both areas at the same time. In the unlikely circumstances of this not being possible the Trust property will have to be sold subject to a condition that a temporary access is to be constructed to Bull Lane to the Director of Highway & Planning's requirements until the County Council land is developed. In this connection I have no objection to you bringing the County Council land into the Planning Application and making such a temporary access a condition of consent.

for Director of Property Services



Sent to D. Willson.

Robert Boughby Consultancy,
52 High Street,
Helpringham,
SLEAFORD
Lincs.
NG34 0RA

D.M.Gedney

DMG/JH
H11/1179/93

258 GJ AKD

26 Jan 1994

Dear Sirs,

RE: PERMISSION RENEWAL APPLICATION H11/1179/93:
CONVERT FORMER PRIMARY SCHOOL TO 7 RESIDENTIAL UNITS/CONSTRUCT ACCESSES/CAR PARK (DEEMED CONSENT H11/1851/88), FORMER PRIMARY SCHOOL, MARKET STREET, LONG SUTTON (LINCOLNSHIRE COUNTY COUNCIL).

I refer to the above application recently submitted by yourselves.

It is noted that deemed planning permission was originally granted in 1989 (reference H11/1851/88) for use of the former Primary School as seven residential units, etc., in accordance with plan H11/1851/88/1 and also a memorandum dated 19th December 1988 from the Director of Property Services of the Lincolnshire County Council.

I have already received a copy of the plan referred to above. However, a copy of the memorandum is also required to enable the District Council to determine the terms of the original permission and to assess whether or not it should be renewed.

Pursuant to the above, therefore, I look forward to receipt of the above within the next seven days so that I am in a position to write a report for the next Planning Committee meeting to be held on 15th February 1994.

Yours faithfully,

p. p. N. R. MIDDEN
PRINCIPAL PLANNING OFFICER (D.C.)

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: H11/1179/93

Applicant: Lincs County Council
Dept Highways & Planning
4th Floor, City Hall
Beaumont Fee
Lincoln LN1 1DN

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

SOUTH HOLLAND D.C.
PLAN DEPT
11 JAN
REF Valid

Description: Convert former primary school to 7 residentials units/ construct accesses/car park (Deemed consent H11/1851/88)

Location: Former Primary School
Market Street
Long Sutton
Spalding

Type: PERMISSION RENEWAL

Date received: 15-DEC-93
23-DEC-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:

- The site which received planning permission was in accordance with amended plan H11/1851/88/1 (copy enclosed). Four amended plans will therefore be required which are in accordance with this.
- Is it intended to demolish a rear section of the school as previously? If so, Listed Building Consent will be required.

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 D M GEDNEY

Yours faithfully

Principal Planning Officer

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

For the attention of Mr D Gedney

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

10 January 1994

Dear Sir

LINCOLNSHIRE COUNTY COUNCIL
FORMER LONG SUTTON PRIMARY SCHOOL

Further to your correspondence of the 23 December 1993 requesting additional information please find enclosed 4 copies of the requested plan duly coloured. It is still intended to demolish a rear section of the school, and I therefore enclose Listed Building Consent application forms, together with the Ownership Certificate and plans.

I hope this information will now enable this application to be determined.

Yours faithfully

Glynne James

SOUTH HOLLAND D.C.
PLAN DEPT
11 JAN 1994
REF .....

Your reference H11/1179/93
Our reference 258 2 GJ AKD
Please contact Helpringham

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 6.1.94

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES YOUR REF:

Planning Application H11/1178/93
H11/1179/93
H11/1180/93
Residential development, Bull Lane, Long Sutton

I write in response to the above renewal applications and would reaffirm that any development for this site should include measures i.e., layout, design, dwelling types which provide protection against the activities of the commercial garage immediately to the north.

for Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 JAN 1994
DPO
DOPO
JC
Action by

AN 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

SPALDING PLANNING UNIT
RECEIVED

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H11/1179/93

Applicant: Lincs County Council
Dept Highways & Planning
4th Floor, City Hall
Beaumont Fee
Lincoln LN1 1DN

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Convert former school to 7 residential units & construct accesses and car park (Renewal deemed consent H11/1851/88/1)

Location: Former Primary School Market Street
Long Sutton Spalding

Type: PERMISSION RENEWAL Date received: 15-DEC-93

21-DEC-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-JAN-94. 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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

FOR PARISH COUNCIL USE ONLY

Comments: No objections - would welcome dev. of his property

Signed:
R. Batchelor

LGP 30/12/93.



nts who received certificates at Deepings School. (JC3927/12)

im - to serve distinction

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could be built
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was to improve

results so more students went on to higher education. Government statistics showed students who gained five or more GCSEs are considered suitable to go on to A-levels.

