

**FILE COPY**

Town and Country Planning Act 1990

**Planning Permission**

Reference: H16/0015/93

Received: 25-JAN-93 Type: FULL

Name: S & S Developments Ltd  
c/o 37 Winsover Road  
Spalding  
Lincs

Agent: S & S Developments Ltd  
c/o 37 Winsover Road  
Spalding  
Lincs

Description: Change of use of three offices to bedsit accommodation  
(3 units).

Location : 24 Pinchbeck Road 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 At the expiration of a period of 2 years from the date of this permission the use hereby permitted shall be discontinued.

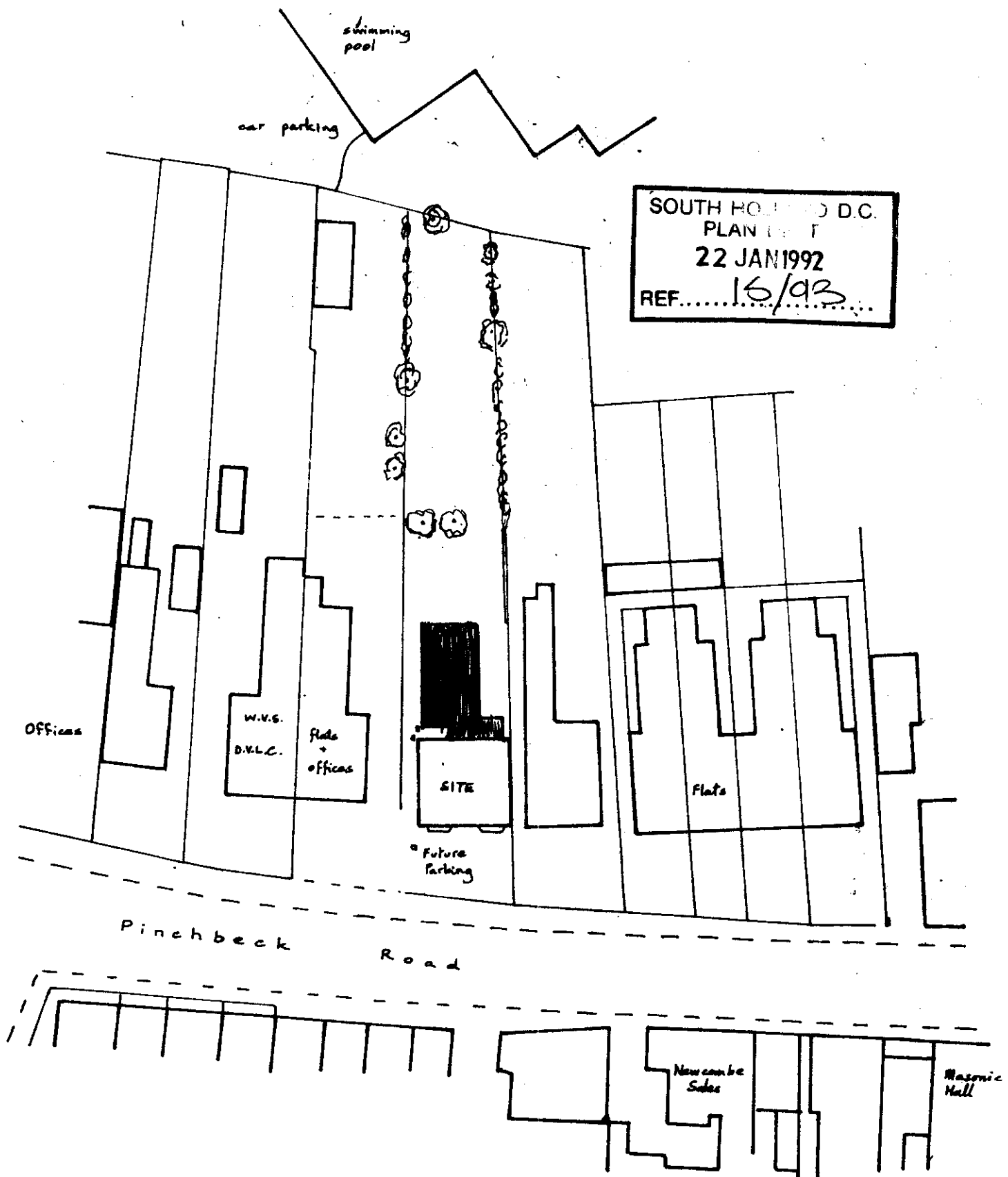
Reason: To enable the Local Planning Authority to review the effect of the proposed development on the amenities of the locality.

- 2 The windows serving the three bedsits, the communal landing, kitchen and shower room shall remain obscure glazed.

Reason: To safeguard the privacy of occupants of the bedsits and the occupants of adjoining properties.

Director of Planning and Building Control Services  
10-JUN-93 H16/0015/93

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.



24, Pinchbeck Road, SPALDING

Site Plan \* 1 : 500

# PLANNING APPLICATION

## For office use only

Application No. H16/0015/93

Date Registered

12 JAN 1993

1. Please complete in block letters

### NAME AND ADDRESS OF APPLICANT

S+S DEVELOPMENTS LTD  
c/o 37 WINSOR ROAD  
SPALDING  
LINCOLNSHIRE

Tel. No. 0775 723827

### NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.

(Personal contact name)

# OFFICE COPY

Please complete in block letters

### FULL POSTAL ADDRESS OF THE APPLICATION SITE

\* 24 Pinchbeck Rd, SPALDING Lincs PE11 1QB

Please complete in block letters

### DESCRIPTION OF PROPOSED DEVELOPMENT

GROUND FLOOR, REAR 3  
OFFICES, CHANGE OF USE TO RESIDENTIAL, TO BE LET AS INDIVIDUAL BEDSITS  
WITH TOILET/SHOWER, KITCHEN TO BE SHARED, ROOMS FOR SINGLE  
OCCUPATION ONLY. NO COUPLES. REST OF BUILDING TO REMAIN AS OFFICES

Please complete

I attach

\* Four copies of all plans

\* an ownership certificate (see back page)

\* a fee of .....

If you consider no fee is payable  
include a written explanation instead.

Previous application No.

Signed..

Date

7-1-93

Please tick **one** box and answer the extra questions under that section.

## 2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application
☒ (✓)  
☐

Now complete Parts  
3, 4 and 5 and an  
Ownership Certificate

Please state Site Area  (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐Design ☐External Appearance ☐Means of Access ☐Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate.

## TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New Dwellings
- (ii) Other new building(s)
- (iii) Alterations or extension
- (iv) Change of use

|                                     |
|-------------------------------------|
| <input type="checkbox"/>            |
| <input type="checkbox"/>            |
| <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> |

If so, how many:

4. A. If building works are proposed, please state extra floor space to be created:

- B. Please state size of any new structure:-
- (a) max. height:
  - (b) max. length:
  - (c) max. width:

NOT  
APP.

sq. metres  
metres  
metres  
metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

☐

## 5. GENERAL INFORMATION Please complete each section

### EXISTING USES

Please state existing or, if vacant, the last use(s) of site.

CURRENT USE OF WHOLE  
BUILDING IS THAT OF OFFICES.

### ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)

Please tick one box

A. There will be no new access to a public road and no alteration to any existing access to a public road

☒

or

B. There will be a new or altered access to a public road

☐

C. What provision will be made for garages or parking within the site?

If so, name of road:  
Will there be—

Individual access(es)  
New estate road

|                          |
|--------------------------|
| <input type="checkbox"/> |
| <input type="checkbox"/> |

### TREES Please tick one box

A. The proposal does not involve the felling of any trees

☒

B. The proposal does involve the felling of one or more trees

☐

⇒ If so, please show details on plans.

