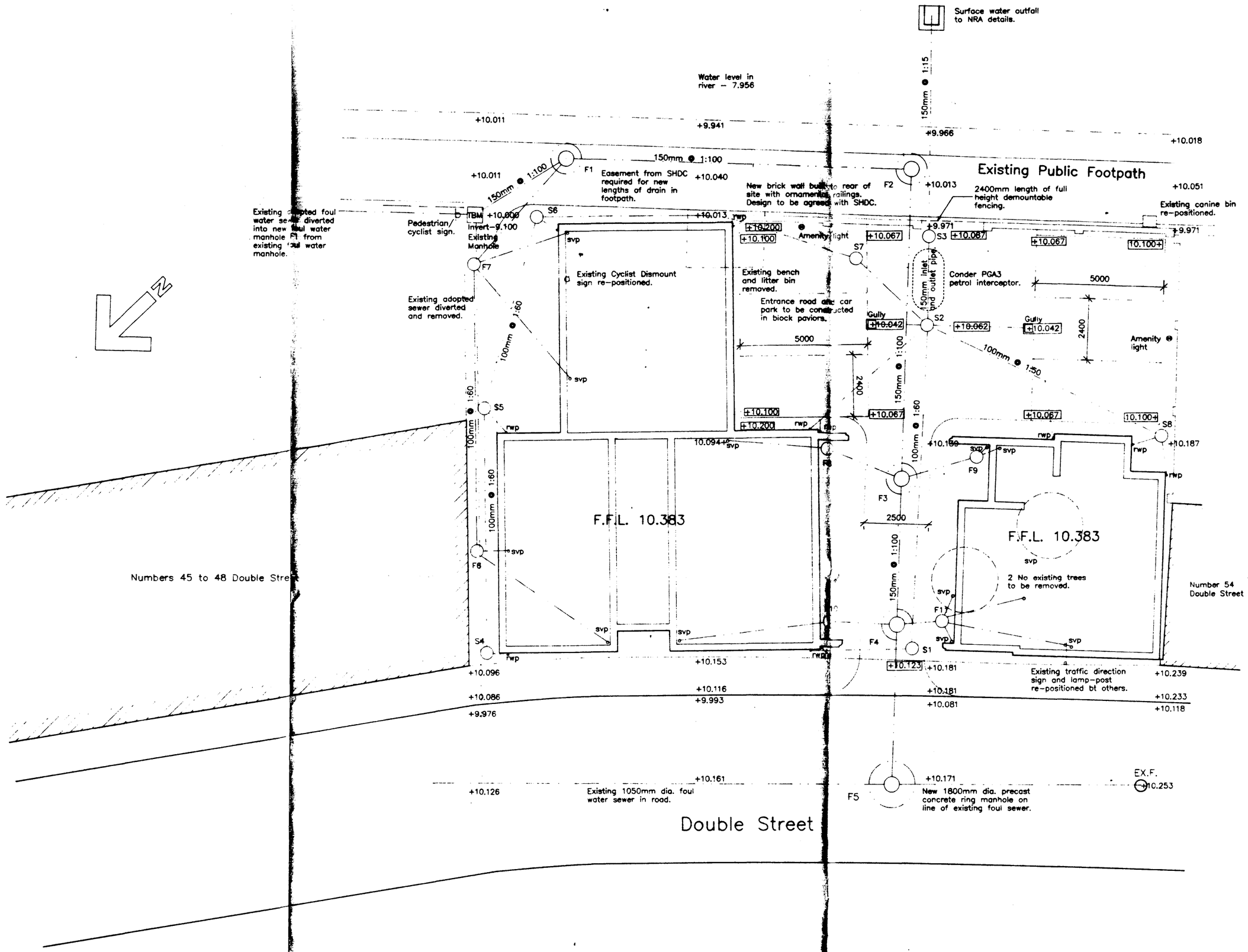
APPLICATION NO. : H16.0073.93

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2-3
LOCATION PLAN	4
APPLICATION FORM	5-8+9.
CHECK SHEETS AND FRONT FILE SHEET	10-12.
ALL OTHER CORRESPONDENCE	13-148
Amendment correspondance →	149-156
~~ALL OTHER DRAWINGS~~	
~~POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)~~	
ALL DRAWINGS	157-165
AMENDED DRAWINGS	166-171



FOULWATER MANHOLES	COVER LEVEL	INVERT LEVEL
F1	10.028	Main–9.060 Branch–9.110
F2	10.013	8.926
F3	10.100	Main–8.806 Branch–8.856
F4	10.110	Main–8.749 Branch–8.799
F5	10.171	Main–7.787 Branch–8.687
F6	10.100	9.383
F7	10.024	9.197
F8	10.150	9.150
F9	10.200	9.150
F10	10.163	9.069
F11	10.180	8.969

SURFACE WATER MANHOLES	COVER LEVEL	INVERT LEVEL
S1	10.120	9.297
S2	10.056	Main–9.039 Branch–9.089
Petrol Interceptor		Inlet–9.034 Outlet–8.984
S3	10.080	8.984
Outfall		8.500
S4	10.110	Main–9.700 Branch–9.750
S5	10.133	9.542
S6	10.100	Main–9.413 Branch–9.463
S7	10.060	9.151
S8	10.200	9.289

NOTE. All boxed levels are proposed.

ADOPTABLE SEWERS
The specification in all respects shall be the current 'Development Road Layout Guide & Specification' in force in the county at the time of construction and shall comply with 'Sewers For Adoption' published by the Water Authorities Association.

All trenches in the highway are to be backfilled with sub-base material.

All sewers to be vitrified clay pipes to BS 65:1991 with flexible mechanical joints and strength class:-
ST – Standard Strength
ES – Extra Strength
SS – Super Strength

JOINTS IN BITUMINOUS CONSTRUCTION
All joints with or in existing bituminous construction shall be cut back to a vertical face of not less than the course thickness and all joints including the vertical face of concrete margins and kerbs shall be painted with a coat of 200 pen bitumen or or approved cold poured sealant.

Entrance road, footpaths and carpark are to be constructed strictly in accordance with the current editions of 'Development Road Layout Guide' and 'Development Road Specification' published by Lincolnshire County Council.

S.H.D.C. PLANNING DEPT.
RECEIVED
– 1 AUG 1994
Attention of
MD NRM
DDPO BS
JC ACP
Action by .....
Address with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Proposed New Build Flats at Land off Double Street Spalding Lincolnshire

Broadgate Builders Ltd

Drainage Layout

MLG
Meldrum Lee & Gillatt
Architects, Quantity Surveyors Management & Cost Consultants

Issuing Office:
Boston 01205 364795
Skegness 01754 767066
Grantham 01476 590129

Date October 1993
Drawn by
Scale 1:100
Checked by
Drawing No. 12377–03
Revision

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0073/93 Received:01-FEB-93 Type:FULL

Name: Longhurst Housing Assoc. Ltd.
Shodfriars Office Centre,
Boston and Broadgate Builders
(Spalding)Ltd, Broadgate,
Weston Hills, Spalding.

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description: Conversion of No 45 & 48 to 4 flats,Longs Warehouse into 16 flats and erection of 14 new self-contained flats
Location : 45 & 48 and Longs Warehouse anc vacant plot Double Street, 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 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 This permission shall enure solely for the benefit of the Longhurst Housing Association or for any other bona fide Housing Association.

Reason: The parking provision provided with this development is below the standards normally required by the Local Planning Authority for residential development, and it is therefore considered that the occupancy of the living units should be restricted to those categories eligible under Housing Association letting policies.

3 The following further details shall be submitted to and approved by the Local Planning Authority before development is commenced:
(a) The new wall/railings beside the tow path frontage of the new building and 45 and 48 Double Street.
(b) A representative detail of each type of new windows to the new building and of the balconies, including the paint/stain finish.
(c) Details of the materials to be used on the car parking area.
(d) Samples of the materials to be used on all new walls and roofs.

Reason: To ensure a satisfactory development in the important position in the Conservation Area, and adjoining Statutory Listed Buildings.

4 Before any construction of new walls, sample panels shall be constructed on site, and the brick and mortar type and brick bond to be used shall be agreed by the Local Planning Authority.

Reason: To ensure a satisfactory development in the important position in the Conservation Area, and adjoining Statutory Listed Buildings.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

5 Any new windows on the Double Street or riverside elevation of 45 and 48 Double Street shall be painted, wooden sliding sash, to match existing.

Reason: To ensure a satisfactory development in the important position in the Conservation Area, and adjoining Statutory Listed Buildings.

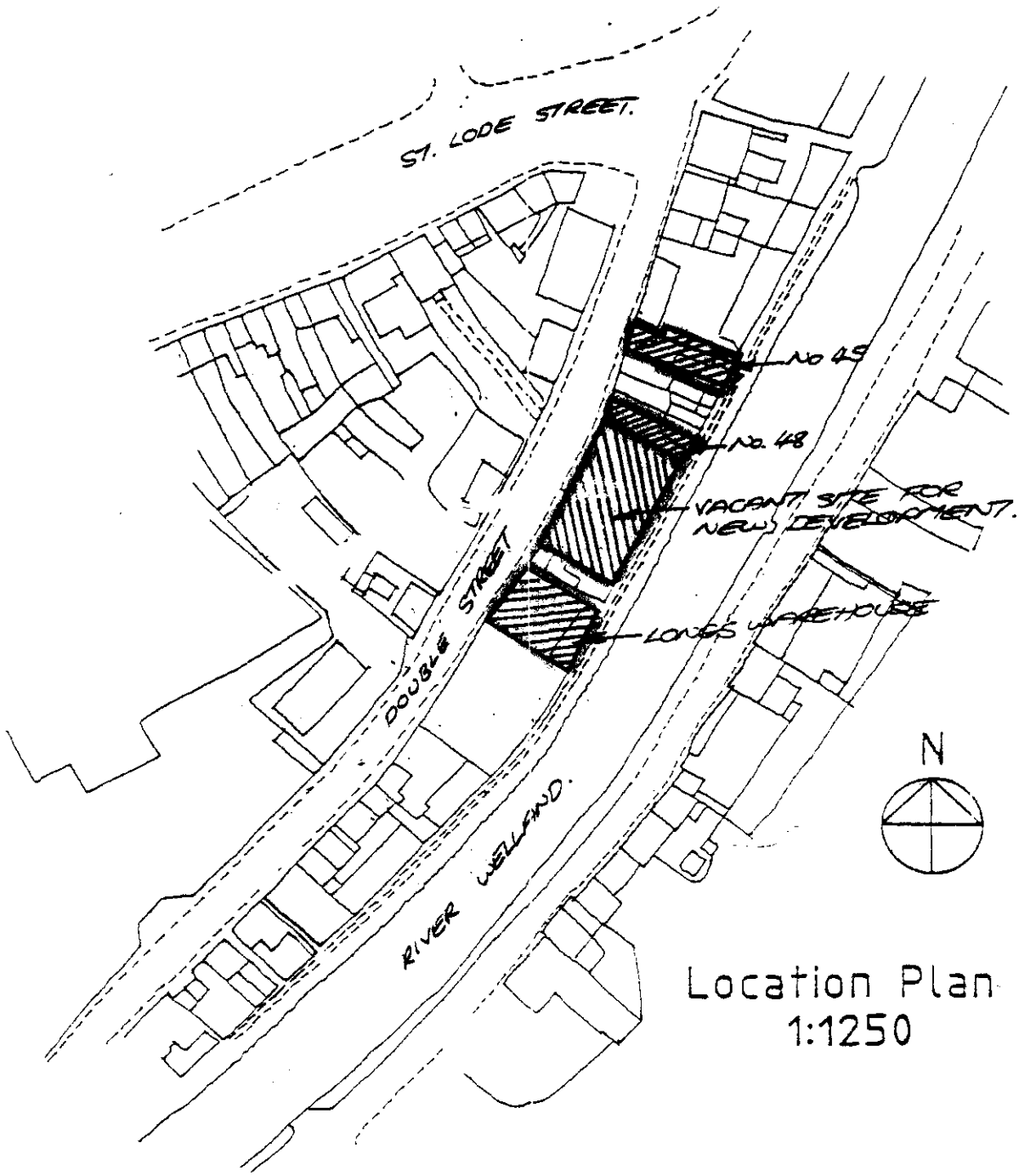
This permission relates to the proposal as amended by the plans received by the Local Planning Authority on the 4 March 1993.

Director of Planning and Building Control Services
17-MAY-93 H16/0073/93

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

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

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



Location Plan
1:1250

01 FEB 1993
PLANNING 0073/93

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

HOUSING PARTNERSHIP INITIATIVE FOR RIVERSIDE DEVELOPMENT. DOUBLE STREET, SPALDING. LONGHURST HOUSING ASSOC., SOUTH HOLLAND DISTRICT COUNCIL BROADGATE HOMES

Date JANUARY 1993.

Drawn by

No. 1227S. 13

Scale 1:1250

Checked by

ADMEL P/4/813

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0073/93

Date Registered 01 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

LONGHURST HOUSING ASS LTD, FRIARS HOUSE, SHODFRIARS OFFICE CENTRE, QUAKER LN, BOSTON ~~SOUTH HOLLAND DISTRICT COUNCIL, PRIORY RD, SPALDING, LINCS~~
BROADGATE BUILDERS (SPALDING) LTD, 519 BROADGATE, WESTON HILLS, SPALDING, LINCS
Tel. No.

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

MELDRUM LEE & GILLATT
49 HIGH STREET
BOSTON
LINCS

Tel. No. 0205 364795
(Personal contact name) J A MERRETT

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

DOUBLE STREET SPALDING LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CONVERSION OF No 45, 48 & LONG'S WAREHOUSE INTO ~~28~~ 16 NEW SELF CONTAINED FLATS AND THE CONSTRUCTION OF 14 No SELF CONTAINED FLATS

Please complete

I attach
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £3840.00 If you consider no fee is payable include a written explanation instead.

Signed. for Meldrum LEE & GILLATT Date. 29/01/93 Previous application No:

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 works (✓) → Now complete Parts 3, 4 and 5 and an Ownership Certificate

or This is an **outline** application

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 building(s)	✓
(ii) Alterations or extension	✓
(iii) Change of use	✓
B. If new dwellings are proposed, please state how many:	34

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	– sq. metres
B. Please state size of any new structure:- (a) max. height:	11.600 metres
(b) max. length:	27.000 metres
(c) max. width:	17.000 metres
C. Please state type and colour of materials for facing external walls:	SHOWN ON DRAWING No 12275.12
D. Please state type and colour of roofing materials.	SHOWN ON DRAWING No 12275.12

5. GENERAL INFORMATION Please complete each section

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

PRIVATE DWELLINGS AND VACANT WAREHOUSE

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 ✓ → If so, name of road: DOUBLE STREET
Will there be — Individual access(es) ✓ / New estate road ☐

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

SEE DRAWING No 12275. 10

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 of more trees ☐ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of	EXISTING PUBLIC SEWER
B. For estate developments, please state how highway surface water will be disposed of	NO
C. Please state whether a land drain will be affected	NO
D. Foul sewerage will be disposed of to:	EXISTING PUBLIC FOUL SEWER

Mains sewer ✓ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	YES	
The proposal affects a public footpath	YES	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
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.	NO	→ Date: Consultee(s):

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	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.** You can use the notice at the bottom of the form to send to the owner. (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 FOR MELDRUM LEE & GILLATT (Applicant/Agent) Date 29/01/93

~~**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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 FOR MELDRUM LEE & GILLATT Applicant/Agent) Date 29/01/93

~~**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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST**
Please state interest (e.g. owner, prospective purchaser)

PROSPECTIVE PURCHASER

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.** You can use the notice at the bottom of the form to send to the owner. (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 .....

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.

State Name and address of owner: State Date notice served:

South Holland District Council 29-01-93
Council Offices Priory Road Spalding

Signed for Meldrum Lee & Gillatt (Applicant/Agent) Date 18-03-93

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 for Meldrum Lee & Gillatt Applicant/Agent) Date 18-03-93

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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street
Boston
Lincolnshire
PE21 8SP

Telephone: 0205 364795
Fax: 0205 310842

PLANNING
01 FEB 1993
00713/93

JAM/DAL/JC/12275

29 January 1993

Planning & Economic Development Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

Housing Partnership Initiative for Riverside Development
Double Street Spalding

We enclose the following documents which form our application for Planning Approval of the above development:-

1) 4 copies of drawing No 12275.10 Ground and First Floor Plans.
12275.11 Second and Third Floor Plans.
12275.12 Elevations.
12275.13 Block and Location Plans.

2) 4 copies of Planning Application Form.

3) A cheque in the sum of £3840.00.

In addition we enclose the following documents which form our application for Listed Building Consent to convert Longs Warehouse into 16 self contained flats as part of the above development:-

1) 3 No copies of drawing No's 12275.10 Ground and First Floor Plans.
12275.11 Second and Third Floor Plans.
12275.12 Elevations.
12275.13 Block and Location Plans.

2) 3 No copies of Listed Building Application Form.

3) 1 No Ownership Certificate.

We trust this is satisfactory.

Yours faithfully

P.P. J A Merrett RIBA

Encs

ALSO AT
Skegness
&
Grantham

PARTNERS
G.T. Lee, FRICS, MAPM
R.W. Lowe, RIBA
J.A. Merrett, RIBA

ASSOCIATES
B. G. Hall, AMIAS
C.W. Mager, MBIAT
T.M. Robinson, AMSST
E.R. Sylvester, MBIAT
C.L. Silvester, MSST

ESTABLISHED
1900

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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 PDM 5-2

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	...✓...	16-FEB-93
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	...✓...	12-FEB-93
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	...✓...	12-FEB-93
	Consultant: Name...The Kew...		week commencing 15th February 1993. Order No .....
	Other: NRA	22/2/93	22/2/93

Case Officer NMM **Recorded on board:**

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by
Date

Notice posted by PM
Date 22/2

Resident Notices required
Mr K L Barker
46 Double Street
Ealing
Sent 22/2 Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ 3840

Receipt Issued PB1995

Date first Rec'd 01 FEB 1993

Registration

Reference H16/0073/93

Cross-Ref R

Date 02 FEB 93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings 34

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 3840

Additional
Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 3031

OS No's

Grid ref 5 3

Ward

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA YES
LB YES
TPO

Inside IBD YES

Inside LP area YES

Linked to site

Ref 1096 S74/93

Linked to property

Ref

Planning Records:
Earlier apps

S84/91
S76/91
S93/87
H93/86
S91/84

B Reg Records:
Already submitted - Ref
Request
Requested

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING PARTNERSHIP FUND BID 1993/94

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST HOUSING ASSOCIATION

SOUTH HOLLAND DISTRICT COUNCIL

Broadgate Homes

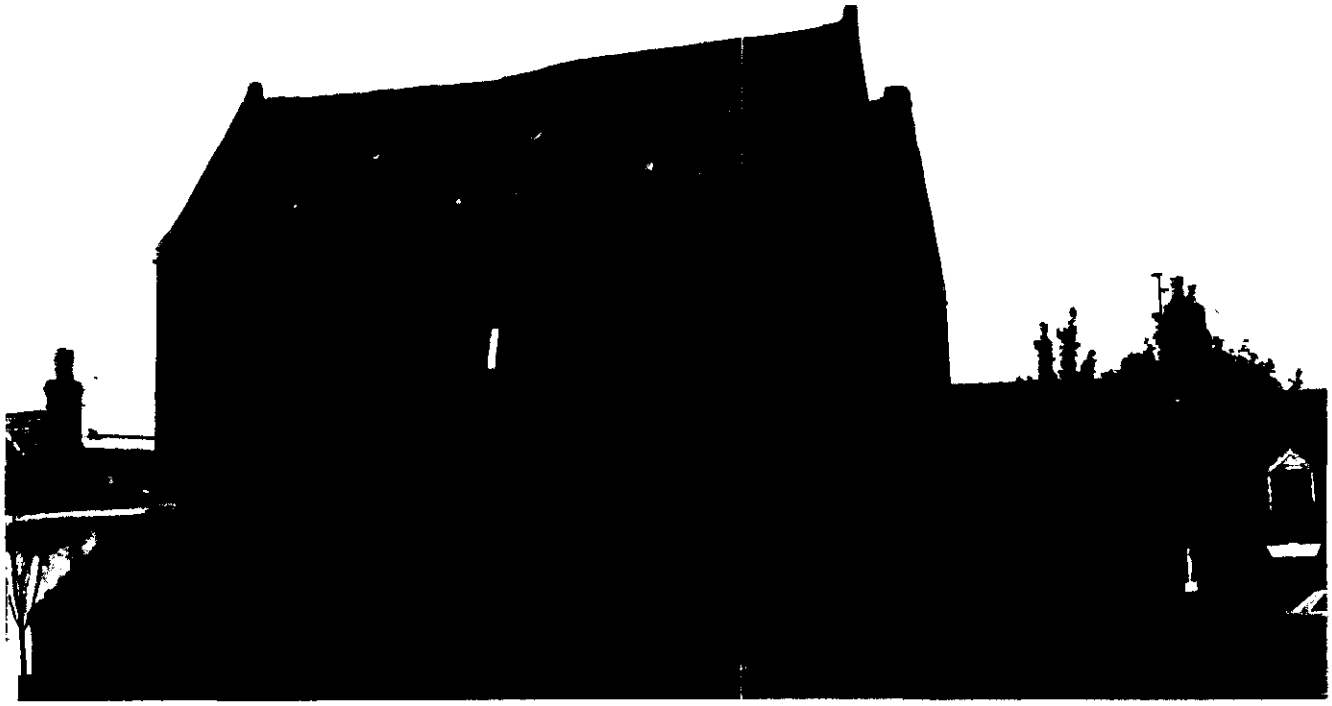
Broadgate Builders (Spalding) Limited

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING PARTNERSHIP FUND BID EXECUTIVE SUMMARY

This initiative is a partnership scheme between South Holland District Council, Longhurst Housing Association and Broadgate Builders (Spalding) Ltd. Key features are:

* contribution of public and private assets to complement the SCA
* value-for-money with a reduced need for HAG
* provision of town centre accommodation for young single people and couples
* bringing back into use a redundant Grade II listed warehouse
* rehabilitation of unused dwellings
* generation of local employment
* riverside enhancement
* the meeting of the policy objectives of the Council's Housing Services and Planning Committees.



The Council believes that this innovative scheme clearly fulfils the objectives of the Housing Partnership Fund.

SOUTH HOLLAND DISTRICT COUNCIL

THE BID

The bid for Housing Partnership Fund monies is restricted to the conversion project of an unused warehouse and two houses. This bid is for a SCA of £418,822.

The scheme itself encompasses both conversion and new-build. It is felt unrealistic at this time to submit a bid for the whole scheme given the timescale and financial constraints of the Housing Partnership Fund. However, should funding be available in 1994/95, an indication of costs is provided for the whole scheme. If the whole scheme were to be carried out concurrently the SCA requirement would then be £686,239 with a total cost for each unit of £30,934.

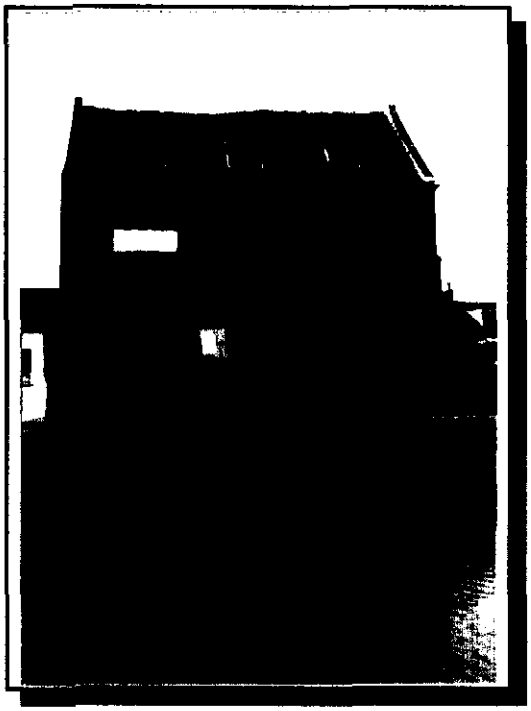
The Bid for the Conversion Project.