Two years ago that proportion was 39 per cent at The Deepings, well ahead of county and national norms. Last year this rose to 45 per cent, and this summer to 51 per cent.

Dr Bryars said many students had done exceptionally well and he commended these who gained eight or more GCSEs at grade A and B - James Bunch, Robert Chester, Martin Coulson, Katy Crowson, Paul Irons, Matthew Lincoln, Joanne Parsons, Rebecca Roe, Helen Sellars, Elisabeth Smith, Samuel Smith and Melanie Whitehead.

The school prided itself on an 83 per cent pass rate in A-levels. Nearly half the papers taken were passed at grade C or above and remarkably a seventh were passed at grade A.

Dr Bryars commended several A-level students including: Rebecca Cadwalader who will go on to study law after gaining four grade As; Clare Roberts gained two As and a C and is studying philosophy; Daniel Robinson with three As and two Cs is studying computation and mathematics at Oxford; Karen Rogers with two As and a B has gone to study languages at Durham; and Hannah Smith gained two As, a B and a C and is taking a BEd at Cambridge.



e youngsters enjoy their sporting success.

dge sports successes

members. The football squad was Andrew Miller

PUBLIC NOTICES

LINCOLNSHIRE COUNTY COUNCIL
ROAD TRAFFIC REGULATION ACT 1984
TEMPORARY RESTRICTION OF TRAFFIC
HOLBEACH — BACK LANE

NOTICE IS HEREBY GIVEN that Lincolnshire County Council intends to make an Order affecting Back Lane, Holbeach.

The Order is being made to undertake works by East Midlands Electricity and will prohibit vehicles from proceeding on Back Lane.

The restriction is to start January 17, 1994 and last until the completion of the works, which are expected to take about four weeks.

The Order has a maximum duration of 18 months but will only apply when any works are in progress and traffic signs are being displayed.

The alternative route for traffic is via Church Street and West End.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council.

2h8241a 187/507LF30-12

PLANNING APPLICATION

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

The following proposal(s) 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 effect the character of a Conservation Area.

H11/1179/93 Lincs County Council
Convert former school to 7 residential units and construct accesses and car park. (Renewal deemed consent H11/1851/88/1)
Former Primary School, Market Street, Long Sutton, Spalding
PERMISSION RENEWAL

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
December 30, 1993

5h8273

LINCOLNSHIRE COUNTY COUNCIL
(PINCHBECK — KNIGHT STREET)
(PROHIBITION OF WAITING) ORDER 1993

NOTICE IS HEREBY GIVEN that the Lincolnshire County Council has made an Order under Sections 1, 2(1) to (3) and 4(2) of the Road Traffic Regulation Act 1984, the effect of which will be to impose the following waiting restrictions in Knight Street, Pinchbeck:

No Waiting 8 am-6pm

— South side between Rotten Row and Guildhall Drive.

No Waiting at any time

— North side from Rotten Row northwest for 10 metres and eastwards for 51 metres.

— North side from a point 110 metres west of Bear Lane west to Guildhall Drive.

Exemptions are included which will permit waiting for disabled persons' vehicles and for the purpose of picking up and setting down passengers, loading or unloading of goods, the maintenance of the roads, and works in connection with the supply of gas, electricity, water and any telegraphic line.

The Order will come into operation on January 7, 1994 and a copy of the Order and a plan showing the lengths of road concerned may be inspected at the address given below and the offices of South Holland District Council, Priory Road, Spalding, during normal office hours.

Any person who desires to question the validity of the Order or of any provision contained therein on the grounds that it is not within the powers conferred by the Road Traffic Act 1984 or on the grounds that any requirement of the Act or of any instrument made under it has not been complied with in relation to the Order may within six weeks after December 21, 1993 make application to the High Court for this purpose.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council,
4th Floor, City Hall,
Lincoln LN1 1DN.
December 21, 1993.