### DRAINAGE

Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☒

Cesspool

☐

Septic tank

☐

NOT  
APP.

### PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

Is this application related to a previous submission?

State Yes or No

|     |
|-----|
| NO  |
| NO  |
| NO  |
| NO  |
| YES |

⇒ If so, please give details in Part 6

⇒ If so, please complete Part 7

☐

⇒

Date:  
Consultee(s)

☐

⇒

Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.  
Continue on separate sheet if necessary.

I ENCLOSE BASIC SKETCH OF GROUND FLOOR HIGHLIGHTING AREA OF PROPOSED

# 7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick one box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☒

B. The proposal involves the creation of or an alteration in total gross floorspace ☐

Proposed total gross floorspace  sq. m.

Previous total gross floor space  sq. m.

This new total includes the following net floorspace:

Retail  sq. m.

Office  sq. m.

Industrial  sq. m.

Warehousing  sq. m.

Other  sq. m.

If so, please state use:

|                                                                                                                                                                                                                                                                                 | Office Staff                            | Industrial staff                                               | Other staff |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------------------------------|-------------|
| How many office, industrial and other staff will be employed on the site as a result of the development proposed?<br>If you have existing premises on the site, how many of the employees will be new staff?                                                                    |                                         |                                                                |             |
| If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.                                                                                                                                                  |                                         |                                                                |             |
| In the case of industrial development, give a description of the processes to be carried out and of the end products, and the type of plant or machinery to be installed.                                                                                                       |                                         |                                                                |             |
| If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development                                                                                                    |                                         |                                                                |             |
| Is the proposal related to an existing use on or near the site?<br>If so, please explain the relationship                                                                                                                                                                       | State Yes or No<br><input type="text"/> |                                                                |             |
| Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?<br>If so, please give details including gross floor area of such premises and state your intentions in respect of those premises. | State Yes or No<br><input type="text"/> |                                                                |             |
| What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)                          |                                         |                                                                |             |
| What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)                                                                                                   |                                         |                                                                |             |
| What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?                                                                                                                                                                               |                                         |                                                                |             |
| Will the proposed use involve the use of storage of any hazardous materials?                                                                                                                                                                                                    | State Yes or No<br><input type="text"/> | If yes, you may need to apply for Hazardous Substances Consent |             |
| What provision is being made for access to premises for the disabled?                                                                                                                                                                                                           |                                         |                                                                |             |

## CHANGE OF USE.

PLEASE NOTE THAT MANY OF THE SURROUNDING BUILDINGS HAVE DUAL USE OFFICE + RESIDENTIAL, INCLUDING THE BUILDING NEXT DOOR.  
MOST OF THE SURROUNDING BUILDINGS ARE EITHER OFFICE, FLATS, B & B OR COMMERCIAL PREMISES

# APPLICATION ASSESSMENT

15/93

## Notes for Case Officer

### Site Inspection

### Accuracy

### Neighbours

### Boundaries

### Site features

### Other

Inspected by *DC 2/2*  
Date

Notice posted by *DC*  
Date *2/2*

### Case Officer Conclusions

*detailed Home with  
water addition to rear  
no vehicles been  
New fence delineates  
patio area only  
no parking at Rear  
Front garden area delineated  
by low wall grant from patio  
area.  
hole drilled on parking ground  
Main Building is vacant office*

*Mr. J. Preston (owns property next  
ELM House, door)  
44 Queens Rd,  
Spalding, Lincs.*

Resident Notices required

Sent 28/1/93.

Delivered

## RECOMMENDATION

### COMMITTEE

Departure from Policy

Ward Member request

Recommend approval against  
material objection

Other circumstance  
viz:

### DELEGATED

Case Officer

Senior Officer

Case Officer Recommendation

Approve

Refuse

Signed

*DC Arch Sub-Committee 4/5/93*

Change to Committee recorded

Conditions/Reasons  
(continue overleaf)

1. TLI
2. SCA
3. SCB

*Grant permission.  
Conds 1. At the expiration of a period of 2 years  
from the date of this permission the use hereby  
permitted shall be discontinued.*

*(RSC36a)*

2. the external windows shall remain  
chrome glazed (to safeguard the privacy  
of occupants of the house and  
the occupants of adjoining  
properties)

Notes to applicant



Disabled  
Outstanding RM  
Amended plans

*DC 13/5.*

# DC RECORD SHEET

APPLICATION REF:

## Directions

Art 7 (Outlines)  
RM checklist

Previous  
Current  
Required

| Siting | Design | Ext app | Access | Landscape |
|--------|--------|---------|--------|-----------|
|        |        |         |        |           |
|        |        |         |        |           |
|        |        |         |        |           |

Reg 4

Scale drawing .....

Highway S/W .....

Agric appraisal .....

Other ....

Precise details,  
for non-standard  
direction:

Senior Officer authorised: .....

Sent: .....

## Revalidation after Direction

Information satisfactory/unsatisfactory

Signed: .....

Further direction:

Precise details:

Amended description:

New valid date: .....

## Consultation/Publicity Required

*PM 27-1*  
*27/1*

*Foul sewage needs completing*  
Requested Sent

Extra Publicity:

Departure

.....

.....

Setting of LB

.....

.....

Public Right of Way

.....

.....

Discretionary

.....

.....

Extra Consultations:

Dept of Transport

*✓ 27/1*

*28/1/93*

Environmental Serv.

.....

.....

LB/Cons. Area - Local

.....

.....

- Local & National

.....

.....

- English Heritage

.....

.....

Consultant: Name.....

.....

Order No .....

Other:

.....

.....

Case Officer

*DL*

Recorded on board:

# ADMIN RECORD SHEET

## Initial

Submitted Fee £ 120

Receipt Issued

P2114

Date first Rec'd

12 JAN 1993

## Registration

Reference

H16/0015/93

Cross-Ref

*[Signature]*

Date

13 JAN 93

## Validation

TYPE

FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate

Site plans

Description

|                                     |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            |

Accuracy

Incomplete form

|                          |
|--------------------------|
| <input type="checkbox"/> |
| <input type="checkbox"/> |

Fees

Nil fee

Discounted fee

Correct fee

120

Previous app  
Type

|                          |
|--------------------------|
| <input type="checkbox"/> |
| <input type="checkbox"/> |
| <input type="checkbox"/> |

Additional  
Refund

Receipt  
Issued

## Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

Previous  
Current

Siting Design Ext app Access Landscaping

|                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Index sheets

183

OS No's

Grid ref 524820 323020

Ward

R

Parish

SPALDING

TR Rural

TR Bypass

Level Cross

Footpath

|                                     |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |

CA

LB

TPO

Archaeological  
Site

Inside IBD

YES

Inside LP area

YES

Linked to site

Ref

Linked to property

Ref

Planning Records:  
Earlier apps

298/91 with  
KW

8 Reg Records:  
Already submitted - Ref  
Request  
Requested

0212891

**PLANS SUB-COMMITTEE - 4th May 1993**

**298. PLANNING APPLICATIONS (continued)**

**(b) Planning Applications Awaiting Site Inspections**

**Plan No and Applicant**

**Proposal**

H16/0091/93  
Mr & Mrs D Ball

Bungalow at Horseshoe Road, Spalding.

**RESOLVED:** In order to assess whether the proposal would be acceptable subject to an appropriate planning obligation.

H13/0205/93  
Dr & Mrs S Rayner

Condition compliance with landscaping scheme  
(Condition 6 of H13/0680/92) at 11 East Cobgate,  
Moulton.