* **SCA requirement £418,822**
* **public sector contribution £19,500**
* **private sector contribution £37,000**
* **scheme costs 83% TCI**
* **HAG requirement 79% of norm**
* **20 dwellings - 24 bed spaces**
* **HAG cost £17450/bed space**
* **Total cost £27954/dwelling**

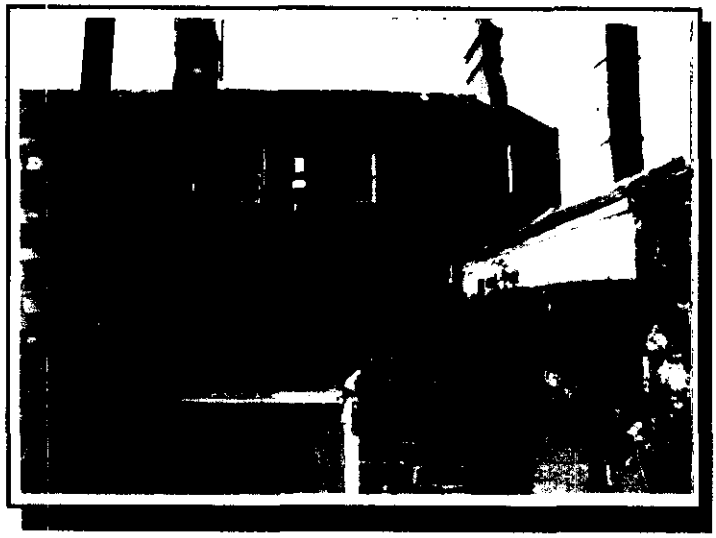
SOUTH HOLLAND DISTRICT COUNCIL

THE SCHEME

The project forms part of the Council's Riverside Enhancement Scheme and relates to three sites in Double Street, Spalding. These comprise:



- a Grade II listed warehouse owned by Broadgate Builders





- two end terraced houses owned by the Council under General Fund powers and unoccupied for a number of years



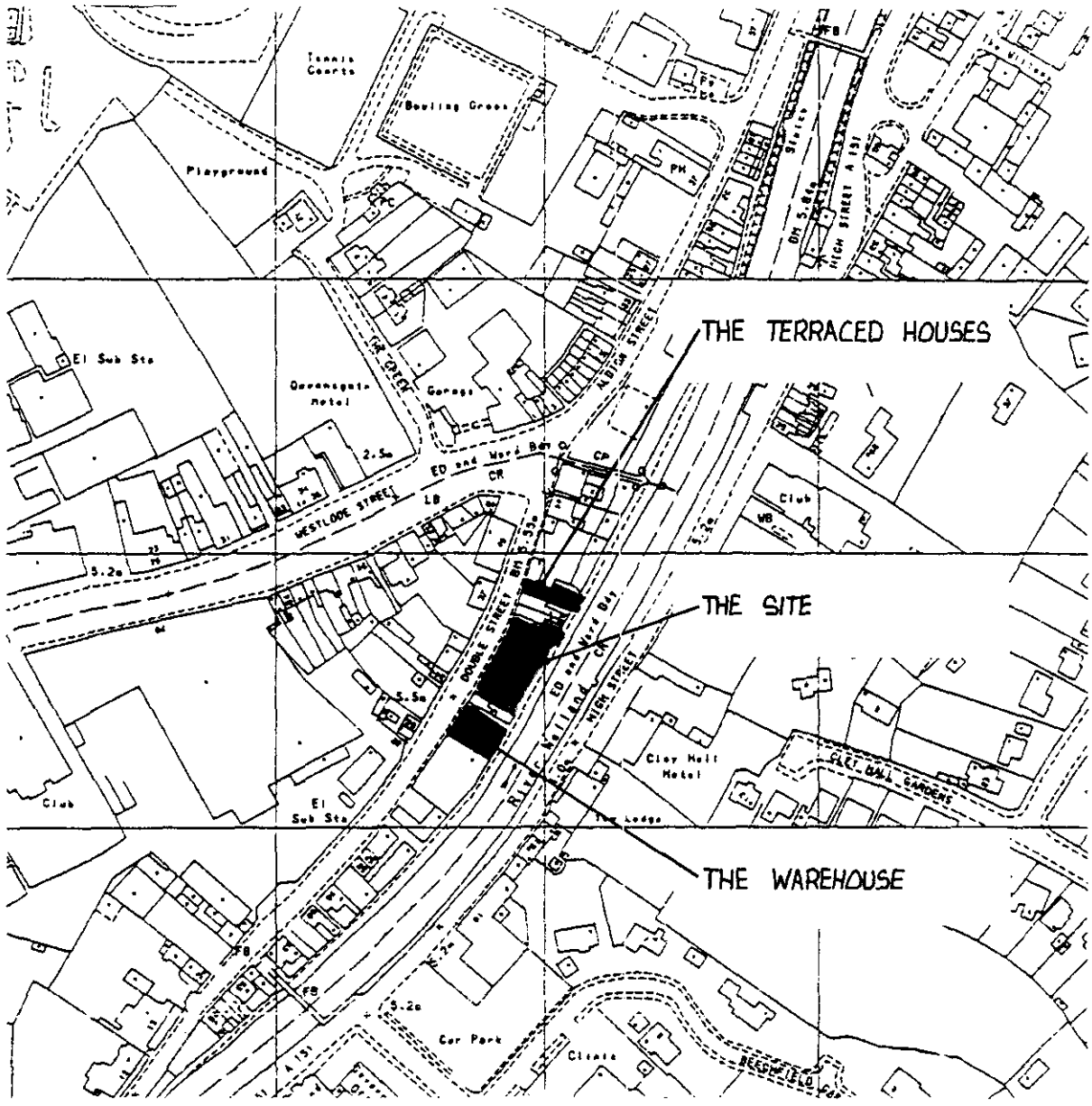
- a former site of 4 terraced houses sold by the Council to Broadgate Builders for residential development

SOUTH HOLLAND DISTRICT COUNCIL

It is proposed to:

- **convert the warehouse into 16 self contained dwellings comprising 11 flats and 5 bedsits, for single people**
- **convert the two terraced houses into 4 one bedroom two person flats**
- **develop the site with 16 two person flats.**

The flats provided in the converted buildings will be owned and managed by Longhurst Housing Assoiciation with initially 100% nomination rights to South Holland District Council with 75% thereafter. The bid is for the conversion project only. The tenure of the new-build flats will be dependent upon the availability of HAG in the future.



SOUTH HOLLAND DISTRICT COUNCIL

FINANCE

The scheme is to be financed through a combination of public and private sector grant, HAG through the SCA, and private finance. The bid for Housing Partnership Fund monies relates to the conversion of the warehouse and the terraced houses.

The bid is for Local Authority HAG in the sum of £418,822. It will be complemented by the contribution free of charge of

- **the houses by the Council, valued at £19,500**
- **the warehouse by Broadgate Builders valued at £37,000**

In relation to the capacity to fund the scheme by capital receipts, the Council's current holdings of receipts and additional receipts anticipated to be available to the end of 1993 are fully committed to the Council's capital programme of modernisation and improvement to its own dwellings and commitment to Local Authority HAG. Unlike many authorities the Council has maintained the level of its capital programme through the maximisation of capital receipts and the enhancement of the BCA with a high level of revenue contributions to capital outlay. The RCCO amounts to £1.18 million annually.

The Council anticipates that the relaxation on the use of capital receipts will provide approximately £750,000 additional spending power. Given the high level of RCCO the Council has considered whether the additional spending power should be used to finance the existing capital programme so reducing the need for the contribution from rents. However, mindful of the need to provide central heating to all of its housing stock, the Council has decided to commit the increased spending ability to a three year central heating programme at an estimated cost of £244,000 per annum. The RCCO are to be maintained at the current level. This policy fulfils the Council's housing strategy to improve its stock and is also in response to overwhelming demand from tenants to the Council's Options Central Heating Scheme in 1992/93 (700 requests to be included in a one-off scheme for 100 properties).

We believe that this decision to use the increased availability of capital receipts fulfils the Chancellor's objectives of using such funds to generate employment by providing capital investment. Obviously central heating and improvement are worthwhile projects which are able to gain value-for-money in the current competitive tendering climate within the building industry. However the Council's full commitment of its receipts to an enhanced capital programme of improvements and housing association development means a low capacity to fund the Double Street Scheme, hence the bid under the Housing Partnership Fund.

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING OBJECTIVES

The main thrust of the Council's housing strategy is to provide more family housing either directly or indirectly through the release of unoccupied Council houses. We are mindful of the needs of single people and couples, but within the finance available have only been able to support housing association development of flats to a limited degree. The Council's own stock includes only a relatively small number of flats - a total of around 100 are available for general needs. Additionally there is a lack of good quality rented housing, particularly for single people.

The Housing Partnership Fund is seen as the opportunity to enhance the Council's enabling role and meet the needs of local single people and couples which would not otherwise be met.

The scheme is close to Spalding town centre, in an ideal position for single people. Spalding is the district's largest town which is reflected in the highest demand for rented housing. The Council currently has over 150 applications from single people and couples registered on its recently reviewed waiting list for housing in Spalding. With other local organisations the Council is currently participating in a six month survey into homelessness being undertaken by Shelter Housing Ltd., Lincolnshire and the local organisation Spalding Churches Together. The first month of the Council's returns to the survey show that of 14 homeless applicants there were 4 single people and 2 couples either homeless or about to become homeless. Spalding was the origin of the majority of the applicants. Difficulties in obtaining privately rented accommodation related to limited income against rentals and/or deposit requirements. It is clear from Shelter's initial findings that there is a large degree of 'hidden homelessness' particularly in the groups with 'non-priority need'. A report by Shelter into the levels of this type of homelessness in South Holland forms an appendix to the submission. It is hoped that a successful bid for funding of this project will go some way towards meeting this need.

SOUTH HOLLAND DISTRICT COUNCIL

ENVIRONMENTAL AND PLANNING OBJECTIVES

The River Welland is an important feature of Spalding and its conservation area. Running through the town's historic centre, the river was once a source of flourishing trade with warehouses lining the riverbanks. Long's Warehouse, included in this project, is one of the few remaining examples.



In recent years the Council has worked with community organisations, and also contributed to the capital expenditure programmes of the National Rivers Authority and the County Highway Authority to improve the riverside by creating walkways and landscaped banks, indeed the Council will continue to contribute to a further programme of capital works during 1993/94. In the late eighties, through the Planning Committee, the Council in furtherance of implementing the Riverside Scheme invited bids to improve a range of properties in its ownership in Double Street.



Broadgate Builders were selected to carry out the project. Two cottages were restored and the former butchery premises were redeveloped by the imaginative Quay 56 project which embraces workshops and flats in the style of the original riverside properties.



The decline in the housing market over the past two-three years has prevented the scheme from progressing to the properties identified in the bid.



It is hoped that a successful bid under the Housing Partnership Fund will revive the Riverside Scheme and lead to further refurbishment projects involving other properties in private and council ownership in the area.

SOUTH HOLLAND DISTRICT COUNCIL

EMPLOYMENT GENERATION

Broadgate Builders is a company with its roots and its base in South Holland and is firmly committed to the local community. Its staff, workforce and sub-contractors are drawn from that community. The company is an active member of Spalding Chamber of Commerce & Industry and the owner of the company is a director of the South Holland Enterprise Agency and chairs the Prince's Business Trust for Lincolnshire. In common with other Broadgate projects, the Double Street scheme will generate employment in the local building industry.

CAPABILITY

The Council are conscious of the need to spend Supplementary Credit Approvals expeditiously and within the financial year. Longhurst and South Holland have successfully completed rural housing programme projects within the same time constraints in the past two years, the latest scheme having been initiated mid-way through the year.

A project of the nature of the Riverside Scheme has a fairly long lead-in period. Therefore, in anticipation of a successful bid, the project partners have worked at risk since the announcement of the Housing Partnership Fund culminating in the submission of a planning application for the scheme in early Februay 1993.

We believe that the record of achievement of SCA expenditure is self-evident and can be repeated in 1993/94.

THE PARTNERSHIP

South Holland District Council through their enabling role are bringing together a partnership of organisations who are important to the local community and economy. The Council have worked in partnership both with Broadgate Builders and Longhurst but this is the first joint venture.

Broadgate Builders are a local company involved in developing the full range of residential schemes from starter homes to individual design and build houses. They encourage business development through the South Holland Enterprise Park catering for large and small businesses. In the past the Council and Broadgate worked in partnership on a barter scheme encompassing new homes for rent, shared ownership and low cost housing for sale.

Longhurst Housing Association are the major housing association in Lincolnshire. They are the prime partners with South Holland in their housing enabling strategy which has included work in a conservation area and on the Rural Programme.

SOUTH HOLLAND DISTRICT COUNCIL

ACKNOWLEDGEMENT

South Holland District Council wishes to
acknowledge the assistance of
Broadgate Builders,
Longhurst Housing Association,
Meldrum, Lee & Gillat, Architects
and Shelter Housing Ltd., Lincolnshire
in the preparation of this bid.

CONTACTS

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

or

Mr. D.A. Showler, FRICS,
Deputy Director of Housing & Property Services,

South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

Telephone No. (0775) 761161
Fax No. (0775) 723496

SOUTH HOLLAND DISTRICT COUNCIL

APPENDIX

SUBMISSION ON HOMELESSNESS AMONGST SINGLE PEOPLE IN SOUTH HOLLAND

FEB 1993 - FROM SHELTER HOUSING AID - 17A MARKET PLACE, SLEAFORD, LINCOLNSHIRE - 0529 414836.

The information used for this submission is drawn from a number of different sources. These are:

1 - Our own pilot survey for our current research.

2 - Our survey of 1990 for the Just Homes Report.

3 - Our CRESS casework statistics

4 - Information gathered from the South Holland Homelessness Forum of which we are members.

It is generally accepted that homelessness amongst non priority groups in rural areas is increasing, although this has been very difficult to quantify. (See for instance Homelessness in Rural Areas - RDC - 1992). Particular aspects of this include the view that many single people disappear from rural areas because of lack of housing. There is also the problem that as homelessness is both often hidden and dispersed it is difficult to quantify. One of the aims of our current research is to attempt to tackle some of these problems by monitoring homelessness at a number of points in the district across a six month period.

We do however have some indicators that reveal that homelessness amongst non priority households is a serious problem in South Holland.

The pilot survey for the above mentioned research consisted of ten returns from the housing department. Presumably ten households therefore approached the authority as homeless. Of these seven households were from non priority groups. Two of these households were literally homeless. Although this is only an initial indication information on January reveals November to be a quiet month, (this is generally the case - see for instance trends in homelessness revealed by the DoE quarterly returns). We feel therefore that it is safe to say that at this rate at least eighty to one hundred non priority households will present themselves as homeless at South Holland District Council over the period of a year.

SOUTH HOLLAND DISTRICT COUNCIL

Reports though, such as that produced by the RDC, show that in many cases in rural areas homeless single people do not contact their Local Authority as they know it is likely they will be given little assistance, and will often have to make a long and probably fruitless journey to the Council. Our own work confirms this point, we come across many homeless people who have not been to the Local Authority and have little intention of doing so. It is therefore likely that the number of non priority households who become homeless over the course of a year is somewhat greater than the initial figure, perhaps representing around 150 to 200 individuals. We would point out that this figure only includes those who could be classed as homeless, it does not include people in other categories of housing need.

Further evidence of housing need is provided by our own CRESS statistics, this is the information system we use to record households that contact Shelter for help. During 1992, 20 homeless or potentially homeless, non priority househoolds contacted us. Although this may not sound a great deal, our office is approximately 30 miles from Spalding, and therefore does to some extent reveal the seriousness of the problem.

Finally, we wish to draw your attentionto a survey we carried out in 1990 which was published as part of the "Just Homes" Report for the Lincolnshire Ecumenical Council for Social Responsibility. This survey found a total of 832 single homeless people across Lincolnshire during 1990. The survey contained several questionnaire returns from Agencies operating in South Holland including Social Services, Probation, the Citizens Advice Bureau and the Careers Service. All report that the lack of accommodation particularly for young single people is a growing concern.

Participants in the South Holland Homelessness Forum, which is a multi-agency organisation, confirm that this still remains the case. For instance, Social Services report that they are concerned that they will be unable to meet their duties under the Children Act. Church representatives report on increased numbers of people approaching them for help.

Grant Everitt
Housing Aid Centre Coordinator
1/2/93



GROUND FLOOR PLANS

LONG'S WAREHOUSE

FIRST FLOOR PLANS.

SCHEDULE OF ACCOMMODATION:-

No'S 45 & 48	4 No. SELF CONTAINED FLATS
NEW DEVELOPMENT	14 No. SELF CONTAINED FLATS
LONGS WAREHOUSE	16 No. SELF CONTAINED FLATS
TOTAL -	34 No. SELF CONTAINED FLATS.

(of the above total, 5 No. are bedsits)

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST HOUSING ASSOCIATION

SOUTH HOLLAND DISTRICT COUNCIL

Broadgate Homes

Broadgate Builders (Spalding) Limited

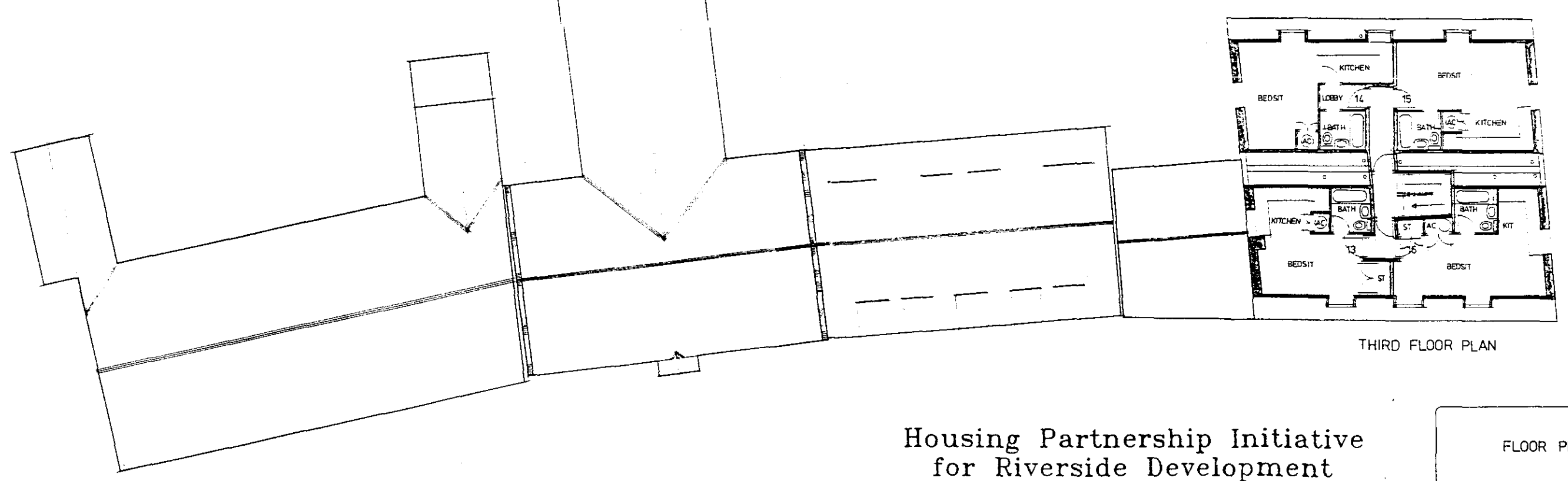
FLOOR PLANS.

MLG Meldrum Lee & Gillatt
Architects Quantity Surveyors Management & Cost Consultants
Issuing Offices: Boston, Skegness, Grantham

Date: JANUARY 1993
Scale: 1:100
Drawing No: 12275. 10



SECOND FLOOR PLANS



THIRD FLOOR PLAN

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST HOUSING ASSOCIATION

SOUTH HOLLAND DISTRICT COUNCIL

Broadgate Homes

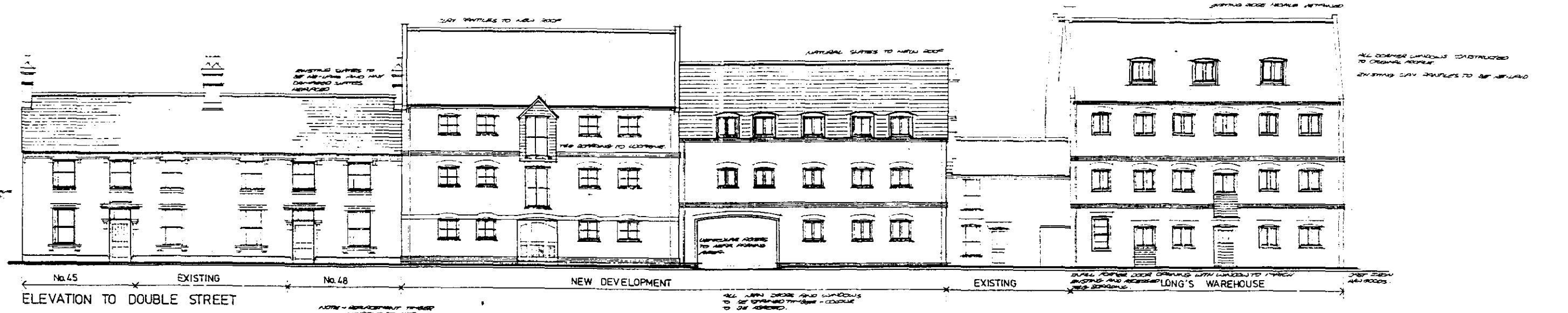
Broadgate Builders (Spalding) Limited

FLOOR PLANS

Meldrum Lee & Gillatt
Architects Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston
Skegness
Grantham

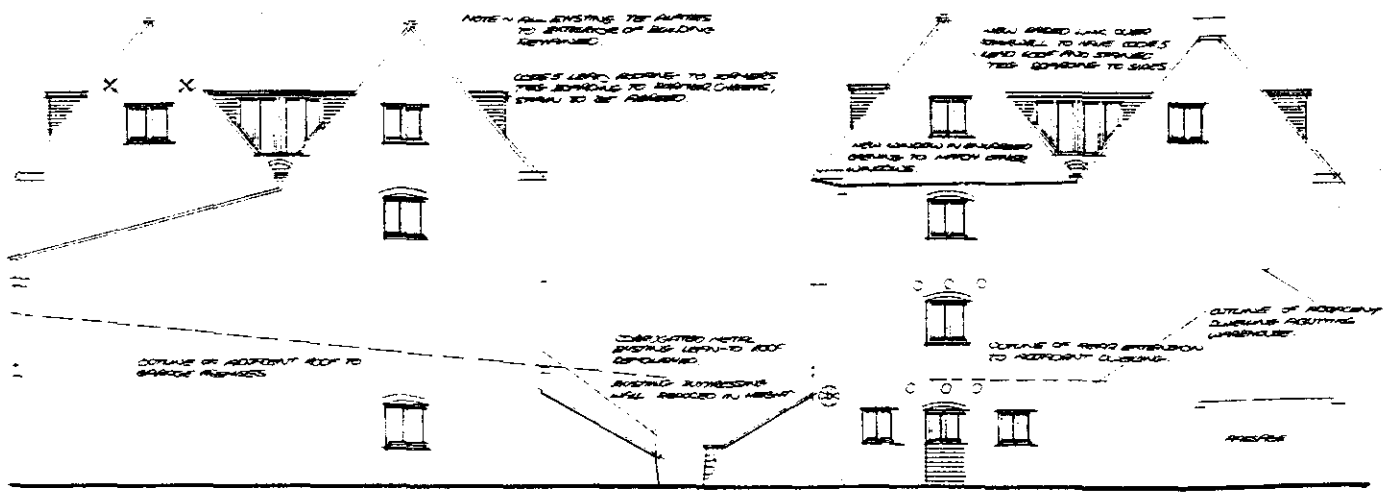
Date: JANUARY 1993
Scale: 1:100
Drawing No: 12275 . 11



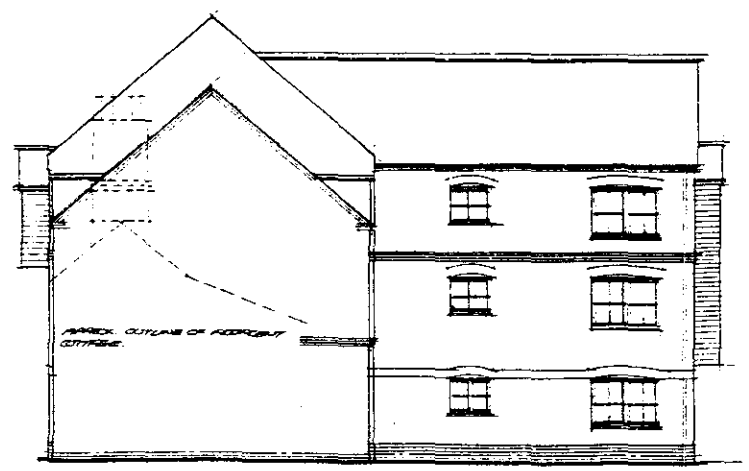
ELEVATION TO DOUBLE STREET



ELEVATION TO RIVERSIDE



SIDE ELEVATIONS TO LONG'S WAREHOUSE



SIDE ELEVATION TO NEW DEVELOPMENT

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST HOUSING ASSOCIATION

SOUTH HOLLAND DC

Broadgate Homes

Broadgate Builders (Spalding) Limited

ELEVATIONS

MLG Meldrum Lee & Gilliatt
Architects Quantity Surveyors
Management & Cost Consultants

Issuing Office: Boston

Date: JANUARY 1993

Scale: 1:100

Drawing No: 12275.12

49 Double Street - Deeds 386
Bought 29-3-74
Sold 15-2-89
Purpose of acquisition - Clearance of riverbank
NO minute no. quoted

---

50 Double Street - Deeds 507
Bought 20-9-74
Sold 15-2-89
Purpose of acquisition - clearance of riverbank and redevelopment
No minute no. quoted

51, 52 + 53 Double Street - Deeds 549
Bought
Sold 15-2-89
Purpose of acquisition - Riverbank clearance
Minute no 297(b)72 quoted (Housing and Health

NIGEL - The files on the purchase of the above properties do not contain any information at all on the proposed use of the land or any restrictions etc. The only information I can glean is the purpose of acquisition, as highlighted above, which appears in the Deed Terrier.
Sorry I cannot be of further assistance.
Jacqui (Admin).