MACHINERY

SELF DRIVE
MINI DIGGERS for hire
PELJOB EB12
On rubber tracks. Free delivery and pick up
Tel Holbeach 351394 or mobile 0850 882393
OST5587

MUSICAL

LARGE SELECTION of guitars, amplifiers, keyboards, etc. Tuition. We also buy for cash. Portass & Carter, Music Shop, Sutton Bridge. Telephone (0406) 350407 or 350266.

ARE you selling your property? Then contact Zoe on 0775 725484, for friendly, helpful advice.

SOUTH HOLLAND DISTRICT COUNCIL

THE SPALDING URBAN (PARKING PLACES) (AMENDMENT NO. 14) ORDER

NOTICE IS HEREBY GIVEN that on December 22, 1993, with the consent of the Lincolnshire County Holland District Council made an Order under the provisions of Section 35(1) of the Road Traffic Regulat. fects of which will be to designate the following as long stay car parks and regulate their use in accordance w the Spalding Urban (Parking Places) Order 1965 as amended.

Situation of Parking Place	Position in which vehicles may wait	Class of Vehicle	Days of Operation of Parking Place	Hours of Operation of Parking Place
BOSTON ROAD, HOLBEACH	In spaces indicated by white lines	All vehicles -Height restriction 6'6" at Park Road entrance	All days	All hours
ST JOHN'S STREET, HOLBEACH	In spaces indicated by white lines	Motor vehicles which are constructed for the carriage of passengers or adapted for carriage of goods or burden of any description and which do not exceed 35 cwt laden weight. Height restriction 6'6"	All days	All hours
WEST STREET (NORTH), LONG SUTTON	In spaces indicated by white lines	Motor vehicles which are constructed for the carriage of passengers or adapted for carriage of goods or burden of	All days	All hours

PLANNING APPLICATION

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

LISTED BUILDING IN CONSERVATION AREA

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 and may affect the character or appearance of the Conservation Area of LONG SUTTON .

Reference No: H11/1179/93
Description: Convert former school to 7 residential units & construct accesses and car park (Renewal deemed consent H11/1851/88/1)
Location: Former Primary School
Market Street
Long Sutton
Spalding

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 20-JAN-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

30-DEC-93

SOUTH HOLLAND DISTRICT COUNCIL

H11/1179/93

15 DEC 1993

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

Director of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire PE11 2XE

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

15 December 1993

Dear Mr Smith

LINCOLNSHIRE COUNTY COUNCIL
PLANNING PERMISSION H11/1851/88 TO USE A FORMER PRIMARY SCHOOL AS 7 RESIDENTIAL UNITS AND TO CONSTRUCT ACCESSES AND A CAR PARK IN ACCORDANCE WITH PLAN H11/1851/88/1 AND THE MEMORANDUM OF 19 DECEMBER 1988 FROM THE DIRECTOR OF PROPERTY SERVICES, LINCOLNSHIRE COUNTY COUNCIL AT FORMER COUNTY PRIMARY SCHOOL, MARKET STREET, LONG SUTTON

On 27 September 1989 planning permission was granted for the above development under reference H11/1851/88.

Would you please accept this letter as a formal application for the renewal of the permission as provided for in Regulation 3 (3) of the Town and Country Planning (Applications) Regulations, 1988.

A certificate under Article 12A of the Town and Country Planning General Development Order, 1988 is enclosed, together with a cheque incorporating the renewal application fee.

Yours sincerely

Robert Doughty

Your reference H11/1851/88

Our reference 258 2 3 RD AKD

Please contact Helpringham Office

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

78. PLANNING APPLICATIONS

(a) Applications Granted (Continued)

(Subject to a note being added regarding the appropriate siting of the manure storage areas in order to minimise nuisance to nearby dwellings.)

H11/1178/93 Lincolnshire County Council	Dwellings and construct accesses (renewal of deemed consent H11/1061/90) at rear of former primary school, Bull Lane, Long Sutton.
H11/1179/93 Lincolnshire County Council	Convert former primary school to 7 residential units/construct accesses/car park (deemed consent H11/1851/88) at former Primary School, Market Street, Long Sutton.
H11/1180/93 Lincolnshire County Council	Buildings for use as residential institution (Use Class C2) (renewal of deemed consent H11/1395/90) at former Primary School, Bull Lane, Long Sutton.
H16/1197/93 Geo. Adams & Son	Continuation of use for car parking at Crescent Gardens, Spalding

(Subject to the inclusion of reference to the access onto Francis Street in the schedule of conditions indicating it is the main pedestrian route into the town centre.)