**RESOLVED:** In view of representations now received from the Parish Council.

H16/0632/92  
First National Commercial  
Bank

25 residential dwellings including 18 houses and 7  
flats with 44 car parking spaces at 6, 7 and 8 High  
Street, Spalding.

**RESOLVED:** In order to assess the suitability of the site for the proposed development.

H16/0655/92  
First National Commercial  
Bank

Conservation Area Consent for clearance of  
site/demolition of warehouses, showroom and offices  
at 6, 7 and 8 High Street, Spalding.

**RESOLVED:** In order to assess the suitability of the site for the proposed development.

**(c) Other Planning Applications Referred to the Sub-Committee for Determination**

The following applications which had previously been referred to the Sub-Committee for consideration were determined as indicated:-

**Plan No and Applicant**

**Proposal**

H16/0015/93  
S & S Developments Limited

Change of use of three offices to bedsit  
accommodation (three units) at 24 Pinchbeck Road,  
Spalding.

**RESOLVED:** Planning permission be granted for the above development for a temporary period of two years in the first instance, in accordance with the recommendation of the Director of Planning and Building Control Services.

(Councillor Mrs P J Buffham left the meeting during consideration of the above application.)

H16/1093/92  
Revills Jewellers

Installation of security grilles to windows at Revills  
Jewellers, 12 Market Place, Spalding.

**RESOLVED:** Planning permission be granted for the amended scheme now submitted in accordance with the recommendation of the Director of Planning and Building Control Services.

H16/1094/92  
Revills Jewellers

Listed building consent for installation of security  
grilles at 12 Market Place, Spalding.

**RESOLVED:** Listed building consent be granted for the amended scheme now submitted in accordance with the recommendation of the Director of Planning and Building Control Services.

APPLICATION REFERENCE: H16/0015/93

DATE RECEIVED: 25-JAN-93

TYPE: Full

DESCRIPTION: Change of use of three offices to bedsit accommodation  
(three units)

LOCATION: 24 Pinchbeck Road, Spalding

APPLICANT: S & S Developments Ltd

AGENT:

REASON FOR COMMITTEE CONSIDERATION

Recommendation for refusal.

RECOMMENDATION

A Refuse Permission.

SOUTH HOLLAND DISTRICT COUNCIL  
REPORT TO PLANNING COMMITTEE

4th May Sub-Office

- 1 In the opinion of the Local Planning Authority the proposal to provide parking on the existing front garden area would be detrimental to the visual amenities of this part of the Spalding Conservation Area, because it would necessitate the removal, or part removal of the existing front boundary wall, thereby resulting in a loss of sense of enclosure and give undue prominence to the vehicle parking area.
- 2 There is insufficient land at the site to provide parking and turning space for the proposed three bedsit units and the existing offices at the site.
- 3 The proposed development will lead to parking on the roads in the vicinity of the site, in particular the A16 trunk road, to the detriment of highway safety/other road users and the inconvenience to other residents in the locality.
- 4 These factors are detrimental and contrary to the interests of highway safety.

B That the question of unauthorised residential occupation be further investigated and if any unauthorised residential occupation cannot be resolved by negotiation the Committee authorise Enforcement proceedings to secure cessation of the unauthorised occupation within a period of 6 months. The grounds being in the interests of the amenities of the locality and because no vehicular access or parking facilities exists on site to serve the use.

PLANNING ISSUES

- 1 Detached building formerly used as an office. Proposal is to use ground floor of later addition to rear for three bedsits.
- 2 Previous application for thirteen bedsits in respect of whole building refused on amenity, access and lack of parking grounds.
- 3 Site has no access or parking at present. Front gardens parking as proposed would be detrimental to Conservation Area.

- 4 Department of Transport request refusal on grounds similar to previous application.
- 5 Application submitted as a result of Enforcement Officer investigations, residential accommodation already in use.

### REPRESENTATIONS

Department of Transport: Request refusal.

Public: Received from 22 Pinchbeck Road and 44 Queens Road (owner of adjoining building)

- summarised:
- Lead to traffic congestion and on-street parking.
- No parking or access to site.
- People already living in building.
- Use will expand.
- Problems with people parking on adjoining property.

---

### Addendum

- 1 The above report was considered by the Plans Sub-Committee on the 22 March 1993. The application was deferred to enable the Director of Planning and Building Control Services to investigate the matters arising from the site visit, relating to the present use of the premises, including further information regarding window glazing.
- 2 Taking these matters individually, I can add to the previous report as follows:
- (i) Windows The ground floor windows serving the bedsits are obscure glazed with opening lights. Under the Building Regulations there is no contravention if the windows remain as present.  
If the windows were clear glazed, the units would be directly overlooked by windows of flats opposite. The applicant has informed me that he is prepared to accept conditions to leave the windows obscure glazed.
  - (ii) Present Use Presently two of the three units are occupied. The rear section at first floor level (above the bedsits) have been let to an insurance firm as office accommodation.  
The remainder of the building is available for let as office units.  
Environmental Services confirmed that the units are suitable only for single person occupation (based on floor area).
- 3 In addition to the foregoing the applicant has indicated the following:
- The bedsits are let on short-term agreements.
  - If permission is granted he is prepared to accept conditions etc, that no other part of the building is used as residential occupation.
  - He has no intention to use the front garden as a parking area; unless this is a requirement of a permission.
  - He is prepared to enter into further discussion if necessary to resolve any further points of concern.
  - His preference would be to let the whole of the building as office space if the market was favourable.

In view of this additional information, and notwithstanding the recommendation the Committee may wish to consider the grant of permission. If this is resolved, however, consideration should be given to the imposition of conditions, regarding obscure glazing and possibly an initial temporary period to assess the situation. It would not be necessary to enter into agreements relating to the prevention of further residential occupation. Such use would need to be the subject of further application which would need to be assessed on these merits.

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**PLANS SUB-COMMITTEE - 4th May 1993**

**298. PLANNING APPLICATIONS (continued)**

**(b) Planning Applications Awaiting Site Inspections**

**Plan No and Applicant**

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4th MAY 1993 PLANNING SUB-COMMITTEE  
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

| Application Number/<br>Applicant                | Case<br>Offr | Instructions/<br>Decision                                                                                                                                                                                                                                                                           |
|-------------------------------------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H16/0632/92<br>H16/0655/92<br>1st National Bank | NRM          | Deferred for site visit.<br>Insufficient time to visit site.                                                                                                                                                                                                                                        |
| H16/1093/92<br>H16/1094/93<br>Revills Jewellers | NRM          | Grant as recommended.                                                                                                                                                                                                                                                                               |
| H13/1177/92<br>D E Simpson                      | DMG          | DPBCS Authorised.<br>Appropriate conditions to include:<br>Natural screening.<br>Restricted to 8 dogs.<br>Retention of Pens 1 & 2.<br>Tied to occupants of dwelling.<br>Limited to 2 year period.<br>To be issued only after existing track<br>completely dismantled (physical check<br>to be made) |
| H16/1221/92<br>B Killigrew                      | PJU          | DPBCS Authorised to determine revised<br>application based on amended plans.<br>Report back any comments received from<br>Grammar School.                                                                                                                                                           |
| H09/1284/92<br>Murco Petroleum Ltd              | DMG          | Grant permission.<br>No requirement to relocate sign.                                                                                                                                                                                                                                               |
| H16/0015/93<br>S & S Developments               | DJR          | Grant as recommended in addendum.<br>2 year limit in first instance.<br>WAIT FOR MINUTES <i>Amended 18/5/93</i>                                                                                                                                                                                     |
| H18/0064/93<br>J W Trayford                     | JB           | Deferred for Site Visit.<br>Insufficient time to visit site.                                                                                                                                                                                                                                        |
| H05/0086/93<br>Clark & Fines                    | DMG          | Refused as recommended.                                                                                                                                                                                                                                                                             |
| H16/0091/93<br>Mr & Mrs Ball                    | PJU          | Deferred for Site Visit.<br>Insufficient time to visit site.<br>Plan of case files to show wider area.<br>List of case files to be printed                                                                                                                                                          |
| H08/0097/93<br>Mr & Mrs Pike                    | PJU          | Refused as recommended.                                                                                                                                                                                                                                                                             |
| H20/0127/93<br>F S Campling                     | JB           | Deferred for site visit.<br>Insufficient time to visit site.                                                                                                                                                                                                                                        |
| H09/0153/93<br>Grey & Sons                      | DMG          | Grant as recommended.                                                                                                                                                                                                                                                                               |