BRIAN SMITH, TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2195
Date received : 01-FEB-93

Received from

Broadgate Blds (Spalding) Ltd.

Address

Broadgate
Weston Hills
Spalding

Fee paid	£ 3840.00
VAT	£ 0.00
Total received	£ 3840.00

Cash/Cheque : Cheque

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

PLANNING APPLICATION

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

SETTING OF LISTED BUILDING

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

Reference No: H16/73/93
Description: Conversion of No 45 & 48 to 4 flats, Longs Warehouse into 16 flats and erection of 14 new self-contained flats
Location: 45 & 48 and Longs Warehouse and vacant plot
Double Street,
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 09-MAR-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

16-FEB-93

SOUTH HOLLAND DISTRICT COUNCIL

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0073/93

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

45 & 45 Double St, Bonds Warehouse & Vacant Plot Double St Spalding.

3. Name, classification and number of road

4. Date application referred 17-2-93

5. State whether outline, detailed application etc.

Full

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

Conversion of Nos 45 & 45 to 4 Flats, Bonds Warehouse into 16 Flats & Erection of 16 New Flats.

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.

See Attached H/A/33 dated 11/3/93

Date: 11/3/93 Signed: [signature] Director of Highways and Planning

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To N. Mellen S.H.O.C. Planning Reference H16/0073/93.

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

4 Sp&S Double St, Longs Warehouse & Vacant Plot, Double Street Spalding

The development has very little off street parking (6 spaces for 34 flats) and bearing in mind the lack of off street parking in this area would warrant refusal of planning permission. This problem is also exacerbated by the lack of turning facilities at the end of the 2-way section of Double Street. The proposed units would generate additional on-street parking loading to highway safety problems on this busy through route.

However I appreciate that this scheme is supported by the Housing Department and special consideration has been given in the past to the riverside area. If your committee should wish to permit this proposal they should have, I consider, adequate justification for overruling the parking policy.

Also, if permitted it would be difficult to resist any similar proposals on remaining properties in Double Street which would further exacerbate the on street parking problems. If these were to be refused you would have to justify the different approach made.

Date 11/3/93

Signed ..... Director of Highways and Planning


SPALDING ABBEY ED
SPALDING CENTRAL WARD
Queensgate Hotel
Garage
WESTLODE STREET
ALBION STREET
ED and Ward Bdy
CR
LB
2.8m
6.8m
Bowling Green
1186
0.504ha
CLEY HALL DRIVE
MAPLE GROVE
DOUBLE STREET
HIGH STREET
River Welland
El Sub Sta
Clay Hall Hotel
Yew Lodge
FURY HALL GARDENS
LIME WAY
PO
8.2m
Car Park
Clinic
MEADFIELD GARDENS
HALMER GATE
3.4m
Surgery
3.7m
HOLLAND ROAD
Bowling Green
El Sub Sta
4882
92.092ha
226
227
228
229
256

Note for DPBCS and NRM

RE: H16/0073/93 and H16/0074/93 (Double Street, Spalding).

Director of Housing and Property Services spoke to me on 26th March 1993.

She is concerned that the report

(i) does not refer to the Planning Committee's decisions a few meetings ago about the principle of the development,

(ii) that the final part of 3rd para. page 31 is misleading (NB: Council subsequently ..... etc). Her files appear to show that the land was sold for development of dwellings over ground level parking spaces.

R J Smith
Deputy Director of Planning
and Building Control Services

Note → NRST
→ File

re LONGHURST DEVELOPMENT, DOUBLE ST.

Mr. K.L. Barker phoned on 4/5/93 to find out why notice had not been served on him since the application appears to show the extension of a chimney on one of his properties.

After recording file I advised him by telephone on 10/5/93 that his properties are not included in the application and the proposed development will not affect his property.

N.B. It would be a good idea to [illegible]

BRIAN SMITH 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

H16/73/93

FULL

Applicant: Longhurst Housing Assoc. Ltd. Agent: Meldrum Lee & Gillatt
Tel: 0205 364795

Description: Conversion of No 45 & 48 to 4 flats, Longs Warehouse into 16 flats and erection of 14 new self-contained flats
Location: 45 & 48 and Longs Warehouse and vacant plot
Double Street,
Spalding

Valid date: 01-FEB-93 Terminal date: 29-MAR-93
Target dates: Target Committee: 09-MAR-93
To case officer 08-FEB-93 Report deadline: 23-FEB-93
Inspected by 15-FEB-93
Extra contacts 22-FEB-93 Case Officer:
Report if not clear by 08-MAR-93 N R MIDLEN

DEVELOPMENT/CONSTRAINTS

Size: 34 DWE
Category: Newbuild
Listed building: GRADE II Other Constraints:
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr G J Hawkins		11-FEB-93	25-FEB-93
Department of Transp	0602 476121	11-FEB-93	25-FEB-93
English Heritage		11-FEB-93	25-FEB-93
Mrs M E Kerr	0529 240713	11-FEB-93	25-FEB-93
Mr K L Barker		22-FEB-93	08-MAR-93
National Rivers Auth	0522 513100	22-FEB-93	08-MAR-93
Press Advert SET		16-FEB-93	09-MAR-93
Site Notice		~~23-FEB-93~~	~~16-MAR-93~~
C.C.C Obs Attached		11/3/93	

SITE DETAILS

Grid ref: 525080 322870
OS Sheets: 201 Parcel:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/73/93 Type: FULL

Applicant: Longhurst Housing Assoc. Ltd. Agent: Meldrum Lee & Gillatt
Tel: 0205 364795

Description: Conversion of No 45 & 48 to 4 flats, Longs Warehouse into 16 flats and erection of 14 new self-contained flats
Location: 45 & 48 and Longs Warehouse and vacant plot Double Street, Spalding

---

Valid date: 01-FEB-93 Terminal date: 29-MAR-93
Target dates: Target Committee: 09-MAR-93
To case officer 08-FEB-93 Report deadline: 23-FEB-93
Inspected by 11-FEB-93
Extra contacts 15-FEB-93 Case Officer:
Report if not clear by 08-MAR-93 N R MIDLEN

DEVELOPMENT/CONSTRAINTS

Size: 34 DWE
Category: Newbuild
Listed building: GRADE II Other Constraints:
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr G J Hawkins	11-FEB-93	25-FEB-93
Department of Transp 0602 476121	11-FEB-93	25-FEB-93
English Heritage	11-FEB-93	25-FEB-93
Mrs M E Kerr 0529 240713	11-FEB-93	25-FEB-93
Press Advert SET	16-FEB-93	09-MAR-93
Site Notice	23-FEB-93	16-MAR-93

A C
Mar Kitchen 17/2

SITE DETAILS

Grid ref: 525080 322870
OS Sheets: 201 Parcel:

APPLICATION REFERENCE: H16/0073/93 DATE RECEIVED: 01-FEB-93

TYPE: Full

DESCRIPTION: Conversion of No. 45 & 48 to 4 flats, Longs Warehouse into 16 flats and erection of 14 new self-contained flats

LOCATION: 45 & 48 and Longs Warehouse and vacant plot at Double Street, Spalding

APPLICANT: Longhurst Housing Assoc. AGENT: Meldrum Lee & Gillatt

APPLICATION REFERENCE: H16/0074/93 DATE RECEIVED: 01-FEB-93

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 31 MAR 1993

TYPE: Listed Building

DESCRIPTION: Conversion of existing warehouse into 16 no. self-contained flats

LOCATION: Long's Warehouse, Double Street, Spalding

APPLICANT: Longhurst Housing Assoc. AGENT: Meldrum Lee & Gillatt

---

REASON FOR COMMITTEE CONSIDERATION

Major impact on riverside; Local Plan Policy implementation; Objections received; Council own part of land.

RECOMMENDATION

A. *That the Sub-Committee inspect the site.*

B. *Subject to views of Sub-Committee, that planning permission and Listed Building Consent be granted, subject to conditions and to the applicants entering into appropriate agreements if necessary with the Local Planning Authority over the occupiers of the properties.*

C. *That a report on parking requirements for further re-development sites in Double Street be incorporated as part of the programme of town centre work to be included within the Committee's work programme over the following two years (Minute 104/93 refers).*

D. *That Orders under Sections 257 and 258 to modify or divert possible right of way be made.*

PLANNING ISSUES

1 Description of the Development

This forms into three parts:-

1 The conversion of Longs Warehouse into 16 self-contained flats. Longs Warehouse is a Grade II Listed Building that has been empty for a number of years. Planning permission has previously been granted in principle for its conversion to 8 flats, and a detailed scheme for this conversion only foundered over problems of ensuring that the detailed work involved in the conversion would adequately safeguard the character of the building.

2 The development of 14 self-contained flats on the open space currently existing between Nos. 54 Double Street (the cottage attached to Longs Warehouse and No. 48 Double Street, one of a short terrace of properties.

3 The conversion of No. 48 and No. 45 (at the other end of the terrace from private dwelling houses into two flats each).

2 Policy Issues

Policy E4 of the Spalding and Pinchbeck Local Plan, "The Council seeks a good design of new development appropriate to the building itself and its surroundings." In principle, officers and Consultant Architect satisfied with design both of conversions and of new building. Externally, very little change to Longs Warehouse, design of new build on open space reflects the traditional character of warehouse buildings, and whilst considerably higher than the adjoining cottages, varying roof heights were traditional feature of Double Street, prior to the demolition of many of the former warehouses. Detailing of work will be important, and in view of previous requirements of Planning Committee in relation to Longs Warehouse (referred to above), it will be necessary to control this tightly.

Policy E4 of the Spalding and Pinchbeck Local Plan, "The District Council continue its existing policy of enhancing the amenity of the riverside and of improving its accessibility to the public for their enjoyment." The explanation to this policy refers to Appendix 8 of Local Plan, which consists of an appraisal by the then Consultant Architect. Paragraph 5.15 of appraisal states, "cleared site between 54 and 48 Double Street - retain as open site with grass and some shrub and tree planting to consolidate views from Double Street to Cley Hall and from Cley Hall to Double Street." This reflects the fact that open space allows views through to the Listed Cley Hall and Yew Tree Lodge (both Grade II* Buildings) and from High Street through to the Friends Meeting House and the Old Angel Inn, (both Grade II). (N.B. Council subsequently sold this open site, together with other properties in Double Street to one of the current applicants. At that time they indicated they intended to develop open space as a car park. will (take above).

Parking Issues

County Council's parking standard (adopted by the Planning Committee as a basis for determining planning applications) would normally require 45 car parking spaces, only 6 are provided. Policy does, however, allow for relaxation where this is held to be justified by character of the proposed development, and also indicates that conversion of existing properties for multi occupation would not generally be refused on grounds of inadequate parking 'unless it would create or

exacerbate significant on-street parking problems'. Members took advantage of this a few years ago in approving the Quay 52 development on Double Street. However, the Highways Department are expressing their concern about the situation, particularly because of other potential redevelopment sites nearby and cumulative problems that could occur. (Note: whilst within town centre, business proposals do not need to provide customer car parking, which will be accommodated in the public car parks, this does not apply to residential parking).

Issues Raised by Objectors

The concern about the details of the conversion and its effect on existing properties, the development of the open space and the loss of views of the Listed Buildings from across the river and the lack of car parking space and the possible public right of way, are planning issues. Other issues are not considered to be so.

CONCLUSIONS

It is considered that architecturally the scheme submitted (subject to final detailing) is of a high standard and would complement the character of this part of the Spalding Conservation Area. Nonetheless, given the statement in Appendix 8 of the Local Plan about keeping the area open, it is felt that the Sub-Committee should inspect the site before a decision is made. The concern of the County Council over parking is understood, particularly because of the precedent argument. However, given the restricted depth of sites on the riverside side of Double Street, and the fact that in effect they have two public frontages, it is difficult to see how redevelopment could take place in accordance with Conservation objectives, whilst providing car parking to the approved standards. A distinction could, therefore, validly be drawn between this side of Double Street and any redevelopment proposals for the other side of Double Street. However, development of a similar density on the old Loughborough Motors site (to the south of Longs Warehouse) and the Gowood Motors site, (to the north of 45 Double Street) could result in the shortfall in parking provision creating a quite serious amount of congestion. Thus I recommend that this question be considered in detail and reported back to the Planning Committee. As far as the other matters raised by the objector are concerned, I do not consider that the degree of overshadowing is unacceptable, whilst the question of noise insulation, the claimed right of way, and the raising of the chimney are matters that are covered under separate legislative powers.

REPRESENTATIONS

L.C.C. - Recreational Services Department:	Public right of way is likely to have come about by presumed dedication. Diversion orders advisable - development would not prevent route being claimed in future.
L.C.C. - Highways Department:	Very little off-street parking in development. In view of lack in area would warrant refusal. Appreciate special consideration given in past to riverside but advise that if Committee approve, they should justify overriding policy. If permitted, difficult to refuse other similar proposals.

Society of Friends: Urges refusal. Unacceptable loss of visual amenity and overdevelopment of site.

Public: 46 Double Street:

1 New development does not resemble previous street scene on site, and height is overpowering to adjacent cottages. Right of way adjacent to 48 Double Street - 7' wide with sewer underneath. New path not wide enough. Area bought by Council to beautify riverside and is used extensively.

2 New buildings will reduce light to adjoining cottages, and would involve extended chimney on 54 (Listed) and no consultation carried out with owner over this. Will also create wind tunnel effect.

3 Will block pleasant view from High Street of Friends Meeting House and of Cley Hall and Yew Lodge from Double Street. Strongly object.

4 No objection in principal to conversion of Long's Warehouses, but car parking inadequate. Already difficult to park in Double Street.

5 Conversion of 45 and 48 Double Street to flats will disturb residents to 46 and 47. Wall only 4½" thick and use of shared access will increase. Rear entrance will overshadow 46 and 47.

Chris Smith

Consultant Architect: Potentially attractive scheme to both riverside and Double Street. Recommend planning permission and Listed Building Consent be granted, subject to conditions.

SCHEDULE OF CONDITIONS

H16/0073/93

1 The following further details shall be submitted to and approved by the Local Planning Authority before development is commenced:

(a) The new wall/railings beside the tow path frontage of the new building and 45 and 48 Double Street.

(b) A representation detail of each type of new windows to the new building and of the balconies, including the paint/stain finish.

(c) Details of the materials to be used on the car parking area.

(d) Samples of the materials to be used on all new walls and roofs.

Reason: To ensure a satisfactory development in the important position in the Conservation Area, and adjoining Statutory Listed Buildings.

2 Before any construction of new walls, sample panels shall be constructed on site, and the brick and mortar type and brick bond to be used shall be agreed by the Local Planning Authority.

Reason: To ensure a satisfactory development in the important position in the Conservation Area, and adjoining Statutory Listed Buildings.

3 Any new windows on the Double Street or riverside elevation of 45 and 48 Double Street shall be painted, wooden sliding sash, to match existing.
Reason: To ensure a satisfactory development in the important position in the Conservation Area, and adjoining Statutory Listed Buildings.

H16/0074/93

1 Before works are carried out on the existing dormer windows of Longs Warehouse, they shall be inspected by representatives of the Local Planning Authority and they shall only be replaced with the previous agreement of the Local Planning Authority.
Reason: To safeguard the architectural and historic character of this Listed Building.

2 Before development is commenced, the following further details shall be submitted to and agreed by the Local Planning Authority:
(a) Windows: Casement type should be with flat morticed frames and mullions. Sash window should match traditional detailing and glazing and rail dimensions.
(b) New Dormer Windows: including cheek material, casing and segmental head detail.
(c) External Doorway: this should be robust in detail, morticed with strap hinges.
(d) Repointing mix and style.
(e) Details of interior doors, skirtings, architraves, and other joinery.
(f) The coping to the store wall and returns adjoining the tow path.
Reason: To safeguard the architectural and historic character of this Listed Building.

3 The brick coped parapet shall be retained.
Reason: To safeguard the architectural and historic character of this Listed Building.

4 Before development is commenced, further discussions shall be held with the Local Planning Authority and agreement reached over the possibility of retaining some examples of the existing original shuttering.
Reason: To safeguard the architectural and historic character of this Listed Building.

DPBCS 15-4-93 Amended draft to DPBCS 16-4-93 Typist ! Reminder 19-4-93 Received 20-4-93

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Tuesday. 13th April, 1993. Typist - translations to items marked (1) and (2) are attached! Please

PRESENT

Councillors:

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

Mr. W.D. Skells	Mr. J.T. Davis	Mr. J.R. Pearl
Mrs. P.J. Buffham	Mrs.E.O. Hall-Patch	Mr M.S.L. Rollinson
Mr. J. Clark	Mr. N.P. Judge, M.B.E	Mr. T.G.M. Tyler
Mr. E.N. Davies	Mr. A.E. Naylor	Mr. R.C. West

The Director of Planning and Building Control Services, the Director of Housing and Property Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: The Press.

Apologies for absence were received from or on behalf of Councillors B.J. Davies, J.A. Dobney and M.C. White.

MINUTES

The minutes of the meetings held on 22nd March and 5th April, 1993 were signed by the Chairman as a correct record.

PLANNING APPLICATIONS

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

Plan No. & Applicant	Proposal
H13/1177/92	Kennel Block for 8 greyhounds only at 94 Seas
D E Simpson	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.

H16/1093/92 — Installation of security grilles to windows at Revills Jewellers, 12 Market Place, Spalding.

Revills Jewellers

RESOLVED: Consideration of the application be deferred to enable the Director of Planning and Building Control Services to offer the applicant ~~the~~ an opportunity to ~~discuss the matter further with~~ meet as soon as possible the Council's Consultant Architect and Structural Engineer with a view to negotiating a suitable amended scheme.

H16/1094/92 — Listed Building ~~C~~consent for installation of security grilles at 12, Market Place, Spalding.

Revills Jewellers

RESOLVED: Consideration of the application be deferred to enable the Director of Planning and Building Control Services to offer the applicant ~~the~~ an opportunity to ~~discuss the matter further with~~ meet as soon as possible the Council's Consultant Architect and Structural Engineer with a view to negotiating a suitable amended scheme.

H16/1221/92 — Reserved matters relating to dwelling house and double garage at St. Thomas' Road, Spalding.

B. Killingrew

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development subject to satisfactory ~~written~~ negotiations with the Governors of the Spalding Grammar School regarding the inclusion of an additional strip of land to the south ~~of~~ within the application site to enable the proposed dwelling to be positioned more satisfactorily, the Chairman and Vice-Chairman to be authorised to discuss the matter with the school governors if necessary, and the ~~matter~~ application to be referred back to the Sub-Committee for further consideration if such negotiations ~~are~~ prove unsuccessful.

H16/1303/92 — Change of use of storage warehouse to industrial use at 23 Hawthorn Bank, Spalding.

Gutteridge Services Ltd.

RESOLVED: Consideration of the application be deferred to enable the Director of Planning and

Building Control Services to clarify with the applicants the various points of concern raised at the meeting.

H18/0064/93 — Residential development - 3 detached houses including 3 detached garages at Wharf Street, Sutton Bridge.

J W Trayford

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 view of concern regarding access to the proposed development.

H16/0073/93

Longhurst Housing Association Ltd. — Conversion of Nos. 45 and 48 Double Street, Spalding to 4 flats, Longs Warehouse into 16 Flats and erection of 14 new self contained flats on the vacant plot Double Street, Spalding.

RESOLVED: Subject to the applicants entering into appropriate agreements, if necessary with the local planning authority relating to the occupiers of the properties, planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(Councillor J Clark declared an indirect interest in the above application, and left the meeting room during consideration thereof. It was also reported that Councillor Clark had declared an indirect interest when the site was inspected, and had remained on the coach during the inspection.)

H16/0074/93

Longhurst Housing Association Ltd. — Listed Building consent for the conversion of existing warehouse into 16 No. self contained flats at Longs Warehouse, Double Street, Spalding.

RESOLVED: Subject to the applicants entering into appropriate

agreements if necessary with the local planning authority ~~regarding the~~ relating to occupation of the properties, ~~the Director of Planning and Building Control Services be authorised to grant~~ the Listed Building consent for the above development in accordance with his recommendation of the DPBC be granted and

(Councillor J Clark declared an indirect interest in the above application and left the meeting room during consideration thereof. It was also reported that Councillor Clark had declared an interest when the site was inspected, and had remained on the coach during the inspection.)

H16/0082/93 — Elderly Persons Home at Cedar Falls, London Road, Little London, Spalding.

Tanglewood Group

RESOLVED: Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, on the grounds that (a) the proposal, ~~by virtue of its internal layout~~ scale and massing of the development would result in an overdevelopment of the site, ~~which~~ would ~~result in~~ overlooking ~~to the~~ detriment of residential amenities of the ~~occupiers~~ occupiers who are entitled to a reasonable right to enjoy their of adjoining properties, and (b) by virtue of the proposed car parking provision would, in the opinion of the local Planning Authority be inadequate to serve the needs of the development. It was also agreed that a note be ~~included to the applicant~~ added to the decision notice that the local planning authority's support for the development in principle, subject to a more appropriate design.

H05/0086/93 — O.A. Dwelling and Garage at Lowgate, Fleet.

Mr J C Clark and Miss J M Fines.