H23/0011/94 Mr D R Burchnall	O.A.	Two dwellings and garages at Broadgate, Whaplode Drove.

(b) Applications Refused

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

Plan No. and Applicant		Proposal
H19/1223/93 N.S. Morris	O.A.	Residential development at Broadgate Road, Sutton St Edmund.
H16/0015/94 Mr J A S Thurston	O.A.	Demolish existing 16 lock-up garages and erect four flats for senior single persons at rear of 154 & 156 Pennygate, Spalding.

(The Director of Planning and Building Control Services reported that four further objections had been received in relation to the above application.)

H09/1239/90 Kings Quality Homes	O.A.	Residential comprising dwellings for sale, to let and sheltered accommodation, with amenity open space and lake at Damgate, Holbeach.

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: H11/1179/93

Applicant: Lincs County Council
Dept Highways & Planning
4th Floor, City Hall
Beaumont Fee
Lincoln LN1 1DN

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Convert former primary school to 7 residential units/ construct accesses/car park (Deemed consent H11/1851/88)
Location: Former Primary School Market Street
Long Sutton Spalding

Type: PERMISSION RENEWAL

02-MAR-94

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services
Copy sent to:-

I Sharp
Richmond Lodge
Lutton Gowts
Long Sutton
Spalding, Lincs. PE12 9LQ

OBJECTION

Richmond Lodge.
Lutton Gowts.
Long Sutton. PE12 9LQ

S.H.D.C. PLANNING DEPT.
RECEIVED
24 JAN 1994 DG
Attention of
DPO NW
DOPO BG
JC ACP
Action by .....
Discuss with .....
Comments .....
Acknowledge YES/NO
Date 24/1

Director of Planning & Building.
Control Services.
South Holland District Council.
Spalding.
S.Lincs.

Dear Sirs,

RE H11/1179/93
H11/~~1395~~/~~90~~ 1178(93)
H11/~~1061~~/~~90~~ 1180(93)

With reference to the abovementioned Planning Applications I object as they do not enhance a Conservation Area

Yours sincerely.

Iris Sharp

Iris Sharp

Items to be addressed by HCC

Roofing – covering needs replacing
slipped slates

Ventilation enhanced

Need to prevent entry by rodents.

H11/1179/93

Former Primary School Long Sutton 15-6-95

Peter Bennett
David Gregory
SBC | NRM

Examining :. youth club assoc wish to ~~take~~ use infants school

Compatibility of use to neighbouring cottages?

NRM - Front facade restrictions listing
:. scope for alteration behind
light industry possibility?
Option of demolishing wings?

Residential 1000sq' / unit
No more work

Options:

1. Demolish middle part :. security + enhancement
2. Social Housing - pam - expensive
S-h - needs injection from someone
3. Split site - Youth Centre
- dev. site
- enhance potential school

Courtesy - Ch. HS Youth Centre Management Team

FILE NOTE

NRM/JJ
15 Jun 1995
H11/1179/93

Inspection of Long Sutton Priory School, Market Street, Long Sutton by Mrs S Waltham and N Midlen at 3.00pm on 12th June 1995. Keys received from Collings Estate Agent, Long Sutton.

Found building has been comprehensively boarded up (without airholes) but with the exception of a window centrally situated at the rear which is currently open and gives easy access to the interior. Virtually all glass broken, evidence of attempted fire on floorboards. Lath and plaster ceiling veiled in a number of places. Large area of slates removed and temporary covering substituted. This now holed in a number of places. Localised slate slippage as well. Concluded that property needs further work done to it to make it wind and weather proof by renewing the emergency covering, refixing slipped and/or broken slates, closing and boarding up open window and providing adequate airholes to existing boarding.