H16/0155/93  
Swallow Homes

JC      Deferred to Main Committee.  
Require following:  
Highways to give written confirmation of requirement and detail specification/requirements needed before they can take over care & maintenance of footway/cycleway.  
Write to all occupants of estate (stamped address envelope to be enclosed)  
Request Drainage Board give details of function of drain and whether it is practical to have drain piped and filled, also if any objections to planting scheme of thorn/bramble bushes etc as cover.  
Check if re-alignment of fences to place drain in occupants property is possible and if developers willing to pay.  
Ask Police Liaison Officer to confirm his views in light of comments made by member of public.  
Quality reduced plan of layout required showing how proposal ties in with rest of estate.  
Plan required showing 4 areas of land not owned by developers.  
Meeting between DPBCS & Mr Clark to be arranged.  
Identify specific committee application to go to and ensure all correspondence/action is given a suitable timetable/deadline.

H13/0205/93  
Dr & Mrs Rayner

DMG      Deferred for Site Visit.  
Insufficient time to visit site.

5th May 93

Signed

  
Principal Planning Officer

Minutes of a meeting of the PLANS SUB-COMMITTEE held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 22nd March, 1993.

**PRESENT**

Councillors:

Mr. B. Alcock - Chairman  
Mr T. Bray - Vice-Chairman

Mrs. P.J. Buffham  
Mr. J. Clark  
Mr. E.N. Davies  
Mr. J.A. Dobney

Mrs.E.O. Hall-Patch  
Mr. N.P. Judge, M.B.E  
Mr. A.E. Naylor  
Mr. J.R. Pearl

Mr. T.G.M. Tyler  
Mr. R.C. West  
Mr. M.C. White

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Principal Environmental Health Officer.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors W.D. Skells and M.S.L. Rollinson.

196. **MINUTES**

The Minutes of the meeting held on 1st March, 1993 were signed by the Chairman as a correct record.

197. **PLANNING APPLICATIONS**

The following applications were determined as indicated following an inspection of each site:-

**Plan No. and Applicant**

**Proposal**

H13/1177/92  
D E Simpson

Kennel block for 8 greyhounds at 94 Seas End Road, Moulton Seas End.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the above application be deferred pending a site inspection prior to the next meeting in order to assess the suitability of the site for the proposed development.

H12/0005/93  
Mr & Mrs I Knight

O.A. Dwelling at Marriots Gate, Lutton.

RESOLVED: Planning permission be refused for the above development, in accordance with recommendation of the Director of Planning and Building Control Services.

H12/0006/93  
Mr & Mrs I Knight

Access to existing house at The Laurels, Marriots Gate, Lutton.

RESOLVED: Consideration of this application be deferred to enable the Director of Planning and Building Control Services to consider further the issues involved, in the light of the decision made on H12/0005/93, and report to the next meeting.

(Councillor Mrs. E.O. Hall-Patch entered the meeting during consideration of the above application.)

H16/0015/93  
S & S Developments Ltd

Change of use of 3 offices to bedsit accommodation (3 units) at 24 Pinchbeck Road, Spalding.

**PLANS SUB-COMMITTEE - 22nd March 1993**

**197. PLANNING APPLICATIONS (continued)**

**RESOLVED:** Consideration of this application be deferred to enable the Director of Planning and Building Control Services to investigate the matters arising from the site visit relating to the present use of the premises, including further information regarding window glazing.

H09/0031/93  
Mr J Hayes

Extension to bungalow at 10  
Kennedy Road, Holbeach.

**RESOLVED:** Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services, subject to the provision of close boarded screening along part of the boundary with 12 Kennedy Road, from the rear wall of that property.

H02/0032/93  
Miss C Wright

Hobby workshop and store for private use at 35  
Postland Road, Crowland.

**RESOLVED:** Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H09/0049/93  
Mr & Mrs L E Taylor

O.A. Residential development including details of  
means of access at Wignals Gate, Holbeach.

**RESOLVED:** Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services but a note be attached to the decision notice explaining that publication of the Draft District Local Plan will be an opportunity for Planning Policy to be considered and how future decisions in respect of adjacent land owned by Lincolnshire County Council might affect the development potential of the application site.

H06/0104/93  
Mr & Mrs Edgley

Bungalow with vehicular access and installation  
of septic tank at Watkins Lane, Gedney Drove  
End.

**RESOLVED:** Planning permission be granted for the above development contrary to the recommendation of the Director of Planning and Building Control Services, subject to appropriate conditions.

**198. UNAUTHORISED DEVELOPMENT, MACHINS SITE, NORTH PARADE, HOLBEACH**

**RESOLVED:**

As there was insufficient time to inspect this site, consideration of the matter be deferred until a special site inspection and meeting to be held on 5th April 1993.

**199. DEVELOPMENT BRIEF - HAWTHORN BANK (HOLLAND PARK), SPALDING**

**RESOLVED:**

As there was insufficient time to inspect this site, consideration of this proposal be deferred until a special site inspection and meeting to be held on 5th April 1993.

TYPE: Full

DESCRIPTION: Change of use of three offices to bedsit accommodation  
(three units)

LOCATION: 24 Pinchbeck Road, Spalding

APPLICANT: S & S Developments Ltd

AGENT:

REASON FOR COMMITTEE CONSIDERATION

Recommendation for refusal.

RECOMMENDATION



**A Refuse Permission.**

- 1 In the opinion of the Local Planning Authority the proposal to provide parking on the existing front garden area would be detrimental to the visual amenities of this part of the Spalding Conservation Area, because it would necessitate the removal, or part removal of the existing front boundary wall, thereby resulting in a loss of sense of enclosure and give undue prominence to the vehicle parking area.
- 2 There is insufficient land at the site to provide parking and turning space for the proposed three bedsit units and the existing offices at the site.
- 3 The proposed development will lead to parking on the roads in the vicinity of the site, in particular the A16 trunk road, to the detriment of highway safety/other road users and the inconvenience to other residents in the locality.
- 4 These factors are detrimental and contrary to the interests of highway safety.

**B** That the question of unauthorised residential occupation be further investigated and if any unauthorised residential occupation cannot be resolved by negotiation the Committee authorise Enforcement proceedings to secure cessation of the unauthorised occupation within a period of 6 months. The grounds being in the interests of the amenities of the locality and because no vehicular access or parking facilities exists on site to serve the use.

PLANNING ISSUES

- 1 Detached building formerly used as an office. Proposal is to use ground floor of later addition to rear for three bedsits.
- 2 Previous application for thirteen bedsits in respect of whole building refused on amenity, access and lack of parking grounds.
- 3 Site has no access or parking at present. Front gardens parking as proposed would be detrimental to Conservation Area.

- 4 Department of Transport request refusal on grounds similar to previous application.
- 5 Application submitted as a result of Enforcement Officer investigations, residential accommodation already in use.