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.

H08/0097/93 — Bungalow and garage at part OS 109 Cheal Road, Gosberton Cheal.

Mrs J T Pike

RESOLVED: As there was insufficient time to visit the site

prior to the meeting, consideration of the above application be deferred pending to a site inspection prior to the next meeting in order to assess the suitability of the site for the proposed development having regard to the previous planning history of the site and its location in the open countryside.

H20/0127/93 O.A. Indoor bowling building with car parking from existing access at Fishergate, Sutton St. James.
F.S. Campling

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.

H22/0132/93 O.A. Dwelling and Garage at the Bell Inn, 69 Austendyke Road, Weston Hills.
Mr E. Revell

RESOLVED: Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, on the grounds that if permitted, the proposal would result in a cramped form of development which, in view of the changes in the curtilage of the adjoining public house would, in the opinion of the local planning authority, detrimentally affect the residential amenities of the property which the occupiers would have a reasonable right to enjoy.

6, 7 and 8 HIGH STREET, SPALDING - APPLICATION REFERENCES H16/0632/92 AND H16/0655/92

The Director of Planning and Building Control Services submitted a report relating to application reference H16/0632/92 for 25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces at 6, 7 and 8 High Street, Spalding, and application reference H16/0655/92 for Conservation Area Consent for the clearance of site/demolition of warehouses, showroom and offices at 6, 7 and 8 High Street, Spalding.

RESOLVED: Consideration of the above applications be deferred pending a site inspection to enable members to assess the suitability of the site for the proposed developments.

(End of Minutes)

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 SPALDING .

Reference No: H16/0646/93
Description: Conversion into 20 new self-contained flats and the construction of 14 self-contained flats
Location: 45, 48 & Long's Warehouse
Double Street
Spalding
Lincs

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

B Smith
Director of Planning and Building Control Services

23-JUL-93

SOUTH HOLLAND DISTRICT COUNCIL

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0073/93

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/1150/93 Received:01-DEC-93 Type:CONDITION COMPLIANCE

Name: Longhurst Housing Association
Shodfriars Office Centre
Boston, Lincs - and
Broadgate Builders,
Weston Hills, Spalding, Lincs

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs
PE21 8SP

Description: Details of boundary wall and railings (Condition 3 of H16/0073/93)

Location : 45, 48, Longs Warehouse and Vacant Plot
Double Street Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

01-MAR-94 H16/1150/93

APPENDIX

Department of the Environment
East Midlands Regional Office
Cranbrook House Cranbrook Street
Nottingham NG1 1EY

Telex 377681

Telephone 0602-476121
GTN 6202

FAX 0602 242879

From the Regional Controller (Housing)

Mrs S A Waltham
Chief Housing Officer
South Holland District Council
Council Offices
Town Hall
Church Gate
Spalding
Lincs PE11 1RB

16 November 1992

Dear Madam

HOUSING PARTNERSHIP FUND 1993/94

You may have heard that the Secretary of State announced last Friday the creation of a new Partnership Programme which involved several elements. This letter concerns the arrangements for a new Housing Partnership Fund. It sets out the broad basis on which this new £30 million Fund will be available to authorities, the process for bidding for resources, and the criteria which will be applied in considering bids.

The £30 million will be available in the form of Supplementary Credit Approvals (SCAs). Any authority may apply but it is important that, before doing so, they consider how far any bids that they make would meet the following main objectives of the Fund:

(i) The allocations to be made will be focused on authorities who have worthwhile housing investment projects but with a relatively low capacity to fund those projects, especially having regard to Ministers' decision to allow authorities to spend the capital receipts which they are expected to receive up to the start of 1994. The Fund is likely therefore, primarily to apply to authorities who have a low volume of assets capable of producing additional usable receipts during this period.

(ii) The projects submitted for consideration for the Fund are ones which will produce worthwhile and cost-effective investment in housing. More is said about this below.

100%
RECYCLED PAPER

AGENDA ITEM NO. **12**

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: PLANNING COMMITTEE - 26TH JANUARY 1993

BY: DIRECTOR OF HOUSING & PROPERTY SERVICES

SUBJECT: HOUSING PARTNERSHIP FUND BID.

PURPOSE: to consider submitting a bid to the Department of the Environment.

1.0 The Government have introduced a new Housing Partnership Fund full details of which are contained in the letter from the Department of the Environment reproduced as an appendix to this report. Key elements to a successful bid for a Supplementary Credit Approval are:

- a low volume of capital receipts in relation to their housing investment projects
- maximum possible contribution from an authority's own resources and by drawing in funding from the private sector
- value for money
- consistent with HIP strategy
- related to strategies for community care and economic development
- capacity to generate employment.

The Council will need to establish its capacity for spending on housing capital projects, particularly in relation to the availability of receipts since the fund is intended to complement the additional spending power from capital receipts.

2.0 In anticipation that the Council will wish to submit a bid under the Fund, consideration has been given to potential schemes which best meet the criteria outlined. It appears that the scheme with the greatest potential would be one embracing the properties which form part of the Council's riverside enhancement scheme in Double Street, Spalding. This is a joint scheme between the Council and Broadgate Builders to enhance a number of landholdings and properties along the riverside. The scheme, which comes under the Planning Committee, was approved by the Council in 1988 (Minute 493/88). The scheme has seen the successful redevelopment of the former butchery premises as Quay 56 and the improvement for sale of two houses, all properties being in the former ownership of the Council. However due to the change in the economic climate a further site, now owned by Broadgate, remains undeveloped, and two terraced houses still in the ownership of the Council (45 and 48 Double Street) have yet to be modernised. The

nor the enabling strategy. The pilot survey on homelessness carried out in conjunction with Shelter confirms that such a need exists. The properties would be owned and managed by Longhurst with nomination rights to the Council.

6.0 In order to comply with the Listed Buildings and Conservation Areas Act and the policy objectives of the Spalding and Pinchbeck Local Plan any scheme will need to be of a high standard of architectural design and finish and sensitive to the existing character of that part of the conservation area and its association with Long's Warehouse which is a Grade II Listed Building.

7.0 It is intended to put together a well presented costed document for the submission in order to attract funding.

8.0 This report is being made to the Housing Services, Planning and Policy and Resources Committees.

9.0 RECOMMENDATIONS:

1. The Committee support a bid under the Housing Partnership Fund as outlined in the report.

2. That an indicative scheme be drawn up to support the submission for funding and as the basis for seeking planning permission.

Background Papers: File - Housing Partnership Fund 1993/94.

Local Government (Access to Information) Act 1985

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

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services
Fao Mr N Midlen

REF: JMB/LST/PL

YOUR REF:

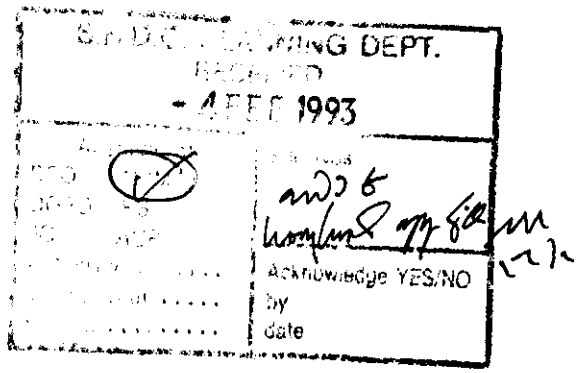
Date: 3rd February, 1993

SUBJECT: FOOTPATH AT DOUBLE STREET, SPALDING

I refer to your recent discussion with my assistant relating to development at Double Street, Spalding, which, I understand, will extend over a footpath which runs along the back of the present amenity area. The footpath does not appear within the definitive right of way map.

Under section 31 of the Highways Act 1980 a way must have been actually enjoyed by the public as of right and without interruption for a full period of 20 years before the way is deemed to have been dedicated as a highway, unless there is sufficient evidence to the contrary. In this instance I understand that the footpath has not been in existence for 20 years, and if this is correct a right of way cannot, therefore, have been established. Based on this assumption the existence of the footpath should have no bearing on whether the development can proceed.

Director of Administration



houses are in a poor state of repair and give cause for concern if they are to be left for any further length of time. In November 1991 the Director of Administration reported to the Planning Committee that 'because of the depressed state of the property market which has now entered its third year, there seems little immediate prospect of the overall scheme making much progress' (Minute 913/91). Today it appears that the situation has not improved significantly. The Housing Partnership Fund provides the opportunity to review the scheme and at the same time meet social housing objectives of the Council.

3.0 With a view to formulating a bid a meeting has been held with Broadgate Builders, Longhurst Housing Association and officers of the Housing, Finance and Planning Departments. The meeting concluded that a bid could be put forward on the following basis, subject to the Council's approval:

i. the aim of the bid would be to revive the riverside environmental enhancement scheme, and at the same time meet the Council's social housing conservation and listed building objectives;

ii. it would encompass 45 and 48 Double Street and the former Long's Warehouse together with the intervening grassed area of land and would take heed of the planning requirements in respect of other areas yet to be developed in Double Street;

iii. the scheme would comprise the conversion of the two houses into four one bedroom flats; the conversion of the warehouse into 12 flatlets for the single young particularly the homeless, and the erection of 16 2 person units on the adjoining area of land. (The latter scheme would not form part of the bid for public funding).

iv. the scheme to be financed through:

- the contribution free-of-charge by the Council of the two houses to Longhurst Housing Association by way of grant

- the contribution free-of-charge of Long's Warehouse by Broadgate Builders to Longhurst in return for the conversion contract;

- a bid to the Housing Partnership Fund for a SCA to finance Local Authority Housing Association Grant (HAG);

- private finance.

4.0 Values of the properties are anticipated to be available for the meeting. The value of the houses will count as public sector grant thus reducing the need for HAG. Similarly the contribution of the warehouse will reduce the level of grant or private finance required. It is hoped to make a bid for SCA finance which is realistic given the limited resources available. A level of £200,000 - £300,000 is anticipated.

5.0 The housing objectives of the scheme are aimed at meeting the needs of single people which are not covered by either our existing stock

(iii) The successful projects will be those which involve the maximum possible contribution from an authority's own resources, and by drawing in funding from the private sector.

The fund is intended therefore to complement the additional spending power from capital receipts. It is expected to be of special relevance to rural areas. The SCA contribution made by the Department in relation to projects which are successful will not be fixed, but will range from a relatively low proportion of the overall cost, to a higher proportion in cases where this is essential.

The projects for worthwhile housing investment which may be bid for under the fund, are not tied to specific types of projects, but the Department will, in addition to the broad criteria mentioned above, be looking for individual investments which:

- offer good value for money and have unit costs (and SCA contribution costs) commensurate with the volume of resources available:

- are consistent with the priorities established by your authority's HIP strategy, and related also appropriate to strategies for community care and economic development. Particular regard should be paid to the capacity of projects to generate employment.

On the issue of the need for your authority to establish its capacity for spending on housing capital projects, in particular in relation to the availability of receipts, the Department will expect a case to be made as fully as possible. Factors which your authority will be expected to take into account in this include current holdings of receipts and ability to generate more over the period of the next 13½ months.

I should be grateful if, in making your bids, you could ensure that you have had regard to all the above information and to the level of resources available nationally for this programme. I suppose we might expect to get between £2m and £3m in this region.

I expect to write to you further on some details of the programme. I should be grateful however if you would work on the assumption that, in order to be considered for resources from the Fund, bids must be received by 19 February 1993.

Yours faithfully

G. Meynell

G MEYNELL

paper Offices, Priory House, The Cresent, Spalding. PE11 1AB.

J. B. HAULAGE (SPALDING) LIMITED. Required temporary HGV drivers for Nationwide multi-drop distribution. Applications invited from honest, reliable drivers. Please telephone (0775) 87631 for an application form.

NIMBLE FINGERED people required for temporary nursery work. £3 per hour. Tel: (0205) 351196.

84

required, for some ay even- required. 6) 22953

ME RT/

ER

o ray

SONS ad, ich 2129

5p2795

WANTED
Part-time
FLORIST
required, needs to be trustworthy and enthusiastic.
Apply in writing
Sue Lamb, The Gambles, Herdgate Lane, Pinchbeck, Spalding

8o2691

Food Processing Line Workers

GEEST

Work is now available in our Food Processsing areas preparing Salads, Recipe Dishes and Delicatessen Products, working in a predominantly female environment.

Duties will include working on the filling lines, cooking and manually chopping and peeling fruit and vegetables. Experience is not necessary but the ability to work quickly to set standards is essential.

The following shifts are available:

6.00 a.m. – 2.00 p.m.
8.00 a.m. – 4.00 p.m.
2.00 p.m. – 10.00 p.m.
4.00 p.m. – 10.00 p.m./Midnight
6.00 a.m. – 2.00 p.m./2.00 p.m. – 10.00 p.m. (rotating) Night shifts

Join our team of line workers now and help produce our exciting range of products.

Apply now by telephoning Geest Prepared Foods, Personnel Department, on (0775) 761111 ext. 2064.

WANTED

RECENTLY LAID off jobbing builder, *experienced* all aspects of building *trade, seeks work.* PAYE, self employed, anything *considered. Holbeach* 380164.

and CREW-BUSES available for the season, at competitive prices. Ask for details
TRANS-HIRE
(0406) 25647
5p (0406) 490134 2784

FLOWER TRANSPORT SERVICE

Commencing on 14th February, 1993

To the London Flower Markets.
For competitive prices contact:
T. E. PATTERN
Sutton Crosses, Long Sutton (0406) 362253

8o2603 ©WVN

VEHICLES WANTED

CARS AND MOTOR-CYCLES *wanted.* Any age, any condition, just *anything. Immediate* cash payments. Tel: (0850) 936664 (0406) 350286 evenings.

TENDERS

NORTH LEVEL INTERNAL DRAINAGE BOARD

SALE BY TENDER

Renault Extra Van Reg No D238 BEG, 36,259 miles.
Renault Extra Van Reg No D239 BEG, 35,025 miles.
Turner 25s Flail Mower (1986) FC6.
Turner 25s Flail Mower (1987) FC7.
Westwood D1200 Garden Tractor Lawn Mower 1988.
Tender forms available from: North Level Internal Drainage Board, Drainage Office, Thorney, Peterborough, PE6 0QE. Tel: (0733) 270333.

1p©WVN 6896 175/507SG12-2

PARTS & ACCESSORIES

PERKINS DIESEL *engine,* currently fitted in Range *Rover, can be seen running,* £450. Tel: (0775) 820543.

OUR 91,000 readers could be your customers, advertise your special event in our Entertainment Columns and make it a success. Telephone Joan on 0775 725484.

MOTOR CYCLES FOR SALE

KAWASAKI, Peterborough. New and used motorcycles, sales, spares, service, MoT testing. CBT – Motor Cycle Training. Tel (0733) 341003.
KMX 125 'C' reg, vgc, pink tank, blue seat, T&T, £850 ono. Free CBT (worth £50) *Phone Spalding 711662.*
YAMAHA: FJ 1200, *showroom condition, F reg,* many extras, superb tourer. *Can deliver, £2,950 ono.* (0553) 764211.

DRIVING TUITION

BOB BLACK SCHOOL OF MOTORING
First 4 lessons £8 each
Free video hire.
ALL PUPILS HAVE A

TRONG OUNG ERSON

to assist in carrying out lat roofing and flooring ork. Training given.

Apply to:
BEACH ASPHALT IPANY 1959 LTD
Tel: 0406 362585 5p2784

Britain's biggest holiday retailer, require

SALES ONSULTANT

Spalding – Part-time
,400–£9,090 pro rata

looking for part-time work with satisfaction? You may already perience in sales or retail, but if know the travel business and out your knowledge to the test, so better – you'll be able to make of our comprehensive training mes.

ndidates may be required to work ed schedule, including Saturdays, business needs.

daus prospects and a highly ve salary plus incentive earnings offer, together with a benefits e that includes free uniform, ory pension scheme, discounted d mortgage facility, plus generous holiday with discounted travel ties.

Regional Sales Manager, Lunn Poly Ltd Peter's Street, Derby DE1 1SR.
Written applications only.

's a world of opportunity at
unn Poly

ORKERS

required

PUBLIC NOTICES

LINCOLNSHIRE COUNTY COUNCIL

SCHEME OF WASTE RECYCLING CREDIT PAYMENTS

ARE YOU COLLECTING BOTTLES, CANS, PAPER, TEXTILES OR OTHER RECYCLABLE WASTE MATERIALS?
If so, then you may be able to claim payments from Lincolnshire County Council.

The County Council will make payments of **£4.50 per tonne** if the waste arises from *households in Lincolnshire* and *is recycled* by you or some other organisation into marketable products.

HOW TO CLAIM FOR PAYMENT OF THESE CREDITS

You must first register with the County Council, providing details of yourself or your organisation, types and sources of materials collected and means of reprocessing. An application form and further details may be *obtained from The Director* of Highways and Planning, Lincolnshire County Council, Fourth Floor, City Hall, Lincoln LN1 1DN. Tel No *(0522) 553097.*

INDUSTRIAL AND PROVIDENT *SOCIETIES ACT 1965*

NOTICE OF CANCELLATION PURSUANT TO SECTION 16 OF THE ACT

NOTICE IS HEREBY GIVEN that the Central Office have pursuant to the above mentioned section this day cancelled the registration of Holbeach Self-Build Housing Association Limited (Register No 25682 R) the registered office of which is at The Old Court House, Hurst Green, Etchingham, East Susex TN19 7QP at its request.

The society ceases to enjoy the privileges of a registered society, but without prejudice to any liability incurred by the society, which may be enforced against it as if such cancellation had not taken place.

S. H. WILSON,
Acting for Chief Registrar of Friendly Societies.

2nd February, 1993
©WVN 5p2786 187 507LF16-2

LINCOLNSHIRE COUNTY COUNCIL

NOTICE OF APPLICATION FOR PLANNING PERMISSION

TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

NOTICE UNDER ARTICLE 12B

PROPOSED DEVELOPMENT AT WENSOR CASTLE FARM, MARKET DEEPING

I GIVE NOTICE that Wyatt of Snetterton *Limited is applying to Lincolnshire County* Council for planning permission to extract gravel

PLANNING APPLICATIONS

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

H09/491/93
Mr and Mrs L. E. Taylor OUTLINE Residential development including details of means of access.
Wignal's Gate, Holbeach, Spalding, *Lincs.*

H16/82/93
The Tanglewood Group FULL *Erection of elderly persons' home.*
Cedar Falls, London Road, Little London, Spalding.

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.

H16/73/93
Longhurst Housing Assoc Ltd FULL *Conversion of No 45 & 48 to 4 flats,* Longs Warehouse into 16 flats and erection of 14 new self-contained flats *45 & 48 and Long's Warehouse* and vacant plot.
Double Street, Spalding.

H16/74/93
Longhurst Housing Assoc Ltd LISTED BUILDING
Conversion of existing warehouse into 16 No self contained flats.
Long's Warehouse, Double Street, Spalding.

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

S. SMITH
Director of Planning and Building Control Services

February 16, 1993.

SOUTH HOLLAND DISTRICT COUNCIL

LAP 16/2/93

©WVN 5p2881 187.507LF16-2

Public Notice

ROAD TRAFFIC REGULATION ACT 1984 – SECTION 14 THE A16 TRUNK ROAD (SURFLEET BRIDGE, LINCOLNSHIRE) (TEMPORARY PROHIBITION OF TRAFFIC) ORDER 19

NOTICE is hereby given that the Secretary of State for Transport intends to make an Order on the A16 Trunk Road at Surfleet Road, at Surfleet in the District of South Holland in the County of Lincolnshire.

The Order is being made to enable carriageway resurfacing to take place and will have a maximum duration of 18 months. The works are expected to start on 14 March 1993 and take about 2 Sundays to

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and Building Control Services

TO: Director of Administration

REF: NRM/LAB/H16/0073/93

REF: LMB/LST/PL

DATE: 18 February 1993

SUBJECT: Right of Way Over Amenity Land, Double Street, Spalding.

I enclose a copy of a letter I have sent to the Director of Recreational Services at the Lincolnshire County Council concerning the possibility of a right of way having been established over the land now subject to the housing partnership fund bid.

As you will see, we do have some evidence that before the demolition of the properties formally occupying this area of land, there was an alleyway running through between Double Street and the tow path similar to the several alleyways that still exist along this stretch of the river bank. I have noted that the tarmac footpath was laid, presumably by the Council, across this strip of land, slightly south of the position where the former alleyway was. It seems to me that it may prove important to discover why this was done and whether it was done merely as a perceived convenience to pedestrians, or because there were at sometime complaints about removal of the alleyway across this land. I would, therefore, be grateful if you could arrange for the Council's records to be investigated to find why this path was laid out, as soon as possible, because I think if any doubts remain over this right of way it would be necessary to report the situation as conclusively as possible to the Planning Committee when they determine the proposal.

Director of Planning and Building Control Services

Enc

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING AND PROPERTY SERVICES DEPARTMENT

MRS SALLY WALTHAM
BA(Hons) F.I.H.
Director of Housing and Property Services

Mr. G. Meynell,
Regional Controller (Housing),
Department of the Environment,
East Midlands Regional Office,
Cranbrook Street,
Nottingham.
NG1 1EY

Your Contact: Mrs. S. A. Waltham.

Our Ref: SAW/EM

Your Ref:

Date: 19th February, 1993.

Dear Mr. Meynell,

Housing Partnership Fund 1993/94

With reference to your letter, dated 4th February, 1993, and my subsequent telephone conversation with Colin Packman, I am able to provide the following supplementary information on the Council's submission under the Housing Partnership Scheme.

1. Estimate of Capital Receipts 1992/93

	Housing	Other	Total
	£	£	£
Gross Receipts	1,200,000	120,000	1,320,000
Usable Receipts	490,000	60,000	550,000
Additional Receipts included above	190,000	-	190,000

2. Estimate of Capital Receipts 1993/94

	Housing	Other	Total
	£	£	£
Gross Receipts	996,000	-	996,000
Usable Receipts	809,000	-	809,000
Additional Receipts included above	560,000	-	560,000

S.H.D.C. PLANNING DEPT.
RECEIVED
22 FEB 1993
DPO DOPO JC ACP
Action by .....
Discuss with .....
Copies to .....
Acknowledge YES/NO
(Exempt)
by
date

Cont'd ....

Housing and Property Services Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 723496

3. There is no potential for generating further receipts during this period since, with regard to housing, the Council is committed to HAG stretch by providing land free of charge to housing associations. With regard to other services, the Council has commissioned consultants to invite submissions on a development brief for a major town centre landholding but a disposal is not anticipated before the end of 1993.

4. With regard to the additional spending power generated by the Autumn Statement, the Council anticipates receipts amounting to £0.75 million. As detailed in our submission, these receipts are being used to fund a three year central heating programme complementing the Council's modernisation and improvement programme of 100 homes annually with the objective of providing central heating to the whole of the Council's stock within a 3-4 year period.

Despite pressures with regard to rent levels following the introduction of the ring-fenced Housing Revenue Account, the Council has, unlike many authorities, maintained the level of its capital programme not only in respect of its own stock but also by extending the programme to include local authority HAG. This has a direct effect on rent levels with the equivalent of almost £5.00 of the average weekly rent directly related to the Revenue Contribution to Capital Outlay. The average weekly rent increase for 1993/94 is to be £3.74 with RCCO maintained at the same level so permitting the move to the three year central heating programme.

At the time of rent setting, the Council debated whether the relaxation of capital expenditure powers should be used to reduce the level of RCCO and, hence, the level of rent increases. Motions have twice been put to use £400,000 of the additional capital receipts for this purposes. These have been lost on the ground that capital receipts should be used to fund capital expenditure and in recognition of the overwhelming demand from tenants to have central heating installed.

In regard to the Housing Partnership Fund, the Council would argue that it is making the use of the receipts in the manner anticipated by the Government insofar as additional economic activity is being generated.