N Midlen
Development Control Manager

Geoffrey Collings

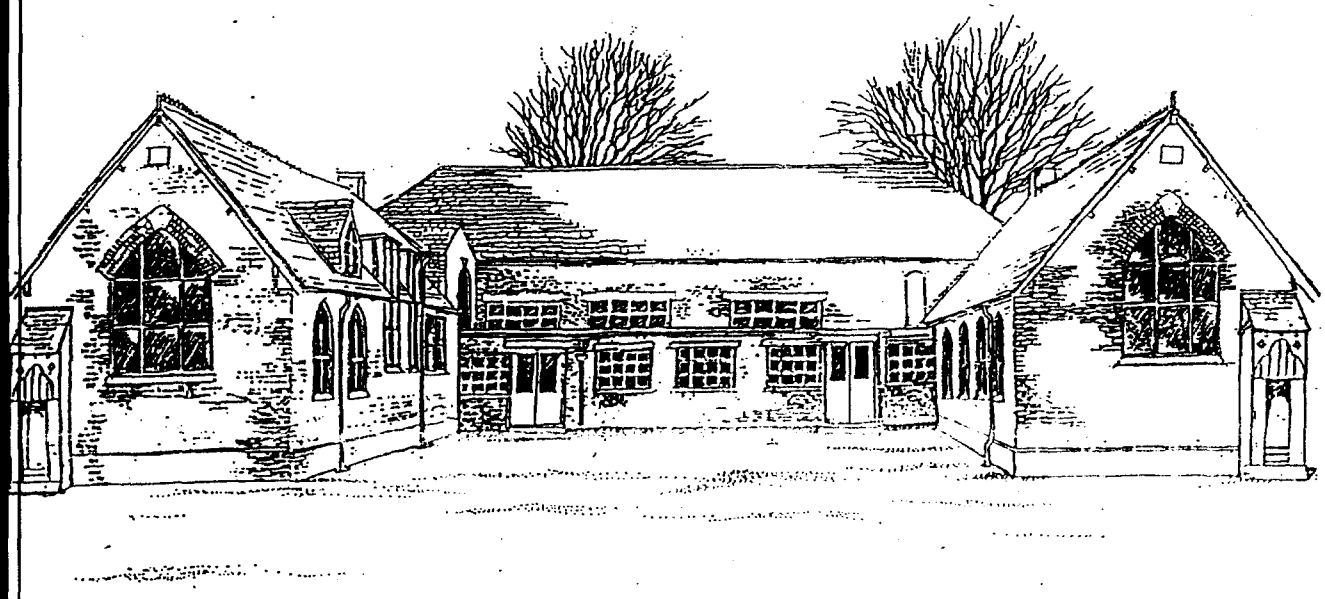
CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

High Street, Long Sutton, Lincs. PE12 9DB. Tel. 362098 (STD 01406)
And at: King's Lynn, Norfolk. Tel. 774566/774135 (STD 01553) and Terrington St. Clement, Norfolk. Tel. 828012 (STD 01553)
Professional Services also available in Cambridgeshire. Tel. Wisbech 63063 (STD 01945)

On Instructions Of Lincolnshire County Council

SPALDING 13 miles WISBECH 8 miles KING'S LYNN 13 miles

THE FORMER COUNTY PRIMARY SCHOOL LONG SUTTON, SOUTH LINCOLNSHIRE.



An imposing Grade II early Victorian Building within the Conservation Area of the town centre. Deemed Planning Consent for conversion to 7 residential units.

The former playground and grounds, of approximately 6,397 square metres (APPROX. 1.58 ACRES) to include a Listed building. Planning Consent to erect dwellings and accesses, and situated directly opposite the public park.

FOR SALE BY PRIVATE TREATY

OFFERS INVITED IN THE REGION OF £200,000 SUBJECT TO CONTRACT

Planning Permission was granted on the 28.02.94, authorising the erection of buildings for use as a residential institution (Use Class C2) at land at rear of former County Primary School, Bull Lane, Long Sutton.

Use Class C2 is defined as use for the provision of residential accommodation and care to people in need of care; Use as a Hospital or Nursing Home; Use as a ***Residential School, College or Training Centre.***

This Consent does NOT invalidate the Planning Consent to erect dwellings and accesses on the said land.

Further Information Overleaf . . .

Messrs. Geoffrey Collings & Co., for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of Messrs. Geoffrey Collings & Co. has any authority to make or give any representation or warranty whatever in relation to this property.