**REPRESENTATIONS**

**Department of Transport:** Request refusal.

**Public:** Received from 22 Pinchbeck Road and 44 Queens Road (owner of adjoining building)

- summarised:
- Lead to traffic congestion and on-street parking.
- No parking or access to site.
- People already living in building.
- Use will expand.
- Problems with people parking on adjoining property.

---

**PLANNING COMMITTEE - 9th March, 1993**

**165. PLANNING APPLICATIONS (Continued)**

**(b) Applications Refused (Continued)**

| <u>Plan No. and Applicant</u>        | <u>Proposal</u>                                                                                                           |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| H16/0014/93<br>Mr & Mrs S Parise     | O.A. Bungalow and garage including details of siting and means of access on land at rear of 46 Carrington Road, Spalding. |
| H16/0021/93<br>Mr C J & Mrs M G Tuke | Change of use to general industrial nature at Crown Hall Farm, Dozens Bank, Pode Hole.                                    |

(It was reported that the Parish Council had now indicated its support for the application.)

|                                 |                                                                                                                        |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------|
| H16/1203/92<br>Crescent Traders | Advertisement consent for 8' x 4' fascia board (facing towards Sheep Market) at 31 The Crescent (side wall), Spalding. |
| H05/0087/93<br>J F & B Hook     | O.A. Two dwellings, including details of means of access at Branch's Lane, Holbeach.                                   |

(It was also agreed that the Director of Planning and Building Control Services be authorised to discuss with the applicant an appropriate development for the site.)

**(c) Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

| <u>Plan No. and Applicant</u> | <u>Proposal</u>                                                      |
|-------------------------------|----------------------------------------------------------------------|
| H13/1177/92<br>D E Simpson    | Kennel block for 8 greyhounds at 94 Seas End Road, Moulton Seas End. |

(Pending a site inspection to assess the suitability of the site for the proposed development.)

|                                  |                                         |
|----------------------------------|-----------------------------------------|
| H12/0005/93<br>Mr & Mrs I Knight | O.A. Dwelling at Marriots Gate, Lutton. |
|----------------------------------|-----------------------------------------|

(Pending a site inspection to assess the suitability of the site for the development and that the shared access arrangements are acceptable.)

|                                  |                                                                 |
|----------------------------------|-----------------------------------------------------------------|
| H12/0006/93<br>Mr & Mrs I Knight | Access to existing house at The Laurels, Marriots Gate, Lutton. |
|----------------------------------|-----------------------------------------------------------------|

(Pending a site inspection to assess the suitability of the site for the proposed development and the proposed access arrangements to serve it.)

|                                       |                                                                                                      |
|---------------------------------------|------------------------------------------------------------------------------------------------------|
| H16/0015/93<br>S & S Developments Ltd | Change of use of three offices to bedsit accommodation (three units) at 24 Pinchbeck Road, Spalding. |
|---------------------------------------|------------------------------------------------------------------------------------------------------|

(Pending a site inspection to assess the suitability of the site for the proposed development.)

|                           |                                                     |
|---------------------------|-----------------------------------------------------|
| H09/0031/93<br>Mr J Hayes | Extension to bungalow at 10 Kennedy Road, Holbeach. |
|---------------------------|-----------------------------------------------------|

(Pending a site inspection to assess the suitability of the site for the proposed development.)

**BRIAN SMITH** P 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



Application no: H16/0015/93

Type: FULL

Applicant: S & S Developments Ltd  
Tel: 0775 723827

Agent: S & S Developments Ltd  
0775 723827

Description: Change of use of three offices  
to bedsit accommodation  
(3 units).

Location: 24 Pinchbeck Road  
Spalding

Valid date: 25-JAN-93

Terminal date: 22-MAR-93

Target dates:

Target Committee: 09-MAR-93

To case officer 01-FEB-93

Report deadline: 23-FEB-93

Inspected by 04-FEB-93

Extra contacts 08-FEB-93

Report if not clear by 01-MAR-93

Case Officer:

D J ROBERTS

#### DEVELOPMENT/CONSTRAINTS

Size:

Category: Change of use only

Listed building: ARCHAEOLOGICAL SITE

Other Constraints:

Conservation Area: SPALDING

#### CONSULTATIONS CARRIED OUT

|                                                    | Sent      | Expiry    |
|----------------------------------------------------|-----------|-----------|
| Cllr Mrs A J Teale 0775 766412 (Of                 | 28-JAN-93 | 11-FEB-93 |
| Department of Transp 0602 476121                   | 28-JAN-93 | 11-FEB-93 |
| Mr J Preston, "Elm House", 44 Queens Rd, Spalding. | 28-JAN-93 | 11-FEB-93 |
| Site/Press Advert CSA                              | 02-FEB-93 | 23-FEB-93 |

L.C.C. - No comments Trunk Road JCB 4/2/93

Note of Telephone conversation. H16/15/93

- occupied  $\rightarrow$  2 flats occupied  $\rightarrow$  1 vacant. - (as source of income).
- prepared to sign agreement / cond. for no further residential use
- 1st floor now occupied by Prudential Insurance.
- remainder of office presently vacant.
- let off in situ as individually as market demands.
- owners - of building - letting through property services on negotiable basis.
- last lot - short term tenancy agreement with intro. on tenancy.
- Spalding property services - Paul Dunn - 712555. (letting agent).
- Are prepared to discuss possibility of continuing occupation or not.
- confirmed no need to use any part of site for parking - front garden not intended to be used. - left undisturbed.

Info gained from Robin Spalding 21/4/93. (day 722203 -)

Further visit 21/4

S.F. Windows -

|         |                |                       |
|---------|----------------|-----------------------|
| 1 to S. | obscure glazed | } all with good light |
| 1 to E. | obscure glazed |                       |
| 2 to N. | obscure glazed |                       |

Property to work - 2 SF + 1 FF - windows - directly face  
1 FF + 1 2F - windows - obliquely overlook  
(approx 20' between buildings)  
5' intervening plot + road fence.

22nd MARCH 1993 PLANNING SUB-COMMITTEE  
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

| Application Number/<br>Applicant  | Case<br>Offr | Instructions/<br>Decision                                                                                                                                                                                                                                        |
|-----------------------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H13/1177/92<br>D E Simpson        | DMG          | Deferred for Site Visit.<br>Unable to visit site in time.                                                                                                                                                                                                        |
| H12/0005/93<br>Mr & Mrs Knight    | DMG          | Refused as recommended.                                                                                                                                                                                                                                          |
| H12/0006/93<br>Mr & Mrs Knight    | DMG          | Deferred.<br>Concerned over whether access would<br>be appropriate//necessary.                                                                                                                                                                                   |
| H16/0015/93<br>S & S Developments | DJR          | Deferred.<br>Check with Building Regs whether proposed<br>dwelling units would meet standards re<br>fenestrations/daylight etc if<br>condition required windows to be<br>obscure glazing.<br>If windows need to be clear glass w<br>overlooking be a problem.    |
| H09/0031/93<br>Mr J Hayes         | DMG          | Grant as recommended.<br>Screening along No 12's boundary to<br>substantial i.e. Close Board Fencing                                                                                                                                                             |
| H02/0032/93<br>Miss C Wright      | DJR          | Grant as recommended.<br>Ensure note relating to use is worded<br>as clearly and straightforward as<br>possible.<br>Frontage appears to be being prepared<br>for new access. Check on site and if<br>so letter saying planning permission<br>will be required.   |
| H09/0049/93<br>Mr & Mrs Taylor    | DMG          | Refused as recommended.<br>Applicant to be advised of forthcoming<br>District Wide Local Plan and how they<br>may make representations as appropriate.<br>Also that they may wish to re-submit if<br>change of status of adjoining land<br>becomes more certain. |
| H06/0104/93<br>Mr & Mrs Edgley    | DMG          | Grant planning permission.<br>Conditions as necessary.                                                                                                                                                                                                           |

24th Mar 93

Signed

Principal Planning Officer

*Robin Spencer Agent*

*Had him to  
call per message*

*12/4*

*Phoned 21/4. 207*

*3 units agreed*

*For ventilation would sign agreement  
to prevent future expansion  
Per B. Sturges 19/4/93.*

*NO contravention if obscure glazed  
But must be capable of being opened.*



**EAST MIDLANDS REGIONAL OFFICE  
NETWORK MANAGEMENT AND  
CONSTRUCTION DIVISIONS  
CRANBROOK HOUSE CRANBROOK STREET  
NOTTINGHAM NG1 1EY**

LATE OBS: Offr...✓... Date.??.