5. In considering the Council's bid, we also feel that account should be taken of the Council's policy of HAG stretch through the provision of land free of charge to housing associations. In 1992/93 the value of such contribution, and thus of receipts foregone, is £375,000. In 1993/94, the value is anticipated to be at least £287,000.

6. With regard to the Double Street scheme, as detailed in the submission, the Council is contributing £19,500 by way of grant. This is not a Housing receipt but a receipt which would have gone to Other Services. Additionally, having re-examined the Council's capital programme we are able to contribute an additional £23,270 to the scheme by way of local authority HAG thus reducing the SCA requirement to £395,552.

Cont'd ....

7. A particular feature, perhaps a unique feature, of the scheme is the private sector contribution of £37,000 asset value free of charge which has further reduced the need for HAG. In terms of attracting private finance, it is believed that this private sector contribution goes beyond the norm of mixed funding which applies to the majority of housing association schemes.

8. The Council is not seeking an SCA for the new-build project but for the conversion aspect of the scheme only. The new-build phase will be the subject of further discussion between the parties involved in the scheme with the possibility of either Corporation or Local Authority HAG being considered for 1994/95.

9. The submission is an important feature in the Council's Riverside Enhancement Scheme which is a long-standing policy commitment of the Council. The success in enhancing the riverside has been achieved as a result of a partnership between the District Council, the County Council, the NRA, including landowners, the Spalding and District Civic Society, the Community Task Force, Holland Training Services, developers and local business. In 1991/92, the District Council contributed £60,000 to the scheme, £20,000 in 1992/93 and investment will continue in the future. (Enclosed press cutting - Spalding Guardian 19.2.93).

10. In terms of economic activity, the conversion of the warehouse is a major project which is relatively more labour intensive than a new-build project. Windows and joinery for the project will be manufactured locally as will the new staircases. Working on a Grade II listed building, which features prominently in the conservation area, will require a higher degree of craftmanship and use of traditional materials than a new-build project. The overall objective will be to bring into viable use a redundant industrial building which is the last remaining warehouse on the riverside.

In essence, it is essential that the Council's bid under the Housing Partnership Fund be considered against its overall capital programme. The programme demonstrates a commitment not only to maintaining and improving the Council's stock in response to tenant demand, but also to increasing housing association development through local authority HAG and the grant of land free of charge. In South Holland, this policy is the norm and it would have been possible to transfer a bid from the Council's programme with housing associations to a bid for Partnership Funding. Instead we have sought to put together an imaginative scheme fulfilling the full range of objectives of the Fund.

The submission for Double Street uniquely combines general fund capital assets, local authority HAG, the grant of a building by the private sector to produce a relatively low HAG requirement. (See enclosed summary of costs).

It complements existing environmental and conservation initiatives by the Council and meets identified housing needs which would not otherwise be addressed.

In summary, it is a true partnership scheme.

Yours sincerely,

S A Waltham

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

cc Director of Planning & Building Control Services

SUMMARY OF COSTS

	£
Total Scheme Costs	596084
Less/Private Sector Contribution (i.e. contribution free of charge of the Warehouse by Broadgate Builders)	37000
	559084
Funding through HAG at 78.4%	438322
Private Loan Requirements	120762

Breakdown of HAG Funding

		£
1.	Contribution free of charge of two houses by South Holland District Council	19500
2.	Local Authority HAG contributed by South Holland District Council	23270
3.	SCA Requirement as contained in this bid	395552
		438322

SAW/EM
19.2.93

Appalling record means - another driving ban

ELLOES magistrates banned a West Pinchbeck motorist from driving for two years after hearing an "appalling list" of offences.

The court heard Gareth Andrew Appleby (27), of Dozens Bank, had been found guilty at a previous hearing of 15 motoring offences, including five of driving without insurance.

The offences were committee before Mr Appleby was disqualified in September 1992 for drink-driving and under the totting-up procedure, and he was now liable under the totting-up procedure to a minimum ban of two years.

Mr Appleby received a total of 40 penalty points, eight for each of the no insurance charges, was fined £200 for having no insurance and £50 costs.

No separate penalty was imposed for five charges of having no MoT certificate, two of failing to produce an insurance certificate, one of failing to display L-plates, and one of failing to produce a driving licence.

Imposing a two-year ban under the totting-up procedure, presiding magistrate Mrs Jane Tidswell said: "This is an appalling list of offences. You do not seem to have learnt your lesson."

Unemployed help build riverside park

by JEAN HODGE

LONG-term unemployed people are working on a project to enhance Spalding riverside.

Thousands of pounds have been spent on work undertaken by various organisations to achieve a new vision for the centre of the town.

Landscaping and planting along the length of the River Welland will create the beginnings of a "linear park".

The cycleway will be extended to create a path from Holland Road foot bridge all the way to the West Elloe bridge.

River dredging is being carried out, and the river banks have been stabilised with the provision of a "stone toe" to prevent erosion.

South Holland District Council principal planning officer (local plans) Jim Curnock says the continued success in enhancing Spalding's riverside has been *achieved as a result of a partnership* between the district council, Lincolnshire County Council, the National Rivers Authority, individual landowners, Spalding and District Civic Society, the Community Task Force, Holland Training Services, developers and local businesses.

He said: "It is the district council's intention to direct this goodwill to continued improvements over the coming years."

Managing director of Holland Training Services Mr Bryan Bielby said the project was helping long-term unemployed to get back into the "working habit".

There are ten people from the training centre currently working on the riverside under project supervisor John Ryle.

Mr Bielby said their involvement came about as a result of the Government's Employment Action scheme.

It's aimed at people who have been out of work for more than six months, who are genuinely seeking work, and who need some form of work experience and training.

He said the unemployment benefits of the workers would not be affected, and they received an extra £10 a week while they were taking part in the scheme.

South Holland's contracts manager (parks) Peter Moore estimated that work to the riverside would be complete in about three years, with the chain link fence at the Little London end of the river being replaced in the final stages of the project.

He said the scheme was a good exercise in co-operation with all the organisations involved. South Holland Council policy was to enhance the whole area - a major asset to the town.



● GETTING back into the working habit: Workers (front, from left) David Labron, Terry Chilvers, Pat Carters, Brian Impey and John Barnett are long-term unemployed people working on Spalding's riverside. With them are projects manager Will Webb, Bryan Bielby, Peter Moore, Jim Curnock, environmental health officer Sean Lawson, and John Ryle. (J461/22)

WHAT THEY'RE DOING WITH THE RIVERSIDE

MAJOR works to enhance Spalding riverside include:

● new footpath and roadside shrubberies along Commercial Road, with a financial contribution from the district council of about £10,000 and labour supplied by Holland Training Services.

● new shrubberies along Albion Street and bulb planting along the route of a new cycleway planned for the future. The district council contributed £2,000 of shrubs, Holland Training Services supplied labour, and Lincolnshire County Council will extend the cycleway.

● Double Street bank reinforcement - which involves the new stone "toe" to stabilise the banks. Done by the National Rivers Authority, with a contribution from the county council.

Mr Moore pointed out that the district council carried out general maintenance, and grass cutting along the river banks - at an annual cost of about £25,000.

● River bed dredging. The National Rivers Authority is carrying out work to deepen the channel and improve the water flow. Dredging has been completed in West Marsh Road and Albion Street areas, and is now being carried out in Double Street area. Further dredging is planned for the London Road part of the river in 1994-95.

● Riverside wall repairs and bridge painting - a scheme involving Spalding and District Civic Society and the district council, with work carried out by offenders carrying out community work.

● It is proposed that old wooden and steel fences should be replaced with new railings along Double Street, at a cost to the district council of about £5,000.

Ernie: oldest musher

Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant

Tel: Sleaford (0529) 240713
Fax (0529) 240415

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 OBB

YOUR Ref H16/74/93 and H16/73/93
OUR Ref SHDC 007/93

23rd February 1993

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

Attention of
DPO NDM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
By
Date

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

Dear Mr Smith,

CONVERSION OF EXISTING WAREHOUSE INTO 16 NO SELF CONTAINED FLATS, AND 14 NEW SELF CONTAINED FLATS ADJACENT LONGS WAREHOUSE, DOUBLE STREET, SPALDING

The design approach has been discussed in advance and I have had the opportunity to comment on the draft schemes and to discuss them with the agent. The new buildings proposed seem to offer a potentially attractive scheme to front both the riverside and the street frontage. The elevational drawings show the buildings in context and give a good idea of the scale and relationships between the blocks. I am happy to support a recommendation that planning permission be granted, subject to ensuring that material samples are approved.

For a site of this significance I would recommend that a sample panel of brickwork be constructed on site, to allow brick and mortar type to be agreed. I would also suggest that the colour of the stain to be used be approved, and that the details of the dormer windows be submitted prior to construction.

The application for the listed warehouse is similar to the one formerly approved. The same type of conditions which I suggested last time need to be considered again. I feel that there is enough information on the drawings for consent to be granted but some details will require further confirmation before work commences. These can be summarised as follows:

1. Casement type, with flat morticed frames and mullions, with no projecting cills. Can any of the shutters be retained?

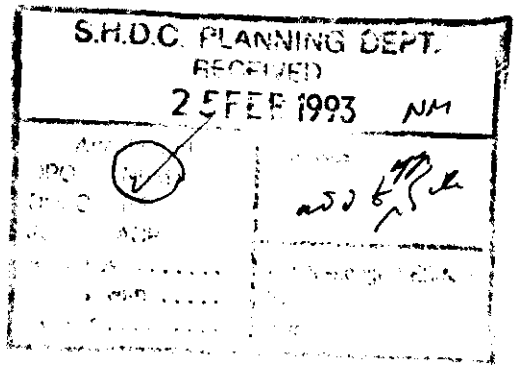
2. Dormer windows - cheek material, casing, segmental head detail.

Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant

Tel: Sleaford (0529) 240713
Fax: (0529) 240415

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 OBB

YOUR Ref H16/74/93 and H16/73/93
OUR Ref SHDC 007/93



23rd February 1993

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

Dear Mr Smith,

CONVERSION OF EXISTING WAREHOUSE INTO 16 NO SELF CONTAINED FLATS, AND 14 NEW SELF CONTAINED FLATS ADJACENT LONGS WAREHOUSE, DOUBLE STREET, SPALDING

The design approach has been discussed in advance and I have had the opportunity to comment on the draft schemes and to discuss them with the agent. The new buildings proposed seem to offer a potentially attractive scheme to front both the riverside and the street frontage. The elevational drawings show the buildings in context and give a good idea of the scale and relationships between the blocks. I am happy to support a recommendation that planning permission be granted, subject to ensuring that material samples are approved.

For a site of this significance I would recommend that a sample panel of brickwork be constructed on site, to allow brick and mortar type to be agreed. I would also suggest that the colour of the stain to be used be approved, and that the details of the dormer windows be submitted prior to construction.

The application for the listed warehouse is similar to the one formerly approved. The same type of conditions which I suggested last time need to be considered again. I feel that there is enough information on the drawings for consent to be granted but some details will require further confirmation before work commences. These can be summarised as follows:

1. Casement type, with flat morticed frames and mullions, with no projecting cills. Can any of the shutters be retained?

2. Dormer windows - cheek material, casing, segmental head detail.

3. Robust morticed door frames and strap hinges to 1st floor doorway on Double Street.

4. Brick coped parapets to be retained.

5. Repointing mix and style.

6. Appropriate interior details for doors, skirtings, architraves etc.

Please note that I have not been given an order number for these applications.

Yours Sincerely,

MARY E. KERR BA BSc RIBA

LK

THE DEPARTMENT OF TRANSPORT

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

TELEPHONE 0602 ~~476121 Ext.~~ 352469
FAX 0602 799743 Direct Line
GTN 6202

Your Ref: H16/0073/93

Our Ref: EMRT F251229

Date: 26 February 1993

The District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2EX

For the attention of N R Midlen Esq

Dear Sir

TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
PROPOSED CONVERSION OF EXISTING DWELLINGS, WAREHOUSE AND VACANT PLOT TO 34 FLATS AT 45 & 48 LONGS WAREHOUSE AND LAND SOUTH OF 48 DOUBLE STREET, SPALDING

Thank you for the detailed planning application dated 11 February 1993 and submitted by Meldrum Lee and Gillatt on behalf of Longhurst Housing Association Limited in connection with the above mentioned development.

Please note that we do not wish to give any advice in respect of this application.

NOTE:- The site is located adjacent to a length of road for which the Lincolnshire County Council is the highway authority.

Yours faithfully

J J BACH
for Director of Network Management & Construction

cc: C Briggs
Development Control Section
Lincs CC

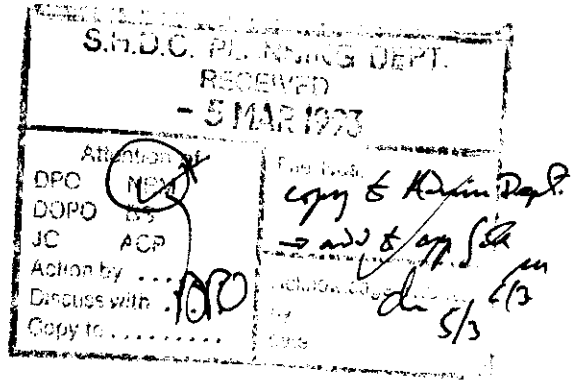
S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 MAR 1993 NM
Acknowledged
DPO
DPO
File Nos.

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

RECREATIONAL SERVICES DEPARTMENT
County Offices, Newland, Lincoln LN1 1YL
Telephone (0522) 552222 Fax (0522) 552811

When calling please ask for G KEEPING
Direct line number (0522) 552827



South Holland District Council
Fao: Mr N Milden
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

my ref: PL/C/8/SPALDING/GRK/rh
2 March 1993

WITHOUT PREJUDICE

Dear Sir

RIGHTS OF WAY, DOUBLE STREET AREA, SPALDING

Thank you for your letter of 18 February. Given the situation which you describe, I believe that your interpretation is c rre t and that in all probability, a public right of way is likely to have come into existence through presumed dedication.

This being the case, the fact that no sign of a path now exists on the ground would in no way affect the existence of the right of way, which could only be diverted or extinguished by legal order.

The existence of the right of way may not however prove an insuperable problem in that sections 257 and 258 of the Town and Country Planning Act 1990 do, I understand, allow for the diversion and extinguishment of any footpath or bridleway - not merely those shown on the Definitive Map. If the exact course of the path is uncertain, it may be possible to make an order covering sufficient width to "catch" the path or alternatively a blanket order might be possible to cover the whole area.

Orders made under the TCPA are of course subject to public consultation and objections might be made to the proposals. I would however advise formally dealing with the right of way in some way; if development were to take place over the line of the path, this would in no way prevent the route being claimed as a right of way at some time in the future.

Yours faithfully

G R KEEPING
Countryside Manager

73-74/93

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street
Boston
Lincolnshire
PE21 8SP

Telephone: 0205 364795
Fax: 0205 310842

JAM/JC/12275

3 March 1993

FOR THE ATTENTION OF MR N MIDLEN

Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

Housing Partnership Initiative
Riverside Development Double Street Spalding

Further to your Mr Midlen's telephone discussion with the writer of yesterdays date, we enclose 4 copies of the revised ground floor plans and elevations, drawing No's 12275.10A and 12A, which incorporate the revision to incorporate a footpath link from Double Street to the Riverside located adjacent number 48 Double Street.

We trust these drawings can be incoporated as an amendment to the original application without delay to the processing of the application.

SOUTH HOLLAND D.C.
PLAN DEPT
04 MAR 1993
REF ..... Ack. KTL

Yours faithfully

J A Merrett RIBA

Encs

cc Mr N Kempster Longhurst Housing
Mrs S Waltham Housing Department South Holland
Mr D Clarke Broadgate Builders

ALSO AT
Skegness
&
Grantham

PARTNERS
G.T. Lee, FRICS, MAPM
R.W. Lowe, RIBA
J.A. Merrett, RIBA

ASSOCIATES
B. G. Hall, AMIAS
C.W. Mager, MBIAT
T.M. Robinson, AMSST
E.R. Sylvester, MBIAT
C.L. Silvester, MSST

ESTABLISHED
1900

Director of Recreational Services
Lincolnshire County Council
Council Offices
Newlands
Lincoln

Mr N R Midlen

NRM/LAB
H16/0073/93

18 February 1993

Dear Sir

Rights of Way, Double Street Area, Spalding.

I am trying to establish what is the situation with regard to possible right of way across an area of land formally owned by this Council, and currently the subject of a housing partnership fund bid by this authority together with Longhurst Housing Association. This bid involves the development of this land, together with conversion of existing properties. The site was formerly occupied by a row of properties which were, from my researches, demolished in 1974, or thereabouts. At the north end of this row, abutting some existing dwellings, the old ordnance sheets show that there was an alleyway running through from Double Street to the river bank tow path. There are a number of similar pedestrian alleyways remaining in Double Street, which have clearly been in existence for very many years if not centuries. None of these alleyways even those leading to pedestrian footbridges are shown on the definitive map as being public rights of way nor, in fact is the river tow path. However, since, as I have said, they had been in existence for many decades, they must have had an unobstructed right of access over 20 years which, as I understand it is the criteria for determining a right of way.

The situation is, of course, slightly more complicated with regard to the particular alleyway that I am interested in, since it has now disappeared and being replaced by grass. Presumably, however, this does not itself mean that any right of way has been stopped up, and I have found that at sometime the Council has in fact constructed a footway in tarmac from

RECEIVED 16 MAR 1993

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

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

FROM: Director of Administration TO: Director of Planning and Building Control Services

REF: REA/LST/PL.156 YOUR REF: NRM/LAB/H16/0073/93

Date: 9th March, 1993

SUBJECT: RIGHT OF WAY OVER AMENITY LAND, DOUBLE STREET, SPALDING

Referring to your memorandum dated 18th February 1993 I have now perused my files and the legal documentation relating to the sale of the grassed area to Broadgate Builders from which it would appear that the passageway which used to run between the properties 48 and 49 Double Street, Spalding was a private right of way. I have been able to ascertain from the contract for sale of the land, that the site of the property which was formerly 49 Double Street, which was the most northerly of the former properties on the site, was sold together with a right of way over the passage and it would not have been necessary to grant such a right of way in any legal documentation if the passage was a public right of way.

With regard to the tarmac footpath this was provided at the initiative of Peter Moore, the then Parks Superintendent, who provided it on that line as a more convenient location than walking alongside the wall of No 48 Double Street. This path has not, however, been in existence for a sufficient period of time for a public right of way to be claimed over that route.

I hope the above information is of assistance to you.

Director of Administration

THE RELIGIOUS SOCIETY OF FRIENDS

LINCOLNSHIRE MONTHLY MEETING

OBJECTION

Your ref:

BYARDS LEAP COTTAGE
BYARDS LEAP,
CRANWELL,
SLEAFORD, LINCS.
NG34 8EY

The Director of Planning 7>74
South Holland District Council
Priory Road,
Spalding
PE11 2XP

13-3-1993

SI 15/3

Dear Sir

Proposed Development at site of 49-53 Double Street, Spalding.

I write on behalf of Lincolnshire Monthly Meeting to register an objection to the above proposal. The proposal is felt to be unacceptable both as regards loss of visual amenity and because it would result in over development of the site.

The Council is therefore urged

OBJECT

46 Double Street
Spalding
Lincs
PE11 2AB

Director of Planning & Building
Control Services
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

16th March 1993

Application No: H16/0073/93

Dear Sir

I have inspected the amended plans for this development and object most strongly to the width proposed for the right of way from Double Street to the riverside. As I have previously pointed out to your officer, there is a public right of way adjacent to 48 Double Street, which was some 6 feet or more wide and that right of way has served as a back entrance to 46, 47 and 48 Double Street since the properties were built. This right of way obviously led to the old tow path. Under the right of way runs the main sewer, which takes the sewage from 46, 47 and 48 Double Street. I believe it also took it from the Almshouses at 49 Double Street. However, I cannot be positive on that point. It is, therefore, imperative that this right of way is restored to its original width.

Yours faithfully

Kenneth L Barker

Mr K L Barker,
46 Double Street,
Spalding,
Lincs.

Mr N Midlen

NRM/JJ H16/0073/93
H16/0074/93

17 Mar 1993

Dear Sir,

CONVERSION OF LONGS WAREHOUSE INTO FLATS, DOUBLE STREET, SPALDING.

I thank you for your letters in response to the applications currently being considered next to your properties in Double Street. These will be reported to the Planning Committee.

I must thank you for pointing out the issue of the ownership certificates. The applicants have been advised that these have not been completed properly, and revised certificates are being supplied.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street
Boston
Lincolnshire
PE21 8SP

Telephone: 0205 364795
Fax: 0205 310842

OFFICES
Skegness
&
Grantham

PARTNERS
G.T. Lee, FRICS, MAPM
R.W. Lowe, RIBA
J.A. Merrett, RIBA

ASSOCIATES
B. G. Hall, AMIAS
C.W. Mager, MBIAT
T.M. Robinson, AMSST
E.R. Sylvester, MBIAT
C.L. Silvester, MSST

ESTABLISHED
1900

JAM/DAL/TAE/12275

17 March 1993

FOR THE ATTENTION OF MRS MAXWELL

Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

Housing Partnership Initiative for Riverside Development
Double Street Spalding (Planning Application Ref H16/0073/93
Listed Building Application Ref H16/0074/93)

Further to your telephone conversation with ourselves of todays date, we enclose the requisite Certificate B to accompany both of the applications as referenced above, as requested.

We trust this is satisfactory.

Yours faithfully

J A Merrett RIBA

Enc

Rang 18/3 Cert not correct
One to be forwarded

DATE ON FILE ..... Ord .....
SIGNATURE .....

M E M O R A N D U M

TO : Director of Planning & Building Control Services

FROM : Principal Building Control Officer

REF : BS/PBCO/CPC

DATE : 18th March, 1993

SUBJECT : **HOUSING PARTNERSHIP INITIATIVE**
LONGHURST HOUSING ASSOCIATION/S.H.D.C./
BROADGATE BUILDERS
PLANNING APPLICATION 073/93

Nigel Midlen has raised a number of queries with me in respect of the above project.

One that I see particular difficulties with is the raising of chimneys on existing properties. For example there are cottages owned by Mr. K. Barker in the very midst of this project, equally No. 48 is an identical situation although in this case the property is owned by the Council.

Section 73 of the Building Act 1984 deals with the raising of chimneys. The reason for this provision is to ensure that the heating system functions properly.

Paragraph 1 (a) states "where a person erects or raises a building (in this section referred to as 'the taller building') to a greater height than an adjoining building, and,

(b) any chimneys or flues of an adjoining building are in a party wall between the two building or are six feet or less from the nearest part of the taller buildings, the local authority may by notice -

i) require that person, within such time as may be specified in the notice, to build up those chimneys and flues, if it is reasonably practicable so to do, so that their top will be of the same height as the top of the chimneys of the taller building or the top of the taller building, whichever is the higher, and

ii) require the owner or occupier of the adjoining building to allow the first-mentioned person to enter on that building and carry out such work as may be necessary to comply with the notice served on him,

contd/.....

except that, if the said owner or occupier, within fourteen days from the date of service of the nctice on him, serves on the first-mentioned person and on the local authority a notice (in this section referred to as a "counter-notice") that he elects to carry out the work himself, the owner occupier shall comply with the notice served under paragraph (i) above instead of the first-mentioned person and may recover the expenses reasonably incurred in so doing from that person.

There is a right of appeal to a Magistrates Court for both parties referred to in (i) and (ii) above.

Should this go to Magistrates Court, as I anticipate it will, one of the tests is "is it reasonably practicable so to do". This obviously depends on the design and the need to produce solutions beforehand.

As an Authority we also have a responsibility to safeguard adjoining premises under the provisions of Building Regulation A1 (1) (b). With this in mind we need to tread a careful path between the developer and the owner of adjacent property.