The Former County Primary School, LONG SUTTON

LOCATION: The small but lively Market Town of Long Sutton is situated in the south-eastern corner of rural Lincolnshire. The recently improved A17 trunk road passes the Town about three quarters of a mile to the south and provides easy access to the nearby towns of Spalding and King's Lynn. The A1101 provides good access to the expanding Town of Wisbech, and the City of Peterborough, some 28 miles to the south-west.

Peterborough has first-class InterCity rail links to London (King's Cross). The area is also accessible from the A1 trunk road.

Long Sutton has a busy shopping centre and a variety of other amenities including modern Schools and a Health Centre, plus a wide range of recreational persuits.

DESCRIPTION: The former Primary School and grounds are located between Market Street and Bull Lane, and the School is within the Conservation Area of the Town Centre. Accordingly, the location is within easy walking distance of all of the amenities of Long Sutton, to include bus stops for services throughout the day to the nearby larger towns.

GENERAL NOTES

PART A: The former County Primary School comprises of a most attractive building dating back to 1835. This early Victorian Grade II Structure is of substantial brick and slate construction. This part is shown edged red on the attached plan, and is referred to in these particulars as "The Red Land".

The site area of the former Primary School extends to approximately 1,346 square metres (approximately one third of an acre). THE BUILDING PROVIDES APPROXIMATELY 689 SQUARE METRES (7,417 SQUARE FEET) OF ACCOMMODATION.

Planning Permission to use the former Primary School as 7 residential units, and to construct accesses and a car park was granted on the 23.02.94.

PART B: The land comprising of the former playground and playing field with frontage to Bull Lane extends to approximately 6,397 square metres (APPROXIMATELY 1.581 ACRES). This area occupies an excellent town centre location, and is situated directly opposite the Recreational Ground thereby affording a delightful setting. The land is edged green on the attached plan, and is referred to in these particulars as "The Green Land".

Planning Permission to erect dwellings and construct accesses on this land was granted on the 07.03.94. It should be noted that the Victorian Infants School, circa 1873, which is situated on this land, together with the brick boundary walls are also "Listed".

The existing buildings may well lend themselves to alternative uses (e.g. office or recreational use), and prospective purchasers should contact the South Holland District Council Planning Department for further assistance in this regard.

There is a Tree Preservation Order effecting the belt of trees located on parts of the north, south and west boundaries of the land comprising Part B. Further details are available from the Selling Agents.

The whole site is sold subject to all existing encumbrances including rights of drainage, overhead wires, etc.

The Primary School is sold subject to an agreement dated 28th June 1965 granted to Long Sutton Parish Council in respect of the Bus Shelter on Market Street.

Prospective purchasers may wish to know that the owner of the adjacent parcel of land edged blue has indicated his willingness to negotiate a separate sale of part or all of this strip of additional land, subject to Contract. The Selling Agents will be pleased to put interested parties in touch with the owner.

There is an existing limited pedestrian right of way over that area coloured brown on the plan, which provides access from the site to Market Street. The purchaser will be granted an assignment of the benefit of such limited right of way so far as it is capable of being used for the purposes for which deemed Planning Permission has been issued, and so far only as the vendor has power to grant such an assignment.

South Holland District Council is giving active consideration to the future preservation of the semi-derelict House in Market Street which adjoins the Primary School on the west side. These considerations include the possibility of Compulsory Purchase procedures.

TENURE: The title is Freehold.

POSSESSION: Vacant Possession will be given on Completion.

LOCAL AUTHORITIES: Lincolnshire County Council, County Offices, Newland, LINCOLN. Tel: 0522 - 552222.

Anglian Water Authority, North Street, Oundle, PETERBOROUGH. Tel: 0832 - 73701. (Ref. Mr. M. Gibb)

South Holland District Council, Priory Road, SPALDING. Tel: 0775 - 761161. (Ref. Mr. B. Smith Planning Department).

South Holland Internal Drainage Board, Marsh Reeves, Foxes Lowe Road, HOLBEACH, Lincs. Tel; 0406 -24933. (Ref. Mr. R. Staines).

SERVICES: Correspondence received from the supply authorities suggests that all mains services are available to the property to be sold. Copies of the various correspondence will be made available to the interested parties, by request. Prospective buyers must however make their own enquiries as to the availability or adequacy of these services.