TELEPHONE 0602 476121 Ext. 455  
FAX 0602 799743  
GTR 6202

### Salient points highlighted

The District Planning Officer  
South Holland District Council  
Council Offices  
Priory Road  
SPALDING  
Lines PE11 2EX  
For the attention of D. Roberts Esq

Your Ref: H16/0015/93

Our Ref: EMRT F 247230 Pt.3

Date: 23<sup>rd</sup> February 1993

→ This has already been reported to on report - file away, Dr. B.

Dear Sir

**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988**

## CONTROL OF DEVELOPMENT ALONGSIDE TRUNK ROADS

PLANNING APPLICATION FOR THE CHANGE OF USE OF 3 OFFICES TO BEDSIT ACCOMMODATION  
(3 UNITS) AT 24 PINCABECK ROAD, SPALDING  
A16 NORMAN CROSS - GRIMSBY TRUNK ROAD

I refer to the definitive application dated 28<sup>th</sup> January 1993 in respect of the above mentioned development. As you are aware the Department is not issuing directions under Article 14 of the GDO in respect of trunk roads controlled by 30 mph and 40 mph speed limits, however, I would be grateful if you would accept the following advice under Article 18 procedure.

The development proposed would be likely to conflict with trunk road traffic interests and therefore I suggest that you consider refusing the application for the reasons stated:-

- 1) There is insufficient land at the site to provide parking and turning space for the proposed 3 bus/van units and the existing officers at the site.
- 2) The proposed development will lead to parking on the roads in the vicinity of the site, in particular the A16 trunk road, to the detriment of highway safety/ other road users and the inconvenience to other residents in the locality.
- 3) These factors are all detrimental and contrary to the interests of highway safety.

|                                |                  |
|--------------------------------|------------------|
| <b>S.H.D.C. PLANNING DEPT.</b> |                  |
| <b>RECEIVED</b>                |                  |
| <b>26 FEB 1993</b>             |                  |
| <b>Altos de Miraflores</b>     | <b>File Nos.</b> |
| DPO<br>CND<br>SIP              |                  |
| .....                          | Antioquia FEB-93 |
| .....                          | By               |

I look forward to a copy of the decision notice on determination of the planning application.

Yours faithfully

A handwritten signature in black ink, appearing to be 'J J BACH', followed by a horizontal line.

J J BACH  
for Director of Network Management and Construction

cc The Director of Highways and Planning, Lincs County Council

# OBJECTION

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

DL

ALLIED OF  
090 15/14  
090 15/14  
15 15/14

FILE NOS.

8/15/93

Dear Mr. Smith

Strathmore House.  
22 Pinchbeck Rd.  
Spalding

I reference to the  
planning application for 24  
Pinchbeck Rd. Spalding reference  
No H16/0015/93 for 3 Beddet  
Units.

I would like to lodge an  
objection on traffic congestion, no  
Parking facilities, and No Vehicle  
access to the property.

Although I think there has  
been people living in this  
building for nearly three months

Yours Sincerely  
H. W. Judre

H. W. JUDRE

---

LFP 2/2/93

## PUBLIC NOTICES

## LINCOLNSHIRE COUNTY COUNCIL

## NOTICE OF APPLICATION FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING  
GENERAL DEVELOPMENT ORDER 1988  
NOTICE UNDER ARTICLE 12B  
PROPOSED DEVELOPMENT AT LAND  
NORTH OF SIX SCORE ROAD,  
LANGTOFT FEN

I GIVE NOTICE that S. & G. Thompson is applying to Lincolnshire County Council for planning permission to change use from scrap yard to waste transfer station.

Members of the public may inspect copies of the application and of the plans and other documents submitted at the Department of Highways and Planning, City Hall (4th Floor), Beaumont Fee, Lincoln or at the offices of South Kesteven District Council, St Peter's Hill, Grantham, at all reasonable hours until March 1, 1993.

Anyone who wishes to make representations regarding this application should write to the Chief Planning Officer, Department of Highways and Planning, City Hall, Beaumont Fee, Lincoln LN1 1DN by the above date.

J. EMMERSON,  
Director of Highways and Planning.

RE: MRS ALICE ELIZABETH  
BELSHAM DECEASED  
PURSUANT TO THE TRUSTEE  
ACT, 1925

NOTICE IS HEREBY GIVEN that any person having a claim against or an interest in the estate of Mrs Alice Elizabeth Belsham, deceased, late of 22 Park Road, Long Sutton, Lincolnshire, who died on the 12th day of November, 1992, and whose Will was proved at the Leeds District Probate Registry on the 26th January 1993 by Mrs Frances Caroline Mary Northwood and Mr Peter Frederick Spence Brown, the Executors named in the said Will, is hereby required to send particulars in writing of his claim or interest to the undersigned, the Solicitors for the said Executors, on or before the 14th day of April, 1993, after which date the Executors will proceed to distribute the assets of the said deceased amongst the persons entitled thereto having regard only to the claims and interests of which they shall then have had notice.

Dated this 2nd day of February, 1993.  
MOSSOP & BOWSER,  
Solicitors for the Executors.  
The Churchyard,  
Long Sutton, Lincolnshire.

3rd WVN 2058

187 507 LF 2-2

## EDUCATION &amp; TUITION

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March 8-12.  
C.P.C. International course  
March 15-18  
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P.C.V. Driver courses  
FORK LIFT TRUCK TRAINING

## GOODS VEHICLE OPERATOR'S LICENCE

TREVOR JOHN TYE, of Drainbank Farm, Cowbit, Spalding, Lincs PE12 6AF is applying for a licence to use Drainbank Farm, Cowbit, Spalding, Lincs PE12 6AF as an operating centre for two goods vehicles and two trailers.

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

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

3rd WVN 2058

187/507 LF 2-2

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3rd WVN 2057

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1985 B Escort 35 van, 2 owners, MoT November, 93, 6 month's tax, clean van for year, £795 ono. Tel 0945 780603. Sutton Bridge area. Trade.

## PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:  
The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H09/38/93

John Honnor LISTED BUILDING  
Conversion of stables to garages and store.  
Pipwell Manor, Saracens Head,  
Holbeach, Spalding.

H16/0015/93

S. & S. Developments Ltd FULL  
Change of use of three offices to bedsit accommodation (3 units).  
24 Pinchbeck Road, Spalding.

H16/1202/92 Crescent Traders

## ADVERTISEMENT

Wrought iron frame with wooden painted board below.  
The Hole in the Wall Passage (between Boots & Midland Bank), Spalding, Lincs.

H16/1203/92

Crescent Traders ADVERTISEMENT  
8ft x 4ft fascia board (facing towards Market Place).  
31 The Crescent (side wall), Spalding, Lincs.

H16/52/93

Mrs P. M. Hudson CONS AREA  
CONSENT

Alterations to rear of property (brickwork in timber lean-to and new ext door and window openings).