A detailed telephone discussion took place between myself and John Merrick of Meldrum Lee and Gillatt this afternoon on this matter. His attention was also drawn to the need to fully investigate the ground condition and to also enquire from Anglian Water Services about a sewer that supposedly runs through the site.

B. Stuckey.....

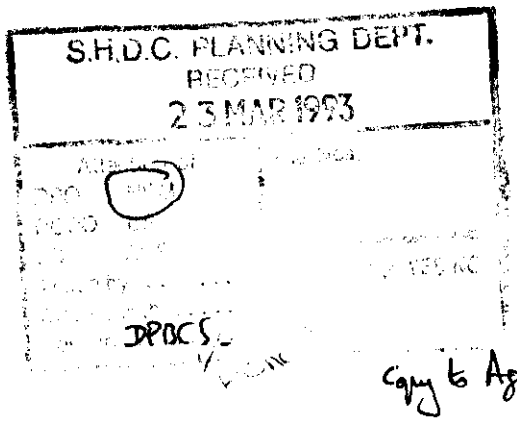
B. STUCKEY
Principal Building Control Officer

Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557992



Our ref Mr D J Hellier
SH 930015
GAM

Your ref H16/0073/93

19 March 1993

Mr Smith
Director of Planning
South Holland District Council
Priory Road
Spalding
Lincolnshire

Dear Mr Smith

CONVERSION OF WAREHOUSE INTO 16 FLATS AND ERECTION OF 14 FLATS, DOUBLE STREET, SPALDING

Further to my letter of 2 March I would advise that a public sewer crosses the site approximately 1 metre south of the four dwellings known as 45-48 Double Street. This sewer serves the above numbered dwellings and discharges into the trunk sewer in Double Street, consequently the developers should be advised of the presence of this sewer and the requirements to site any building 3 metres from the said sewer.

Yours sincerely

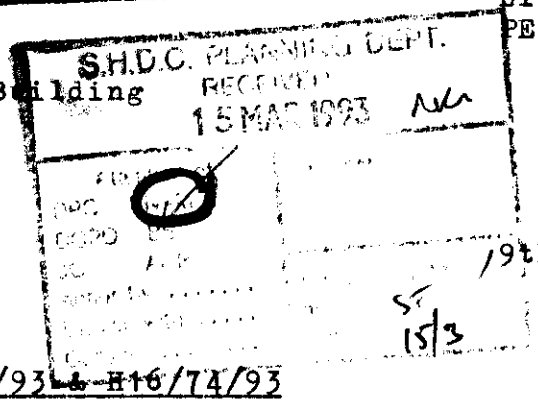
P. Outram

Les Outram
Principal Engineer
Development Services

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

OBJECTION

46 Double Street
Spalding
Lincs
PE11 2AB



Director of Planning & Building
Control Services
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

19th March 1993

Application Nos: H16/73/93 & H16/74/93

Dear Sir

I wish to object to the proposed development of Long's Warehouse into 16 flats, the erection of 14 new self-contained flats and the conversion of 45 and 48 Double Street into flats.

My first observation is the erection of flats on the grassed area of land in Double Street. This proposed development does not resemble the previous street scene there and the height of the proposed development is overpowering with regard to the small cottage at 54 Double Street. There is also a public Right of Way adjacent to 48 Double Street, which was 7 feet wide and under which runs the main sewer. The Right of Way was moved to its present position when the area was landscaped.

Can I draw your attention to the fact that the old almshouses and the small cottages on this site were demolished as part of the beautification of the riverside and the area is used quite extensively during the summer period by people having picnic lunches etc.

The plans show an extended chimney on number 54 Double Street. This is a listed building and there has been no consultation with the owner over this proposed extension of the chimney. The proposed new buildings will reduce the light into the kitchen and dining room of 54 Double Street and therefore is detrimental to the tenant occupying that property. It will also create a wind tunnel because of the height of Long's Warehouse and this proposed development on the amenity site. I therefore wish to object in the strongest possible terms to this development.

Taking into consideration the aesthetic view from High Street across the river to Double Street, one has the pleasant view of the Quaker Meeting House, burial ground and yew trees. Looking from Double Street to High Street the public have the pleasant view of Cley Hall and ~~The Limes~~ Yarn House and did have the pleasure of the small trees planted on the riverside in High Street. As a resident of Double Street for the last 66 years, I would therefore most strongly oppose the development on this site.

With regard to the development of Long's Warehouse into 16 flats, I have no objection in principle. What is the worrying point is where do people park their cars? At present one finds it difficult to park a car in Double Street and on many occasions the residents from the Quayside Development, which the Council and Broadgate Builders undertook as a joint venture, find they have nowhere to park near their properties and park on this stretch of road from Long's Warehouse to Westlode Street corner. I therefore find it difficult to see where 30 or more further

cars from the proposed developments could be parked in Double Street.

Referring to the conversion of 45 and 48 Double Street into flats - the same is applicable to parking for these flats as for Long's Warehouse and, as the owner of 46 and 47 Double Street I would raise objections to these being turned into flats as the plans show two-storey extensions at the rear of 45 and 48 Double Street. They will overshadow the single storey accommodation at numbers 46 and 47. The access door at ground level to number 48 and the first floor flat is off the existing passage, whereas it could have been sited at the rear as is 45 Double Street. The first floor walls between the existing bedrooms to 46 and 47 Double Street and the proposed lounges to the first floor flats to 45 and 48 are only 4½" brickwork. Sound transmission would be a major problem. There is also the question of additional usage of the shared passageways and the cleaning of these which needs to be considered.

May I point out that the Right of Way you propose to build over is the Right of Way providing access to the rears of 45, 46, 47 and 48 Double Street. No objection was made when the tarmac path was reinstated on the grass area, as this still left the way open to the rear of these properties.

In my discussions with one of your senior officers, he could not advise me who was the owner of the sites. My architect and I noted that the ownership certificates which accompany the application have not been completed in full as required under the present planning laws and it is therefore my submission that the application is invalid.

Yours faithfully

Kenneth L Barker

P.S. Perhaps I should emphasize I am not against the refurbishing of 45 and 48 Double Street, but I am opposed to the conversion of these to flats.

To: DPABCS

Department of the Environment
East Midlands Regional Office
Cranbrook House Cranbrook Street
Nottingham NG1 1EY

Telex 377681 Switchboard 0602 350602
Direct line 0602 352
GTN 6202

From the Regional Controller (Housing)

S.H.D.C. PLANNING DEPT.
RECEIVED
30 MAR 1993
ACTION
FILE NOS.
Active file 30/3
ACKNOWLEDGE YES/NO

Copy to DHABS DOF DPBCS please. JS

Mr Simpkins
Chief Executive
South Holland District Council
Council Offices
Town Hall
Church Gate
Spalding
Lincs PE11 1RB

25 March 1993

Dear Sir

HOUSING PARTNERSHIP FUND 1993/94

1. In response to my letter of 16 November 1992, your authority sought additional resources under the local authority Housing Partnership Fund for 1993/94, a component of the Department's Capital Partnership programme.

2. After giving careful consideration to the information which your authority has supplied, Ministers have now reached a decision on which schemes should attract support under this programme. Over 430 bids were received, seeking resources to a value of approximately £142 million.

3. I am pleased to tell you that it is the Department's intention to issue a Supplementary Credit Approval (SCA) to your authority for expenditure defrayed in 1993/94 on the scheme below, up to the amount indicated:

> Housing Partnership funding of £609,485 towards total expenditure of £1,088,772 to provide 20 reburbishment and 14 new units at the Riverside, Double Street, Spalding.

4. I shall be writing again shortly to provide you with further information on the detailed arrangements for the operation of the Fund. In the meantime, I should be grateful for your confirmation by Friday 16 April that you intend to proceed with this scheme and that the expenditure to be covered by the SCA is not likely to be different from the sum shown below. In general, the Department will seek to agree with you any changes to your programme. This is because SCAs will only be issued in relation to actual expenditure on each scheme. Underspends could therefore lead to wasted resources. Overspends, on the other hand, may not be able to be accommodated by the provision of additional resources. In exceptional cases, where the Department reaches a view, contrary to that of the authority, that progress on a scheme is such that an underspend is likely, it may decide to reallocate resources accordingly, after consulting the authority on this course of action.

Please respond to the thinking with DHABS

100% RECYCLED PAPER

Broadgate Builders,
Broadgate House,
Weston Hills,
Spalding.
Lincs.

Mr N Midlen

NRM/JJ H16/0073/93

25 Mar 1994

Dear Sir,

H16/0073/93 CONVERSION OF NO 45 AND 48 TO 4 FLATS, LONGS WAREHOUSE INTO 16 FLATS AND ERECTION OF 14 NEW SELF CONTAINED FLATS 45 AND 48 AND LONGS WAREHOUSE AND VACANT PLOT DOUBLE STREET, SPALDING.

With reference to the above, it has been brought to my attention from my Building Control Section that development has commenced.

I am writing therefore to remind you of the outstanding condition on the planning permission issued on 17th May 1993.

"Before any construction of new walls, sample panels shall be constructed on site, and the brick and mortar type and brick bond to be used shall be agreed by the Local Planning Authority.

Reason: To ensure a satisfactory development in the important position in the Conservation Area, and adjoining Statutory Listed Buildings."

Yours faithfully

N Midlen
Principal Planning Officer (DC)

cc Meldrum Lee & Gilliatt

Copy

From T Hall file 20/3/93

THIS AGREEMENT made the Eighteenth day of January 1989 BETWEEN SOUTH HOLLAND DISTRICT COUNCIL whose principal office is at Priory Road Spalding in Lincolnshire (hereinafter called "the Council") of the one part and BROADGATE BUILDERS (SPALDING) LIMITED whose Registered Office is at Broadgate House Broadgate Weston Hills in Lincolnshire (hereinafter called "the Company") of the other part WITNESSETH as follows :-

1.(a) THE Council are the owners of the properties specified in the First Schedule hereto ("the Council's properties") and the Company are the owners of the properties specified in the Second Schedule hereto ("the Company's properties")

(b) THIS Agreement is conditional upon the Company obtaining Planning Permission Building Regulation Consent and Consent of the Welland and Deepings Internal Drainage Board and/or Anglian Water (where appropriate) (hereinafter called "the Consents") for the work (as hereinafter defined) prior to the commencement of the scheme and the Company shall use its best endeavours to obtain the Consents within six months from the date hereof or such extended period as the parties hereto may agree (such agreement on the part of the Council not to be unreasonably withheld)

2. FOR the purpose of enhancing the properties in its ownership the Council have agreed to carry out a scheme (hereinafter called "the scheme") jointly with the Company whereby the Company will undertake building and refurbishment and other works (hereinafter called "the works") to the Council's properties and the Company's properties subject as hereinafter provided the programme for the works is specified in the Third Schedule hereto and the Building Schedule and Time Scale is specified in the Fourth Schedule hereto

RIDER

Provided always that if this Agreement does not become unconditional or the Company does not exercise the option conferred by Special Condition 4 of the Contract relating to this property attached hereto on or before 19th January 1989 the sale price shall be its open market vacant possession value at the date on which Outline Planning Permission is granted such open market value to be as agreed between the parties hereto or in default of agreement by the District Valuer on behalf of the Council and a Valuer to be appointed by the Company or their Umpire whom they shall appoint before commencing their valuation

3. THE Council hereby agree (i) to lease (in accordance with the draft annexed hereto) to the Company the Butchery premises in Double Street Spalding aforesaid (being item No. 1 in the First Schedule hereto) from the date hereof at a rental of £3,650 per annum until the said work on the said Butchery premises commences the legal costs of the Council being paid by the Company and (ii) to sell the said Butchery premises to the Company in accordance with the Contract annexed hereto

4. THE Council hereby further agrees to sell to the Company the site of the former properties 49/53 (inclusive) Double Street Spalding aforesaid (being items 4 5 and 6 in the First Schedule hereto) for £ 60,000 in accordance with the Contract annexed hereto Take in Rider

5. IT is hereby mutually agreed between the Council and the Company that so far as the works to the Council's properties are concerned such works shall be as generally described in the Third Schedule hereto and comply with any reasonable directions which the Council or its Consultant Architect may deem appropriate and any requirements of the Planning Permissions and statutory approvals relevant thereto which shall be the obligation of the Company to obtain PROVIDED ALWAYS that the Company may apply to the Council for consent to amendments to the Third Schedule hereto and the Council shall not unreasonably withhold such consent

6. ON completion of the works to the Council's properties Nod. 45 48 57 and 58 Double Street Spalding aforesaid such properties will be sold on the open market by the Council the marketing to be undertaken by the Company Their current values are agreed at £34,600 £32,800 and as at 24th August 1988 £10,000 and £12,000 respectively On the practical

Company's input, in terms of labour and materials and V.A.T. thereon only, to be ascertained if necessary by inspection of the Company's books by the Council Any resultant surp after payment of all proper Solicitors' and Estate Agents' charges and disbursements shall be divided between the Council and the Company in proportion to their input to ea transaction (which in the case of the Company shall be materials and labour only to be assessed without any profi element and in the case of the Council shall be in the cas of Nos. 45 and 48 Double Street their current values and i the case of Nos. 57 and 58 Double Street their current values updated as aforesaid)

7. THE Company undertakes with the Council that in consideration of the foregoing it will use its best endeavours to complete the works set out in the Third Schedule hereto within the time limits set out in the Buildi Schedule in the Fourth Schedule hereto to the reasonable satisfaction of the Council in respect of which time shall be of the essence of this Agreement

8. THE Council and the Company shall bear in equal shares the Solicitors' and Estate Agents' (if any) charges and disbursements in respect of the preparation and completion of this Agreement and the sale of Nos. 45 48 57 and 58 Double Street Spalding aforesaid and the Council and the Company shall each bear their own Solicitors' and Estate Agents' (if any) charges and disbursements in respect of the sale to the Company of the site of the former properties 49/53 (inclusive) Double Street Spalding aforesaid and the said Butchery premises

9. THIS Agreement shall not merge or be extinguished by the Conveyance by the Council of any of the Council's

properties referred to herein

10. IN the event of any grant being payable by English Heritage or any other body then the Company shall use their best endeavours to obtain payment of such grant which shall be dealt with in the following manner

(1) As to the Council's properties pro rata to input as hereinbefore defined

(2) As to the Company's properties to the Company

In the event of any grant being paid to any party other than that to which by virtue of this clause it should be paid the other party shall forthwith upon receipt pay the relevant sum to that party

11. THE costs of the paviors next the Council's properties (excluding the Butchery premises) shall be deemed an input by the Company

12. ANY dispute or difference between the parties in connection with this Agreement shall be referred by either party hereto to and determined by a single Arbitrator to be appointed by the President for the time being of The Royal Institute of Chartered Surveyors and such Arbitrator's Award shall be final and binding upon the parties hereto

IN WITNESS whereof the Council and the Company have caused their respective Common Seals to be hereunto affixed the day and year first before written

THE FIRST SCHEDULE before referred to

1. A piece of land on the South East side of and having a frontage to Double Street Spalding aforesaid with the buildings thereon or on part thereof formerly used as a slaughterhouse

2. Dwellinghouse yard and premises 57 Double Street Spalding aforesaid

3. Dwellinghouse yard and premises 58 Double Street Spalding aforesaid

4. A piece of land in Double Street Spalding aforesaid containing 208.52 square yards (more or less) formerly the site of 49 Double Street Spalding aforesaid

5. A piece of land in Double Street Spalding aforesaid formerly the site of 50 Double Street Spalding aforesaid

6. A piece of land in Double Street Spalding aforesaid formerly the site of 51 52 and 53 Double Street Spalding aforesaid

7. A piece of land with the dwellinghouse erected on part thereof known as 45 Double Street Spalding aforesaid

8. Dwellinghouse yard outbuildings and premises 48 Double Street Spalding aforesaid

THE SECOND SCHEDULE before referred to

1. The warehouse or granary counting house and covered in yard situate in Double Street Spalding aforesaid formerly belonging to Longs (Furnishers) Limited

2. A piece of land in Double Street Spalding aforesaid with premises erected thereon all which property comprises the site of the former public house known as "The Angel Inn"

Programme for the Proposed Improvements to Double Street and the River Welland

~~Spalding Builders present for your consideration copies of sketch layouts and elevations of an outline programme for the improvement of Double Street and the continuation northwards of the riverside enhancement already achieved by the Local Authority.~~

~~We anticipate such a programme of renovation would take two years, subject to the granting of planning permissions and the availability of materials. The building schedule we propose would be as follows.~~

Project 1. Former Butchery Premises and Cottages Nos 57 & 58.

Estimated length of works being 35 weeks to be carried out from week 1 to week 35.

This renovation work would provide 6 workshop units with 4 residential units at first floor level. These being set around an internal paved courtyard with off street parking for four cars. We would envisage the workshops to be used for a variety of purposes. Whilst they would certainly be suitable for craft studios with a retail capability, they could also accommodate Hairdressing, Chiropody, Osteopathy, Opticians, Accountancy, Book Keeping, Dress Making, Curtain Making, a Book Shop or a Chandlery. We hope to see this completed conversion encouraging activity and movement of people to the riverside. Pedestrian access to the river is provided through this courtyard which will be paved with brick paviors in similar style to the riverside path and covered by a barrel vaulted glazed canopy. Walls to be of reclaimed brick or hand made red brick. Roofing to be Slate/Pantile.

Cottages Nos. 57 and 58 to be renovated and restored. Another pedestrian link to the courtyard behind will be opened at this point and paved to match the courtyard.

~~Project 2. Art Studio~~

~~Estimated length of works being 28 weeks. To begin week 35 and be completed week 62.~~

~~During the improvements to the art studio it would be possible to temporarily relocate the artist in one of the workshop units completed in Project 1.~~

~~The sketch plan for this building shows two units linked by an internal passage that joins the courtyard access of Project 1 to Double Street. Fronting to Double Street are 4 residential apartments with a pedestrian link to the internal passage. The riverside unit would comprise of an art gallery on the first floor with a dance studio below. The brickwork would be retained as existing and the frontage would be rendered to the first floor.~~

Project 3. Vacant Plot

Estimated length of works being 43 weeks. To begin week 38 and be completed week 81.

The site is suitable for the parking of 17 cars. This garaging capability would provide off street parking for the flats at Long's Warehouse. Every effort would be made to conceal the garaging by making it an integral part of the design of a 9 apartment building erected on piles over the parking area, with raised first floor patio gardens overlooking the river. Ground floor elevation to the river to be detailed in similar style to the warehouse adjoining the Riverside Studio. Bricks to match red brickwork in street with Slate/Pantile roof.

Project 4. Terraced Cottages Nos. 45 & 48

Estimated length of works being 20 weeks. To begin week 52 and be completed week 72.

Renovation and repair of cottages. Elevations to be returned to original by repairing roof, restoring brickwork and retaining detailing of boundary walls and gates. Retain and convert outbuildings and incorporate them into the ground floor of the cottages. Paved courtyards to be formed in existing yards.

Project 5. Long's Warehouse

Estimated length of works being 36 weeks. To begin week 60 and be completed week 96.

The Warehouse to be repaired and converted into 8 apartments. Corregated iron roofing towards riverside to be removed and existing stone wall to be detailed as on sketch.

Project 6. Landscaping of Riverside

This to be done in two stages each lasting five weeks.

Stage 1 from week 59 to week 64

Stage 2 from week 95 to week 100

Continue footpath of brick paviors from footbridge to end of cottage No. 48. All standing areas to be of similar materials. Jetty to be built by workshops and a landing with steps to the river by the Warehouse. Seating and raised planters to be provided as appropriate and suitable lighting, perhaps of globe style, to be introduced along riverside footpath.

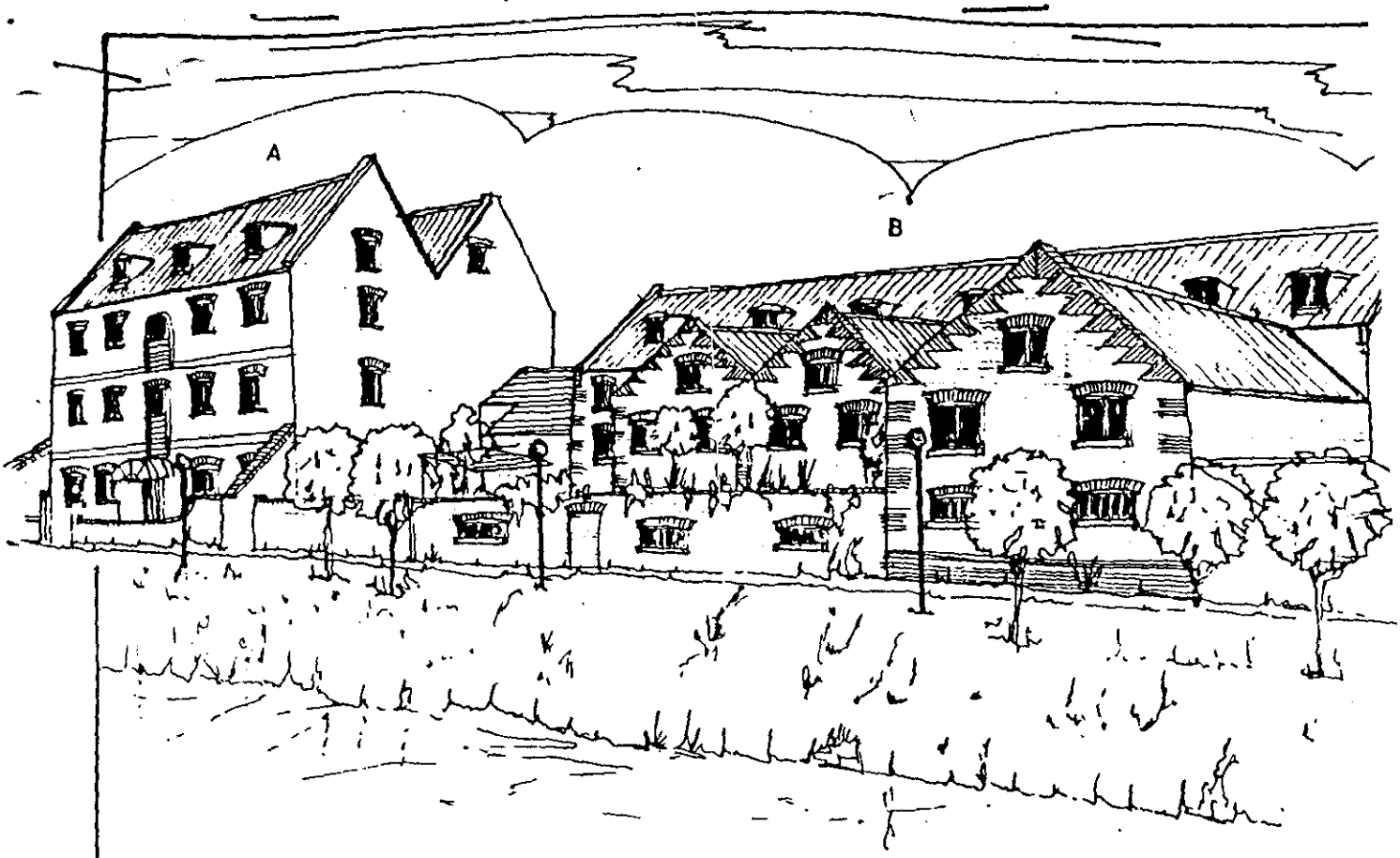
Project 7. The Angel Inn Site

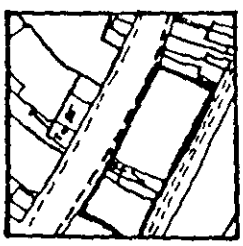
Estimated length of works being 30 weeks. To begin week 74 and be completed week 104.

Renovate existing elevations and restore as a terrace of three cottages.

These proposals provide 32 residential units, 6 workshop units and off street parking for a minimum of 21 cars. It continues and completes the hard landscaping of the Riverside Enhancement scheme and restores Double Street as an attractive historic part of Spalding's urban landscape.