East Midlands Electricity, Sleaford Road, BOSTON, Lincs. Tel: 0205 - 65181. (Ref. Mr. D. J. Bushall)

East Midlands Gas, P.O. Box 13, Urban Street, LINCOLN. LN5 8RD. Tel: 0522 -30631. (Ref. Mr. R. F. Savage).

VIEWING: The exterior of the property can be inspected at any reasonable time. Keys to view the School buildings are available from the Selling Agents during normal office hours. A TORCH IS ESSENTIAL TO VIEW THE INTERIOR OF BOTH PREMISES, AND ALL PERSONS ENTER THE BUILDINGS AT THEIR OWN RISK.

PARTICULARS & PLANS: Geoffrey Collings and Company for themselves and for the Vendor of the site, whose Agents they are, give notice that:

1. The information contained herein has been carefully prepared and is believed to be correct, but is not guaranteed, and no claim for any ommission, error, mis-statement shall annul the sale nor entitle any party to compensation, nor in any circumstances give grounds for action in Law.

2. The plans provided within this brochure are for identification purposes only, but not by way of limitation. They are not to scale and any measurement stated within the particulars are approximate only. A copy of the Conveyance plan can be seen at the Long Sutton Office of Geoffrey Collings and Company.

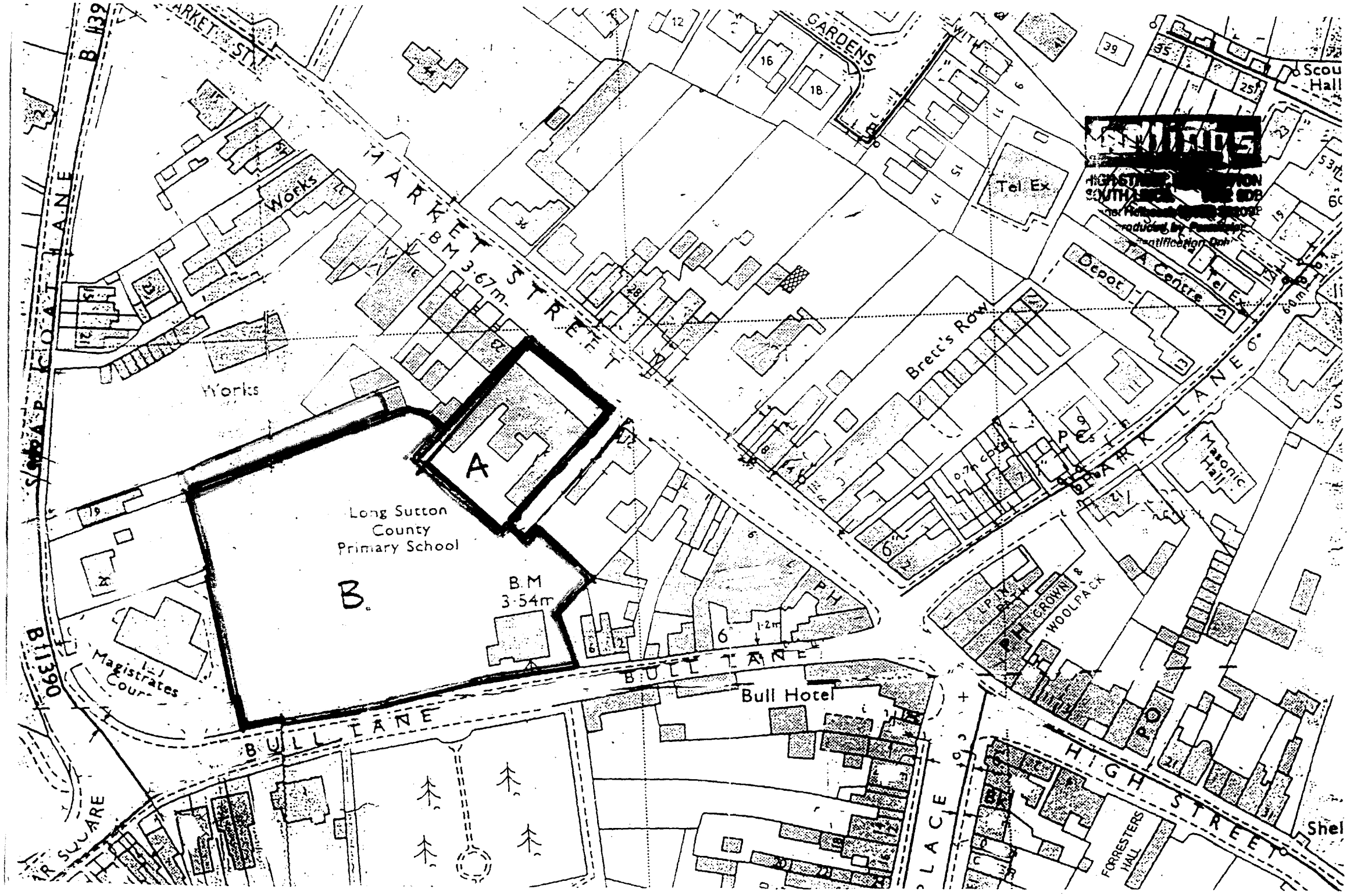
3. Any interested purchaser must satisfy themselves by inspection or otherwise as to the correctness of these particulars which do not form part of any Contract.