33 London Road, Spalding, Lincs.

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

S O U T H

H O L L A N D  
DISTRICT COUNCIL

B. Smith  
Director of Planning  
and Building  
Control Services  
February 2, 1993.

3rd WVN 2084 187 5075G2-2

HEALTH & BEAUTY

HAIRDRESSING: Budget prices on Tuesday, Wednesday, Thursday, Friday, cutting from £4; perming from £15; inclusive of cut blow. The Hair and Beauty People, 38A New Road, Spalding. Tel (0775) 723857.

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or - or with the House  
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75710

3rd WVN 5887

ENFORCEMENT ENQUIRIES

TO: CASE OFFICER: \_\_\_\_\_

APPLICATION NUMBER: H16/0015/93

Please note that this application ~~has been~~/is the subject of an Enforcement Enquiry.

For further information please contact the Enforcement Officer.

Date: 19/1/93

Signature: K Bullock

Elm House  
44, Queens Road

Spalding  
Lines PE11 2JJ

**OBJECTION**

3.2.93

Mr B. Smith,  
Director of Planning and Building Control Services,  
Planning and Building Control Department,  
Council Office,  
Priony Road,  
Spalding PE11 2KE.

|                                                                                                                                 |                                            |    |
|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----|
| S.H.D.C. PLANNING DEPT.<br>RECEIVED<br>- 5 FEB 1993                                                                             |                                            | DG |
| Attention<br>DPO <input checked="" type="checkbox"/> JRM<br>DGPO <input type="checkbox"/> ES<br>JC <input type="checkbox"/> ACP | File Nos.                                  |    |
| Action by .....                                                                                                                 | Date of action YES/NO                      |    |
| Discussed with .....                                                                                                            | by <input checked="" type="checkbox"/> S/R |    |
| Endorsement .....                                                                                                               | Date                                       |    |

Dear Sir,

Re planning application no: 416/0015/93.

Change of use from three offices to three bedsits  
24, Punchbeck Road Spalding.

This application is to cover a change of use  
from a suite of offices to bedsits, which has  
already been refused permission in the last six  
months

There is no parking space available.

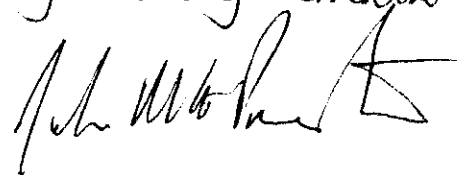
Understand it was the policy of the planning

authority, when an application was made previously by myself, for two units on the same site, that there had to be sufficient parking space for two cars with each unit.

From observation, of household rubbish piling up at the rear of the building, it appears that some of the offices have already been changed into bedsits irrespective of having been refused planning permission at an earlier date.

Once the property in question has a mixed use, the owner, who has a general disregard of the planning authority, will then probably have as many bedsits as he can possibly have as there is no way of assessing the number and type of tenants.

I am already having problems with other people parking on my property and if this application is accepted I would consider it an over development of the site, causing parking problems on a very busy main road.

Yours faithfully 

J.M.K. PRESTON.

# 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 *R. Bondey* (Applicant / Agent) Date *4/1/93*

**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 *R. Bondey* (Applicant / Agent) Date *25/1/93*

**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 .....

---

# PLANNING APPLICATION

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

## PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of SPALDING

Reference No: H16/0015/93

Description: Change of use of three offices  
to bedsit accommodation  
(3 units).

Location: 24 Pinchbeck Road  
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 23-FEB-93 quoting the above reference number.

B Smith  
Director of Planning and Building Control Services

02-FEB-93

## DEPARTMENT OF HIGHWAYS AND PLANNING

To: D. Roberts SHDC

Planning Reference: H.16/0015/93

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

24 Pinchbeck Road, Spalding

With reference to the proposal to convert part of the offices to 3 bed sits

It is essential, bearing in mind the importance of Pinchbeck Road, for off street car parking to be provided. This should be on the turns of:—

1) One space per bed sit and:—

(2) One space per 33m<sup>2</sup> of office space which equates to approx 5 to 6 spaces giving a total of 9

If it cannot be met I suggest you consider refusal. ~~or highway~~

Spoke to Mr. Bask. 15/2. Re. Plan.

He will forward response 12th Feb by next week. spoke again: 23/2 - confirmed that NOT well be refusing this proposal. Better to follow.

Date

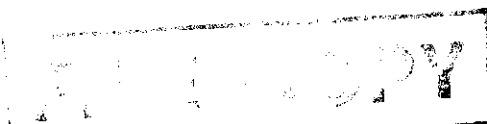
4-2-93

Signed

Director of Highways and Planning

**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



VAT Reg No 121 5277 01

**OFFICIAL RECEIPT - APPLICATION FEES**  
-----

Receipt No : P2114  
Date received : 12-JAN-93

Received from

S & S Developments Ltd

**Address**

37 Winsover Road  
Spalding

|          |   |        |
|----------|---|--------|
| Fee paid | £ | 120.00 |
| VAT      | £ | 0.00   |

Total received £ 120.00

Cash/Cheque : Cheque

Signed.....*K. Lowe*.....  
(Authorised Collector)

**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



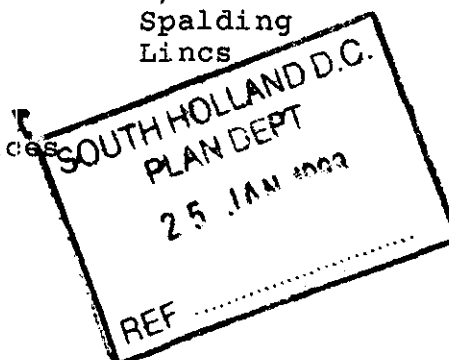
Application no: H16/0015/93

Applicant: S & S Developments Ltd  
c/o 37 Winsover Road  
Spalding  
Lincs

Agent: S & S Developments Ltd  
c/o 37 Winsover Road  
Spalding  
Lincs

Description: Change of use of three offices  
to bedsit accommodation  
(3 units).

Location: 24 Pinchbeck Road  
Spalding



Type: FULL

Date received: 12-JAN-93

13-JAN-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID  
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Four 1:2500 scale site location plans showing the site edged red and any adjoining land in applicant's ownership edged blue.

Four 1:500 scale block plans showing full details of access and parking facilities.

Complete the enclosed certificate where marked.

Please return the extra copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.  
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

  
Principal Administrative Officer

**BRIAN SMITH** Dip TP MRTPI  
Director of Planning & Building Control Services  
Planning & Building Control Department,  
Council Offices,  
Priory Road, Spalding,  
Lincolnshire. PE11 2XE  
  
Telephone: (0775) 761161  
Fax: (0775) 710772



Application no: H16/0015/93

Applicant: S & S Developments Ltd  
c/o 37 Winsover Road  
Spalding  
Lincs

Agent: S & S Developments Ltd  
c/o 37 Winsover Road  
Spalding  
Lincs

Description: Change of use of three offices to bedsit accommodation  
(3 units).