A
B

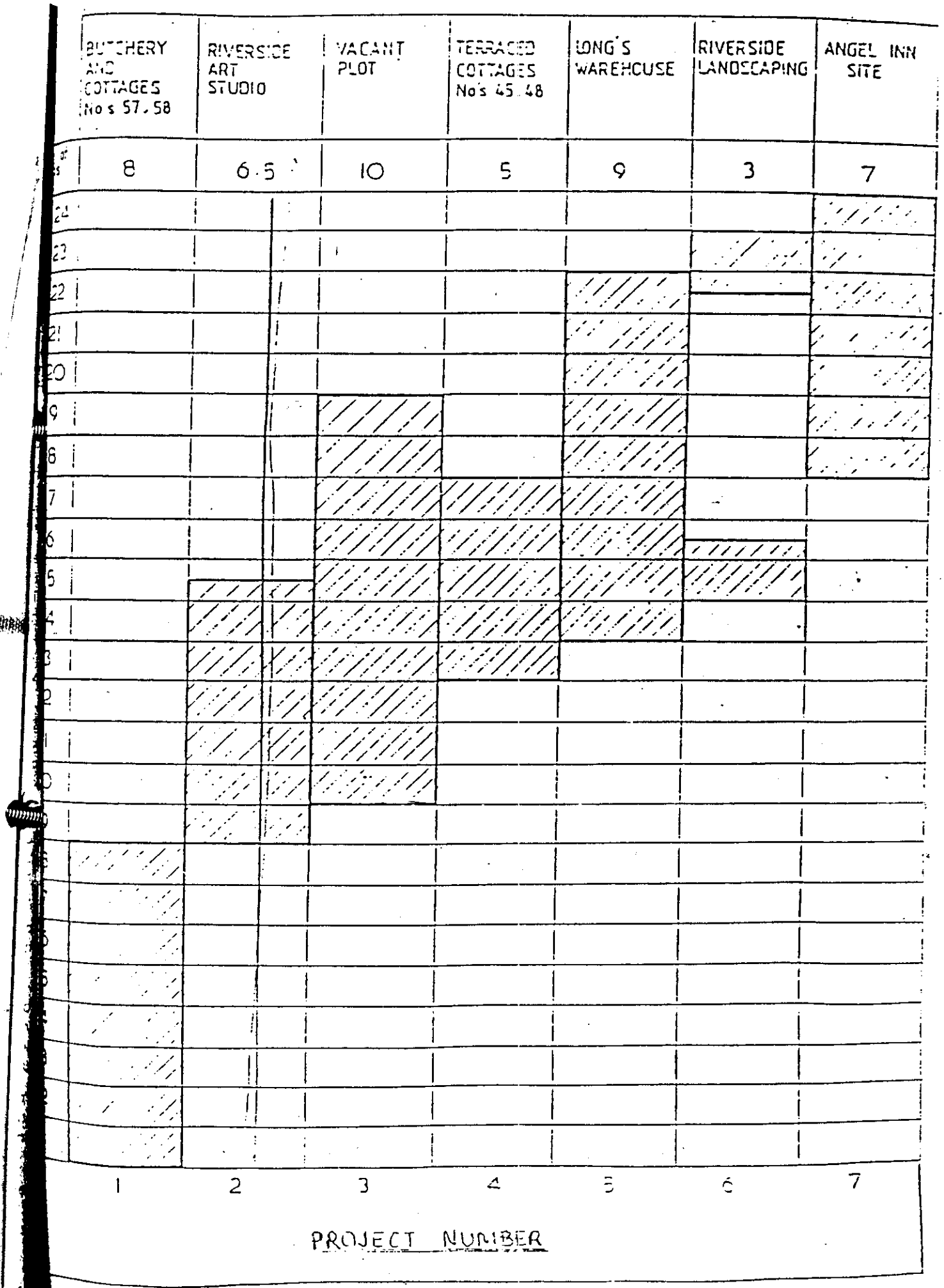




A. Warehouse converted to 8 flats.

B. Garaging for 17 cars with first floor patio gardens and flats over.

PROPOSED BUILDING SCHEDULE



HE COMMON SEAL of South Holland
istrict Council was hereunto
ffixed in the presence of

A MEMBER OF THE COUNCIL
~~Chairman~~

Secretary

4296

THE COMMON SEAL of Broadgate
Builders (Spalding) Limited was
hereunto affixed in the presence
of

Director

Secretary W. A Rayns

Mr D J Hellier
SH 030815
GAM
H16/0073/93

19 March 1993

Mr Smith
Director of Planning
South Holland District Council
Priory Road
Spalding
Lincolnshire

Dear Mr Smith

CONVERSION OF WAREHOUSE INTO 16 FLATS AND ERECTION OF 14 FLATS, DOUBLE STREET, SPALDING

Further to my letter of 2 March I would advise that a public sewer crosses the site approximately 1 metre south of the four dwellings known as 45-48 Double Street. This sewer serves the above numbered dwellings and discharges into the trunk sewer in Double Street, consequently the developers should be advised of the presence of this sewer and the requirements to site any building 3 metres from the said sewer.

Yours sincerely

Les Cutram
Principal Engineer
Development Services

SPALDING & DISTRICT CIVIC SOCIETY

Please reply:
c/o Elsoms Seeds Ltd, Pinchbeck Road, Spalding, Lincs, PE11 1QG

The Director of Planning,
South Holland District Council,
Priory Road,
Spalding, Lincs.

30 March 1993

AGK/JWG

Dear Sir,

Planning Applications H16/073 and 074/93 Welland Riverside Development

I write to underline and add to the concern of our (just retired) Planning Officer Mr. D. Archer. Our information is that there was previously a public right of way of six feet width through from Double Street to the river bank, whereas the newly proposed foot path appears to be no more than three feet wide.

It seems to us that 1) the public foot path should be at least the six feet width which the original would seem to have been and 2) perhaps the opening should be far wider (maybe the width required by the Anglian Water Authority for their water pipe) in order to give at least a smaller version of the view through to the river and other side which Mr. Freakley recommended in his report in 1982.

Yours faithfully,

Anthony G. Keeling.
Chairman

S.H.D.C. PLANNING DEPT.
RECEIVED
31 MAR 1993
Action by
DPO
DCPO ES
JC ACP
Noted by .....
Circulate with .....
Circulate .....
File Nos.
31/3
Acknowledge YES/NO
By
Date

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: PHC/vdbc

Your Ref: NRM/JJ H16/0073/93

South Holland District Council
Planning & Building Control
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

30th March 1994

Dear Sir,

14 NEW SELF CONTAINED FLATS, VACANT PLOT, DOUBLE STREET, SPALDING

We thank you for your letter dated 25th March 1994 the contents of which are noted.

May we respectfully draw to your attention our letter dated 19th January 1994, together with Messrs Meldrum Lee & Gillatt's letters dated 20th January 1994 and 9th March 1994.

You will note that in our letter we confirmed that samples of the bricks had been delivered to your offices and that (Item B) the joints and bonds were to be as "Quay 56" the adjacent building.

We also requested in our letter that should the brickwork not be acceptable that our Contracts Manager be informed before 11th February 1994.

We feel therefore that other than the sample panel not being constructed actually on site, we have submitted all the information required.

Accordingly we only await your written acceptance of the outstanding condition.

Yours faithfully

PETER H CLIFF
DESIGN AND BUILD MANAGER

c.c. Meldrum Lee & Gillatt

S.H.D.C. PLANNING DEPT.
RECEIVED
31 MAR 1994 NM
Attention of
DPO NRM
DOPO BG
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

Spalding 2638

"Chalfonts"
Double Street,
Spalding,
Lincs.
PE11 2AB

Mr C Simpkins
South Holland District
Council Offices
Priory Road
Spalding

April 1993

Dear Mr Simpkins

PLANNING APPLICATIONS

I am very sorry you have [illegible] to discuss with me several important [illegible] the Planning Officer has not included [illegible] of the above planning applications.

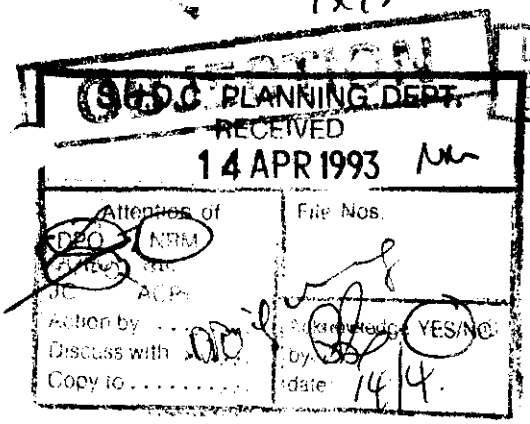
I appreciate you are [illegible] to think we could have discussed some of [illegible] on the telephone.

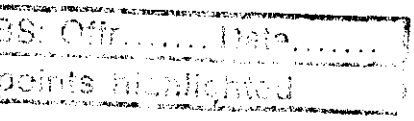
Yours sincerely

Kenneth L Barker

SOUTH HOLLAND DISTRICT COUNCIL
APR 1993
CHIEF EXECUTIVE'S DEPT.

7/4/93





Miss S Pike & Mr A Wallis,
18 Double Street,
Spalding,
Lincs.

2nd April 1993

South Holland District Council,
Priory Road,
Spalding,
Lincs.

Dear Sirs,

I am writing to you in regard to the proposed development in Double Street, Spalding, Lincs.

I not wishing to dampen your open enthusiasm or pleasure at receiving a deserved grant for this project, I do, I am hoping will not cloud your judgement on the problem of parking along this road.

As you know most houses here only, on street parking, as being one, apart from a few gesture flat Draft/Let's new development. I wish to express my concern to know as will be able to park when this new development goes ahead, as already it is very difficult if not with to keep to the parking restrictions and people not wishing to pay for car parking in the town.

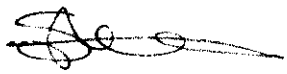
We do at present park near our homes, but I myself work shifts at times, starting at 6a.m. and other work not returning until 10p.m. and my partner works for a carpet company in the town and carries a large quantity of stock and tools. I am deeply concerned if we have to park our vehicles some distance from our house taking into account the increase crime of theft and assault even in Spalding these are on the increase.

May I suggest that a scheme being mentioned for Spring Street/Gardens be looked into for Double Street, but I am afraid this may not even alleviate the parking problems as the proposed project seems to be very intense for this area. I hope this matter will be thought out and considered seriously and preferably before planning consent, and a scheme put into operation before building work commences as I can foresee great inconvenience also caused by construction traffic & this already very busy road.

I hope that you have these practicals in mind and will use, those of the Civic Society in your sight visit.

I would appreciate acknowledgement of this letter.

Yours sincerely,



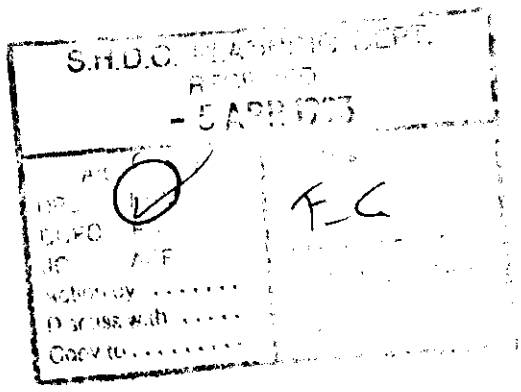
C.PITT (MISS)

Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557992



Mr L Outram
Our ref SH/930015

Your ref H16/0073/93

2 April 1993

Longhurst Housing Association Limited
Friars House
Shodfriars Office Centre
Quaker Lane
Boston

Dear Sirs

Conversion of warehouse into 16 flats and erection of 14 flats
Double Street, Spalding

I refer to the above mentioned application and feel that I should advise you of information transmitted to the Planning Department of South Holland District Council (copy of letter dated 19 March 1993 attached).

There is a need to secure access for maintenance and repair of the public sewer referred to in that letter.

Alternatively the sewer may be diverted to better suit the proposed development. We are in discussion with the architects (Meldrium Lee & Gilliat) requesting their detailed proposals. We will obviously work with you in an attempt to accommodate your proposals.

Any access for maintenance and repair of any sewer will obviously have to take account of depth and ground conditions etc.

Yours faithfully

P. Laws

Philip Laws
Customer Services Manager

cc. SHDC - Director of Planning

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

Mr. K. L. Barker,
"Chalfonts",
Double Street,
Spalding,
Lincs.
PE11 2AB.

Chris Simpkins

CJS/PW/PL.1

5th April 1993.

Dear Mr. Barker,

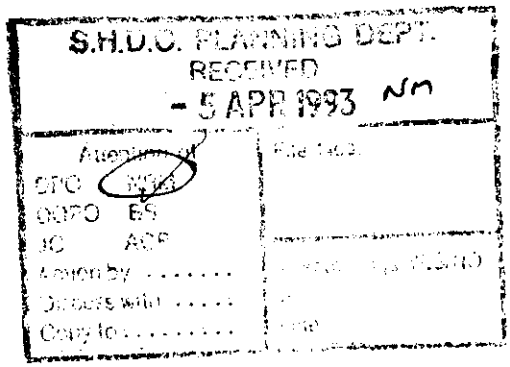
PLANNING APPLICATIONS : H16/0074/93 & H16/0073/93

I thank you for your letter of 1st April 1993 and am sorry that I was unable to see you to discuss concerns which you appear to have regarding the above applications. I know that you will understand that I have particularly heavy commitments at the moment and, whilst I would ordinarily make every effort to see any member of the public, my diary has been extremely full. The Plans Sub-Committee is to visit the site on 13th April 1993 and I would suggest that you either seek to make an appointment with Brian Smith before that date or write to him expressing your concerns.

Yours sincerely,

Chief Executive

[Dictated by the Chief Executive and signed in his absence]



LATE OBS. S.H.D.C. PLANNING DEPT. RECEIVED -7 APR 1993 OBJECTION

46 Double Street
Spalding
Lincs
PE11 2AB

Mr B Smith
Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
PE1 1XE

6th April 1993

Dear Mr Smith

DEVELOPMENT IN CONSERVATION AREA (DOUBLE STREET) application Nº H16/0073/93 H16/0074/93

Following the meeting on 31st March 1993, when the above planning applications were considered and referred to the Plans Sub-Committee for their consideration, I make the following observations and would be grateful if you would communicate these points to the appropriate members of the Council concerned with planning and conservation issues arising from these applications.

Longs Warehouse No objection to the proposal in principle, however, what is the position regarding car parking? As it is understood from the submitted details, no car parking facility whatever has been allocated.

There was no objection to the public right of way (footpath) being moved to its present position as this still gave access to the rear of the properties, numbers 48, 47, 46 and 45 Double Street. The owners were not consulted at this time. Also, the main sewer adjacent to 48 Double Street and under the public right of way was still accessible.

Proposed alteration to chimney of 54 Double Street. This is not in the Council's ownership and there have not been any consultations with the owners in respect of the alteration required and which is shown on the submitted plans.

Site 49 - 53 Double Street. The history of this site is that 49 Double Street was the old Almshouses. They were in good condition but demolished as part of the Riverside Scheme. Numbers 50 - 53 Double Street were small cottages like 54 Double Street. These were acquired by the Council for demolition as part of the Riverside Scheme. They did need some repair when they were acquired, but the Council chose to leave them to deteriorate and be vandalized.

After demolition the site was grassed and maintained as an Amenity Area, which is used extensively during the summer months and with a few more seats the general public would enjoy it even more, as envisaged on the original Riverside Scheme.

For the whole of my life and my father and grandfather's there was a public jetty between 48 & 49 Double Street. There are 4 jetties between the old box-making factory in Albion Street and Herring Lane corner.

Proposed alteration to 45 & 48 Double Street. The proposals on the submitted plans have not been, in my opinion, thought about in respect of the narrow access passages and the layout of the proposed flats. appears that no deep thought has been given to noise and disruption which is sure to eminate from these properties if the proposed plans

are not altered. The two storey extension to the rear of 45 and 48 Double Street can do no other than overlook the rear gardens and single store amenities of 46 and 47 Double Street, consequently, the amount of light that 46 and 47 Double Street have enjoyed for the past 100 years will be considerably restricted.

Car Parking. At the present time it is difficult to park near one's own property at any time during the day. Since the increase in car parking fees, members of the banks and business premises in the town centre park in Double Street on the non-restricted area. In the evening the clientele of the Italian Restaurant park in Double Street and often use the distance from the restaurant to Longs Warehouse. Also, the people using the St John Ambulance Centre and other amenities in that block park in Double Street.

There are no facilities left in Westlode Street as these are taken by people staying at the Queens Hotel and people using the fish shop. Even the garage entrance to the Friends Meeting House is blocked off with parked cars.

The situation between Loughborough Motor Unit and Gowood Motors would be as follows if present proposals proceed, ie a total of 35 living units consisting of houses, flats and cottages would exist with only 6 further car parking spaces provided and a potential of a further 29 or more spaces required with nowhere to go. Furthermore, this does not take into account the requirement of the properties on the opposite side of the road, which is a prohibited parking area, as Double Street is a through road at the present time. Also it is part of the one way system to the town centre.

None of the above takes into account any future development of the Loughborough Motor Unit or Gowood Motors sites. The proposal, in my opinion, is totally inconsistent with the realities of modern living in a small developing market town.

The occupiers of 46, 47 and 54 Double Street are going to be overwhelmed by the scale and size of the proposed development. It would appear that no consideration has been given to the amenities and comforts presently enjoyed by the occupiers of these properties or in the future.

I have passed these documents to my solicitor, who will be making the appropriate representations to you if he feels this is necessary.

Yours sincerely

Kenneth L Barker

Perhaps some points raised are not Planning Points but I feel they relate to the overall development.

Broadgate Builders,
Broadgate House,
Weston Hills,
Spalding,
Lincs.
PE12 6DB.

Mr N Midlen

NRM/JJ H16/0073/93

PHC/vdbc

08 Apr 1994

Dear Sir,

14 NEW SELF CONTAINED FLATS, DOUBLE STREET, SPALDING.

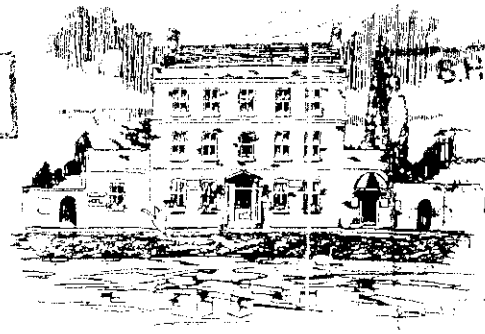
I thank you for your letter of 30th March in response to mine of 25th.

You are correct that examples have been submitted and approved for the building, and I apologise for the mistake made.

I also note that you have stated your intention is to match the bond and joints with "Quay 56" and I am happy in the circumstances, to accept that Quay 56 is the "sample panel" required under the condition. Again my apologises for troubling you.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control



S.H.D.C. PLANNING DEPT.
RECEIVED
15 APR 1993

CLEY HALL HOTEL
& Down Below Restaurant

The Planning Dept.,
Council Offices,
Priory Road,
Spalding.

April 8, 1993

Dear Mr Smith,

With reference to the proposed redevelopment scheme for the riverside in Double Street.

The overall scheme has its merits particularly the renovation of the old buildings, especially as the new by - pass will hopefully eliminate some of the rumbling ,heavy lorries.

I am concerned that as the riverside is in a conservation area a valuable open space will be built upon and therefore obscuring river views and enclosing the narrow road and possibly adding to car parking problems.

Daily I see the small open space used, by schoolchildren for sketching, history lessons, dog owners, walkers resting, picnickers, children ,etc. It would make the ideal spot for some picnic tables.

A more sympathetic open space to build on, still by the river is the old cinema site.

Please consider the above points of view at any planning session.

Yours sincerely,

Joan Mowat

Joan Mowat,
Managing Partner

RAC ★★

English Tourist Board COMMENDED

22 High Street, Spalding, Lincs PE11 1TX Telephone:0775 725157 Fax:0775 710785

26. PLANNING APPLICATIONS (Continued)

Plan No. & Applicant	Proposal
H16/1221/92 B. Killigrew	Reserved matters relating to dwelling house and double garage at St. Thomas' Road, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development subject to satisfactory negotiations with the governors of the Spalding Grammar School regarding the inclusion of an additional strip of land to the south within the application site to enable the proposed dwelling to be positioned more satisfactorily, the Chairman and Vice-Chairman to be authorised to discuss the matter with the school governors if necessary, and the application to be referred back to the Sub-Committee for further consideration if such negotiations prove unsuccessful.

H16/1303/92 Guttridge Services Ltd.	Change of use of storage warehouse to industrial use at 23 Hawthorn Bank, Spalding.

RESOLVED: Consideration of the application be deferred to enable the Director of Planning and Building Control Services to clarify and discuss with the applicants the various points of concern raised at the meeting, including such matters as the desirability of relocating the activities in the future when circumstances are appropriate; the potential on site to accommodate satisfactorily any future expansion and intensification of the proposed business, having regard to the nature and extent of the larger existing business unit situated as it is within what is primarily a residential area, and the consequent impact in terms of traffic, noise and the deposit of associated debris within the curtilages of adjoining residential properties.

H18/0064/93 J W Trayford	Residential development - 3 detached houses including 3 detached garages at Wharf Street, Sutton Bridge.

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 in view of concern regarding access to the proposed development.

H16/0073/93 Longhurst Housing Association Limited.	Conversion of Nos. 45 and 48 Double Street. Spalding to 4 flats, Longs Warehouse into 16 flats and erection of 14 new self contained flats on vacant plot, Double Street, Spalding.

RESOLVED: That following a full discussion of the issues involved and the objections received, 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 applicants and other owners of land within the vicinity of Double Street/Albion Street and High Street entering into appropriate agreements, where necessary, relating to the provision of associated car parking facilities.

(Councillor J Clark declared an indirect interest in the above application, and left the meeting during consideration thereof. It was also reported that Councillor Clark had declared an indirect interest when the site was inspected, and had remained on the coach during the inspection.)

13th APRIL 1993 PLANNING SUB-COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H13/1177/92 D E Simpson	DMG	Deferred for site visit. Unable to visit site in time.
H16/1093/92 H16/1094/93 Revills Jewellers	NRM	Formal letter to offer assistance of Mrs Kerr and Structural Engineer. Request Applicants look at options and respond in writing. **WAIT FOR MINUTES**
H16/1221/92 Killigrew	PJU	Deferred. Formal letter to Governers (Make clear that letter is to be seen by Governers) giving councils point of view - attach plan showing what might be situation if access required for backland development.
H16/1303/92 Guttridge Services Ltd	PJU	Deferred. Request more informaton on business and why cannot be situated elsewhere. Concern over noise and wind blown straw. Further expansion would possibly necessitate re-siting. **WAIT FOR MINUTES**
H18/0064/93 Trayford	JB	Deferred for Site Visit. Unable to look at site in time.
H16/0073/93 H16/0074/93 Longhurst Housing	NRM	Support proposal. Tie in with comprehensive review of parking. **WAIT FOR MINUTES**
H16/0082/93 Tanglewood Group	PJU	Refused. Scale and mass inappropriate and would have adverse effect on adjoining dwellings due to overlooking. Not withstanding L.C.C. standards, parking would be inadequate to cater for requirements of visitors and employees. Note on notice to say investment encouraged and that one possibility might be to extend existing property. **WAIT FOR MINUTE**
H05/0086/93 Clark & Fines	DMG	Deferred for site visit. Unable to look at site in time.
H08/0097/93 Pike	PJU	Deferred for site visit. Unable to look at site in time.
H20/0127/93 Campling	JB	Deferred for site visit. Unable to look at site in time.

PODDINGTONS

Architectural Design Consultants

COPY

Our ref: TAP/LJA

Your ref:

Date: 23rd April 1993.

Councillor G. J. Hawkins,
13 Beaufort Drive,
Spalding,
Lincs.