4. The Redland is being offered for sale by the Vendor as Trustee. The Redland was conveyed to the Long Sutton School Board under the provisions of the Elementary Education Act 1870 upon certain charitable educational trusts. The Redland is being offered for sale free from any restriction under the Charities Act 1960. Before an offer is accepted the Vendor will submit full particulars of the offer to the Charity Commission for any necessary sale consent.

   This sale of the whole property is dependent upon that consent being forthcoming as to which the Vendor gives no warranty. A copy of the draft order prepared by the County Council for use in this sale is available for inspection at the Long Sutton Office of Geoffrey Collings and Company. The attention of prospective buyers is drawn to recital 2 (4) of the draft order, which precludes persons who have any connection with the Trust or Charity from being a party to the acquisition of this property. The Commission will be asked to seal the draft order prior to completion.

5. Copies of the various Planning Consent documents and relevant correspondence can be obtained from Geoffrey Collings & Co.

6. Indicative plans as to how the site could be utilised for residential development and how the existing buildings fronting Market Street could be altered to provide Flats have been produced by Architects following informal discussions with the Local Planning Authority. Copies of these plans are available from Geoffrey Collings and Company.


MARKET STREET
B 1439
FLOAT LANE
Works
Long Sutton
County
Primary School
A
B
B.M
3·54m
Magistrates
Court
BULL LANE
Bull Hotel
Tel Ex
Depot
Brecc's Row
PARK LANE
Masonic
Hall
GARDENS
POST
OFFICE
PO
HIGH STREET
FORRESTERS
HALL
WOOLPACK
PH
B1390

Robert Doughty Consultancy,
32 High Street,
Helpringham,
SLEAFORD
Lincs.
NG34 ORA

D.M.Gedney

DMG/JH
H11/1179/93

258 GJ AKD

26 Jan 1994

Dear Sirs,

RE: PERMISSION RENEWAL APPLICATION H11/1179/93:
CONVERT FORMER PRIMARY SCHOOL TO 7 RESIDENTIAL UNITS/CONSTRUCT ACCESSES/CAR PARK (DEEMED CONSENT H11/1851/88), FORMER PRIMARY SCHOOL, MARKET STREET, LONG SUTTON (LINCOLNSHIRE COUNTY COUNCIL).

I refer to the above application recently submitted by yourselves.

It is noted that deemed planning permission was originally granted in 1989 (reference H11/1851/88) for use of the former Primary School as seven residential units, etc., in accordance with plan H11/1851/88/1 and also a memorandum dated 19th December 1988 from the Director of Property Services of the Lincolnshire County Council.

I have already received a copy of the plan referred to above. However, a copy of the memorandum is also required to enable the District Council to determine the terms of the original permission and to assess whether or not it should be renewed.

Pursuant to the above, therefore, I look forward to receipt of the above within the next seven days, so that I am in a position to write a report for the next Planning Committee meeting to be held on 16th February 1994.

Yours faithfully,

p. p. N. R. MIDLEN
PRINCIPAL PLANNING OFFICER (D.C.)

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[redacted]