Location: 24 Pinchbeck Road Spalding

Type: FULL

15-JUN-93

Dear Sir/Madam,

**PLANNING APPLICATION**

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

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

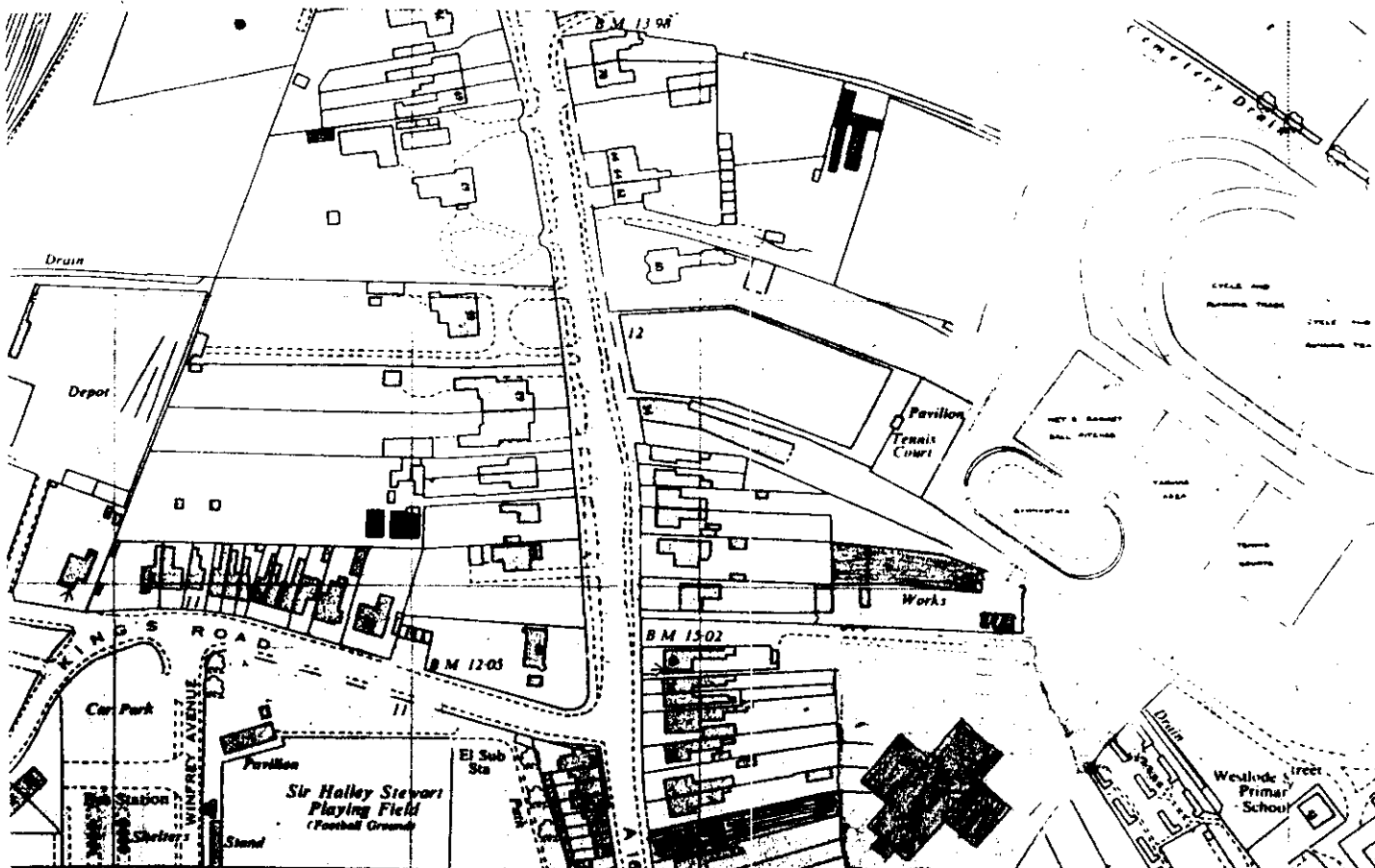
Yours faithfully

B SMITH

Director of Planning and Building Control Services

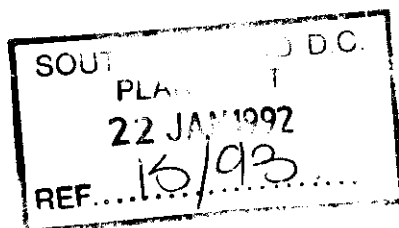
Mr J Preston  
"Elm House"  
44 Queens Road  
Spalding  
Lincs. PE11 2JJ

H. Judge  
Strathmore House  
22 Pinchbeck Road  
Spalding  
Lincs



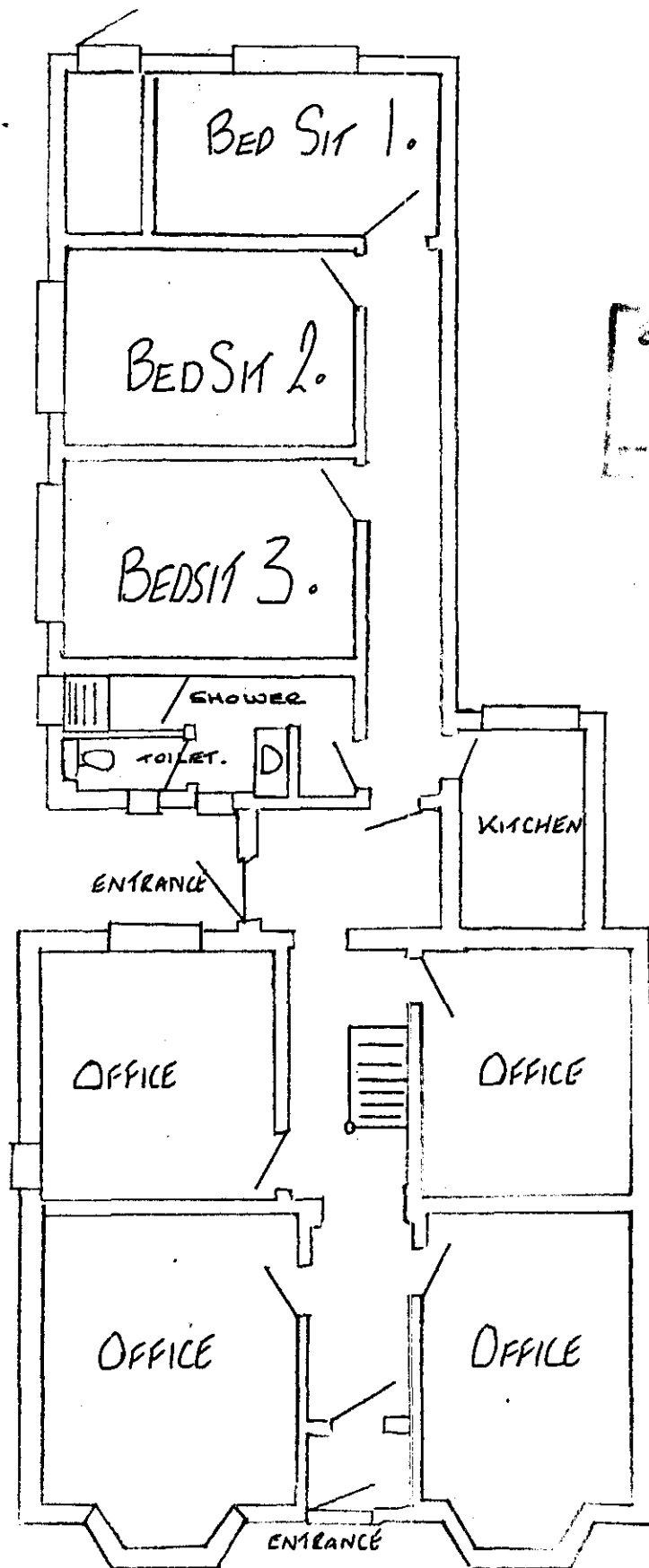
Location Plan

Scale 1:2500



O.S. map ref.  
TF 2480:2301

Crown Copyright Reserved



12 JAN 1993  
0015/93

GROUND FLOOR.

1/8/59

24 PINCHBECK ROAD, SPALDING, Lincs.