OBJECTION

Dear Councillor Hawkins,

I feel that as a business owner in Double Street I must express my concern regarding the unusually high dersity and type of dwellings being considered in regard to the conversion to flats of the old 'Longs' warehouse in this street.

I am sure common sense will prevail if only Councillors will walk down the street and view for themselves the number of cars that are regularly parked on the side of the road during the day and the night.

This fact is also borne out by the scale of unauthorised parking on my own private car parking area.

I can only assume that parking requirements were totally ignored when the recently built flats and shops in this street were approved.

The riverside through Spalding is being vastly improved all the time and it would be a shame if it were to take a step backwards by allowing such a high density development which would also ruin a lovely old building, which would easily convert into a smaller number of pleasant flats. (I do believe that such a scheme was produced several years ago).

Yours faithfully,
Poddingtons,

T. A. PRIDMORE.

73/93

S.H.D.C. PLANNING DEPT.
RECEIVED
26 APR 1993 NRM

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
Date 26/4

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

TO: DIRECTOR OF PLANNING & BUILDING CONTROL SERVICES
FAO Nigel Midlen

DATE: 10.5.93

YOUR REF:

FROM: DIRECTOR OF HOUSING & PROPERTY SERVICES

OUR REF: SAW/CMT

Housing Partnership Fund
Double Street, Spalding

With reference to our recent conversation about an occupancy condition in respect of planning permission, I believe it would be too restrictive and impracticable to have a condition, say, specifying homeless persons. The bid for funding refers to the 'provision of town centre accommodation for young single people and couples' and that the scheme 'will go some way towards meeting this need' in reference to need for housing for homeless people in non-priority need.

In practice the Council will have 100% nomination rights on initial lettings and 75% thereafter through an agreement with Longhurst. If a planning condition is necessary might it not be linked to the fact that planning permission is granted subject to the owner remaining to be a housing association registered with the Housing Corporation. I believe something similar was linked to the planning permission for the hostel at Arthurs Avenue, Holbeach.

Why? See no reason why not

S A Walthew

Director of Housing & Property Services.

09/5/93

S.H.D.C. PLANNING DEPT.
RECEIVED
11 MAY 1993
Attention of
DPO NRM
DOPO BS
JC ACP
Action by ...
Discuss with ...
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer
Development Control

To: Director of Planning and
Building Control Services

Our Ref: NRM/JJ H16/0073/93
H16/0074/93

Your Ref:

Date: 17 May 1993

LONGHURST HOUSING DEVELOPMENT, DOUBLE STREET, SPALDING.

I have drafted out decision notices along the lines we discussed, and which accord with our recommendations to the Planning Committee and Sub-Committee. However, I am concerned that they do conflict with the minute which specifically refers to "the applicants and other owners of land within the vicinity of Double Street/Albion Street and High Street entering into appropriate agreements, where necessary, relating to the provision of associated car parking facilities." Can it be confirmed that it has been agreed that no such agreements are necessary?

N Midlen

N Midlen
Principal Planning Officer
Development Control

18/5

(1) I can confirm that the Council will pursue the issue of car-parking through the current review of parking including a reassessment of the Albion St car park

(2) We should re-address the Broadgate approach on the Angel in the light of Mr Kerr's ... i.e. a demolition the addn & re-erect subsequently? [initials]

BRIAN SMITH Dip TP MRTPI
.tor 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: H16/0073/93

Applicant: Longhurst Housing Assoc. Ltd.
Shodfriars Office Centre,
Boston and Broadgate Builders
(Spalding)Ltd, Broadgate,
Weston Hills, Spalding.

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description: Conversion of No 45 & 48 to 4 flats, Longs Warehouse into 16 flats and erection of 14 new self-contained flats
Location: 45 & 48 and Longs Warehouse and vacant plot
Double Street, Spalding

Type: FULL

24-MAY-93

Dear Sir/Madam,

PLANNING APPLICATION

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

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

Yours faithfully
B SMITH
Director of Planning and Building Control Services

(1)
Cley Hall Hotel
22 High Street
Spalding
Lincs, PE11 1TX
FAO Joan Mowat

(2) Miss Pike & Mr Wooley
58 Double Street
Spalding

(3) Religious Society of Friends
Byards Leap Cottage
Byards Leap.
Crawell, Sleaford

(4) T Pridmore
Paddingtons
43 Double Street
Spalding

(5) Mr K L Barker
46 Double Street
Spalding

H.K. ELLIS, LL.B. (London)
R.C. TONGUE, M.A. (Cantab.)
D.R. PROCTOR
G.M. ORTON
P.J. BREWSTER, M.A. (Cantab.)
G.C.H. SMITH, M.A. LL.B. (Cantab.), Notary Public
G.R. HARROD, M.A. B.Sc. (Econ.)
C.P. BENNETT
A.J. PLUMMER, B.Sc. (Edin.)
L.P. FIDLER LL.B. (London)
D.C. BAMBRIDGE
P.R. OSBORNE, B.A.
JANET M. RATCLIFFE, M.A. (Oxon)
J.E.R. DANKS
M.G. BUTLER, LL.B.
M.W. FIELDING, T.D. B.A.
JEANETTE L. SHARPE, LL.B. (B'ham)
Associates:
D.G. BEST
SUSAN R. PAPWORTH, LL.B.

Your Ref:
Our Ref P/HCS/BAR.80-5
Date 25th May 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
27 MAY 1993
Attention of
DPO
DOPO
File Nos
Acknowledge YES/NO

ROYTHORNE & CO
SOLICITORS

ROYTHORNE & CO
10 PINCHBECK ROAD
SPALDING LINCS
PE11 1PZ
Telephone: 0775 724141
Fax: 0775 725736
DX: 26701 Spalding

Dear Sir

Development at Double Street, Spalding

We act for the Messrs. Barker who are the owners of numbers 46, 47 and 54 Double Street.

Our clients were particularly concerned about the applications for planning permission which, we believe, were dealt with under reference numbers H16/0073/93 and H16/0074/93. We believe that both applications were granted and shall be grateful if you will let us have copies of the planning permission in each case. At the same time, would you please let us have copies of the following:-

(a) All reports to the planning committee.

(b) Inter-office memoranda.

(c) Minutes of the meetings of the planning committee.

(d) Correspondence between the council and any consultees (statutory or otherwise).

Having studied the plans, our clients are concerned that, if the scheme goes ahead, there is likely to be substantial interference with their private property rights. In particular (but not by way of limitation they are concerned about:-

(a) the likely increase in pedestrian traffic along the passage ways between numbers 45 and 46 and between numbers 47 and 48;

(b) the likely effect which the proposed new building will have on the functioning of the chimney at number 54. Other matters apart, we think the height/ proximity of the proposed new building to number 54 will be in breach of current building regulations;

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Deputy Director of Planning and Building Control Services

To: Principal Planning Officer Development Control

Our Ref: RJS/JJ H16/324/93
H16/325/93
H16/0073/93
H16/0074/93

Your Ref:

Date: 26 May 1993

PROPOSED DEVELOPMENTS AT DOUBLE STREET, SPALDING.

The following points arise following a telephone call from Mr K L Barker on Wednesday 26th May 1993.

1. Mr Barker states that he has sent us letters during the past week to which he has received no acknowledgement. Please check whether or not this is the case and action as appropriate.

2. Mr Barker drew attention to Yew trees located within the Quaker burial ground which date from about 1804. He is concerned that we should ensure that any works of demolition or redevelopment on the site of the former Angel should not put the life or safety of these trees at risk.

3. Mr Barker told me that the iron railings along the Double Street frontage of the Quaker meeting house curtilage are set into the gable end of the former Angel. These railings are a feature in and were designed with respect to the Conservation Area and he hopes that we shall ensure that they are not affected by any demolition which may be permitted.

4. In relation to the proposed Longhurst development Mr Barker referred to the right of way which he and Broadgate Builders have been investigating. He believes that the submitted plans do not adequately compensate for the previous right of way. I explained to Mr Barker the extent of our powers of control depending upon whether or not the right of way is also a registered public footpath.

5. Mr Barker then referred to the sewer passing under the site. He understood that AWA have informed us that no development is permitted within a certain distance of the sewer. I advised Mr Barker of the extent of our powers and the on going issue regarding AWA and NRA seeking to use planning powers to achieve matters which are within their jurisdiction. Would you please check that if AWA have sought to use us to safe guard their interests in this case that we have also advised AWA of our response to their correspondence.

6. Mr Barker claimed that the Longhurst development would involve the removal of trees in the Conservation Area. Has this been considered and properly authorised?

R J Smith
Deputy Director of Planning
and Building Control Services

46 Double Street
SPALDING
Lincs
PE11 2AB

Mr Quentin Davies, MP
House of Commons
LONDON
SW1A 0AA

1st June 1993

Dear Quentin

Further to a telephone conversation with your office I enclose various plans for a development in Double Street, Spalding - ref. Planning Application H16/0073/93 & H16/0074/93 See Plan 2 - this development is conversion of Long's Warehouse into flats - no opposition except on parking facilities. Second development is on grassed area - I have strong objections to this, as this was an area covered by cottages which the Council purchased, left them empty to be vandalized and then pulled them down to implement Plan 1 Riverside Scheme.

You will see from the plan that my small cottage will be in a wind tunnel. Also Councillors were told that Broadgate Builders would give the scheme 14 parking places on the site of the old Angel Public House if they could demolish part of the Angel. The Angel Public House is a grade 2 Listed Building. This part of the application has not yet been considered.

The planning permission given on the flat development does not mention car parking (copy enclosed). We were all of the opinion that Double Street was a Trunk Road; however, the Ministry of Transport inform me that the Trunk Road goes through Bridge Street and Hall Place - these are now pedestrianised areas! The County Council has objected, but the South Holland District Council has ignored this advice. Also, you will see they plan to build on a Public Footpath which has been there since the 1800's and has a main sewer under it. It is also the back entrance to numbers 45 - 48 Double Street. (Plan 3)

The Angel Public House has not had any repairs done despite many requests by myself to S.H.D.C. Planning Office over many years that this Listed Building should be repaired by the owners, Broadgate Builders. I do think the Minister should call these plans in.

The proposed plans also affect the adjoining Quaker Meeting House. Item 4.

I hope we can meet to discuss this absurd development and that action can be taken before it is too late. I am quite prepared to meet you anywhere - London, Bourne, Boston etc.

I am at a Committee Meeting in London on Saturday 5th June and in Lincoln on Saturday 12th June.

Kind regards.

Yours sincerely

Kenneth L Barker

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

RMGC0411

Mr B. Smith
Planning & Building Control
South Holland District Council
Priory Road
Spalding
Lincs

8th June 1993

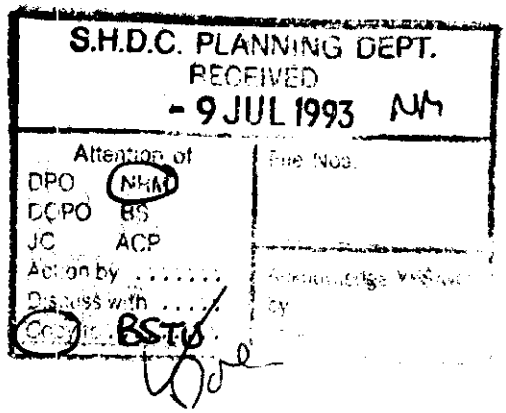
Dear Sir,

Ref: Longs Warehouse and 45 and 48 Double Street.
Your Ref: H16/0073/93

Please be advised that we will commence work on the above project on Monday 12th July 1993.

Yours faithfully
BROADGATE HOMES (SPALDING) LIMITED

R.A. Mitchell
Contracts Manager



COUNTY OFFICES
NEWLAND · LINCOLN

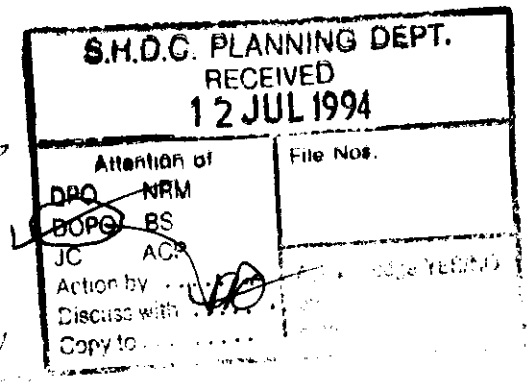
LINCOLNSHIRE COUNTY COUNCIL

RECREATIONAL SERVICES DEPARTMENT County Offices, Newland, Lincoln LN1 1YL
Telephone (0522) 552222 Fax (0522) 552811

Archaeology Section
12 Friars Lane
LINCOLN LN2 5AL
TEL: 0522 575292
FAX NO 0522 530724

When calling please ask for: Mr I K George,
Asst Archaeological Officer
Ext 02

Mr Brian Smith Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE



For the attention of Mr Midlen

Nigel Pl - discuss with DPDC in light of your Dec 1st meeting with him.

My ref: IKG/DEL

16 June 1994

Dear Sir

RE: ARCHAEOLOGICAL ADVICE ON PLANNING CONSULTATIONS

Further to your recent telephone conversation with Mr George this letter confirms an approach to the above matter. Mr George discussed this matter with David Start of Heritage Lincolnshire in order to avoid duplication of effort as much as possible. While South Holland District Council continues to discuss how best to deal with archaeological matters this should act as a suitable interim measure.

Subject to your approval it was agreed that:

1 Both Heritage Lincolnshire and the Lincolnshire County Council Archaeology Section should continue to receive the weekly list of planning applications received;

2 Heritage Lincolnshire will respond to the weekly list, copying their response to The Archaeology Section of Lincolnshire County Council;

Director: G.N. Keighley

3 Specific planning applications sent to Lincolnshire County Council Archaeology Section due to observations on the constraints maps will be responded to in the normal way with responses copied to Heritage Lincolnshire;

4 Any detailed responses and recommendations made by Heritage Lincolnshire will be copied to Lincolnshire County Council Archaeology Section for information;

5 This procedure should apply for three months and thereafter will be subject to review with both Heritage Lincolnshire and Lincolnshire County Council encouraging South Holland District Council to take note of the full implications of present planning advice and the structure of archaeological organisation today.

Clearly the above is a temporary solution to the issue of archaeology in development control consultations. If conditions are requested or pre-determination evaluation recommended, advice from the two groups may be limited by the staff time and resources available. In other districts it is proving time-consuming to aid projects by the production of archaeological briefs as well as the monitoring of the discharging of archaeological planning conditions.

National responsibility for the management of archaeological heritage lies with English Heritage. The County Council's Assistant Archaeological Officer is partly funded and supervised in his work by their Inspector, Mr Malcolm Cooper. This letter has been copied to him for his information.

Many thanks in anticipation of your cooperation in this matter. Mr George looks forward to receiving your comments on this proposal.

Yours sincerely

Steve Catney

S J Catney
Archaeological Officer
for George Keeping
Countryside Manager

Copies to: Mr M Cooper, Inspector, English Heritage
Mr D Start, Heritage Lincolnshire

H.K. ELLIS, LL.B. (London)
R.C. TONGUE, M.A. (Cantab.)
D.R. PROCTOR
G.M. ORTON
P.J. BREWS , M.A. (Cantab.)
G.C.H. SMITH, M.A. LL.B. (Cantab.), Notary Public
G.R. HARROD, M.A. B.Sc. (Econ.)
C.P. BENNETT
A.J. PLUMMER, B.Sc. (Edin.)
L.P. FIDLER LL.B. (London)
D.C. BAMBRIDGE
P.R. OSBORNE, B.A.
JANET M. RATCLIFFE, M.A. (Oxon)
J.E.R. DANKS
M.G. BUTLER, LL.B.
M.W. FIELDING, T.D. B.A.
JEANETTE L. SHARPE, LL.B. (B'ham)
Associates:
D.G. BEST
SUSAN R. PAPWORTH, LL.B.

Your Ref:
Our Ref: P/CL/BAR.80-5
Date: 17th June 1993

ROYTHORNE & CO

10 PINCHBECK ROAD
SPALDING LINCS
PE11 1PZ
Telephone: 0775 724141
Fax: 0775 725736
DX: 26701 Spalding

Dear Sir,

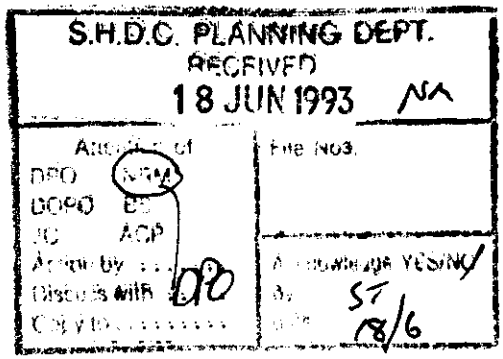
Development at Double Street, Spalding

We refer to our letter of the 25th May.

We no longer require copies of the reports, etc., listed therein. However, our clients are still concerned at the likely interference with their private property rights and wonder whether you are prepared to meet?

Yours faithfully,

Roythorne & Co



Chief Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincs.

QUENTIN DAVIES MP

HOUSE OF COMMONS
LONDON SW1A 0AA

21 June 1993

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

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

Dear Mr Simpkins,

I received a letter from Ken Barker whom of course you know well about the proposed development in Double Street, Spalding (ref. H16/0073/93 amd H16/0074/93). I enclose a copy of Ken's letter to me on the subject.

As you will see I am being urged to take a close interest in this matter. It would be very helpful to have any comments on it that you may have.

Yours sincerely,

Dictated by Mr Quentin Davies
& signed in his absence abroad.

Encl.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Chief Executive

TO: Director of Planning and Building Control Services

REF: CJS/PK/GEN.13

REF:

DATE: 22nd June, 1993.

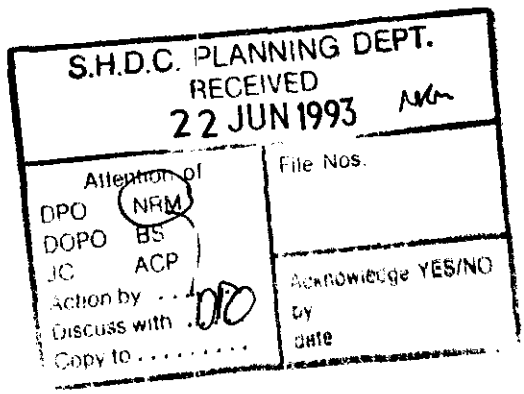
SUBJECT: APPLICATION REFERENCE H16/0073/93 - LONGHURST HOUSING ASSOCIATION LIMITED AND BROADGATE BUILDERS.

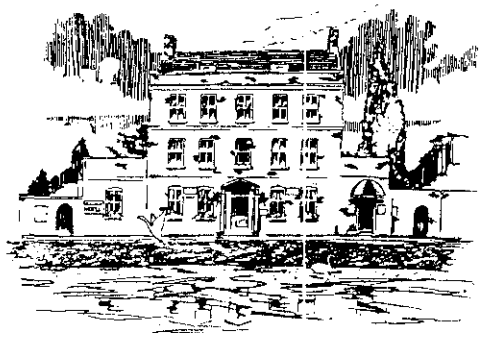
I attach a copy of a letter and enclosed documents from Quentin Davies MP from which you will note that Ken Barker is seeking the support of the MP in his complaints regarding the proposed development.

I should be grateful if you would provide me with the necessary information to enable me to reply to Quentin Davies and, in so doing, liaise with Sally Waltham (to whom I have not copied this correspondence).

Please return the enclosures to me with your reply since I have been requested to return them to Quentin Davies.

Chief Executive.





SOUTH HOLLAND
- 5 JUL 1994
CHIEF EXECUTIVE'S DEPT

CLEY HALL HOTEL
& Down Below Restaurant

South Holland District Council,
Council Offices,
Priory Road
Spalding.

July 1, 1994

Dear Mr Simpkins,

The riverside in Spalding is becoming an attractive feature of the town.The completion of the brickwork on the quays by community workers with local sponsorship has really smartened up the old banks of the Welland.

I am writing to you to express my concern for the riverbank opposite the hotel which is in a conservation area. A new water (?) drain has been constructed for the new flats and it juts out like a sore thumb. It has been constructed from plain concrete and has become a public seat and litter bin. The newly restored sluice gate further up the river is much more in keeping with the area.

Could you please advise me as to whether you intend to improve this unattractive feature of the riverbank and bring it up to the prevailing high standard of workmanship.

I look forward to hearing from you in the near future.

Yours sincerely,

Joan Mowat

Joan Mowat,
Managing Partner.

RAC ★★

English Tourist Board COMMENDED

22 High Street, Spalding, Lincs PE11 1TX Telephone:0775 725157 Fax:0775 710785

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: PRINCIPAL PLANNING OFFICER (DC) To: CHIEF EXECUTIVE

Our Ref: NRM/IJ H16/0073/93
H16/0074/93

Your Ref: CJS/PK/CEN.13

Date: 05 Jul 1993

LONGHURST HOUSING ASSOCIATION AND BROADGATE BUILDERS, DOUBLE STREET, SPALDING - LETTER FROM QUENTIN DAVIS MP RE: KEN BARKER

I refer to your memorandum of the 22nd June concerning the above.

As far as the principle of developing on the open space is concerned, it is shown on the Spalding Riverside plan as open space. However, this was effectively changed in 1988 when the Planning Sub-Committee approved the sale of this land for development and this resolution was noted by the Planning Committee and subsequently approved by Full Council. Mr Barker, who was at that time a Councillor, appears to have spoke at all 3 meetings, having received dispensation from the Secretary of State for the Environment so to do.

The site is in the Conservation Area, where the Council has to consider the preservation or improvement of the character, and historically speaking an open space is alien to the character of Double Street, which was formally built up continuously along its length. The form of new building chosen for the open space is intended to reflect the character of the former warehouses that have now mostly been demolished, but which were at one time a very dominant feature of the street. It is true that Mr Barker's cottage will be between the two much higher buildings, but again historical drawings show this to be very much part of the former character of Double Street. Whether there will be a wind tunnel effect I could not say.

The question of a possible right of way over the open space was considered before a report was prepared for the Planning Committee. Mr Barker claims that there was one, and having lived on the site for some 50 years, there is probably an one better qualified to recollect what used to be there. No footpath is, however, shown on the definative footpath map, but on the other hand neither are the 3 or 4 physically existing footpaths, which have clearly been used as right of way for several hundred years. Not even the tow path is shown as a right of way. Examination of the old Ordnance Sheets showed that, before the cottages were demolished, there was an access, very similar to those currently existing, between No.s 48 and 49. Both this Council's Administrative Department and the County Council were consulted over this, the former taking the view that it was a private right of access, the latter that there was probably a right of public access by prescription. Whilst the view was taken that it would be up

to Mr Barker to establish this right of access, and that therefore it is not strictly a planning matter, the applicants were informed and they amended their plans to provide for an access through to the tow path. David Clarke of Broadgate Builders now informs me that there is going to have to be a further amendment to widen the access, and no doubt amended plans will be submitted in due course.

Mr Barker also claimed the existence of a sewer along this access point and this has also been confirmed. This is not a planning matter but would have to be resolved under the Building Regulations. As I understand it arrangements are in hand to divert this sewer.

There is another problem, not mentioned in Mr Barker's letter to Quentin Davies, and which he may, so far, be unaware of. This is the chimney to his cottage which, if the new development is built according to the approved plans, will not comply with the provisions of the Building Act. Apparently, in these circumstances there is power to require Mr Barker to modify his chimney and increase its height. I understand that Longhursts and Broadgate are redesigning this part of the scheme to make this unnecessary, which is perhaps just as well as I can imagine Mr Barkers reaction!

As far as parking is concerned, it is true that the approved scheme is well below the standards recommended in the County Council's document on parking policy which the Planning Committee has adopted as a basis for development control. However, in Conservation Areas it is often not possible to comply with these standards whilst at the same time ensuring a development in character with its surroundings. On this site, with a frontage both to Double Street and to the river, it is particularly difficult to incorporate adequate car parking without it dominating one or other of the frontages. The Planning Committee has, in such circumstances, agreed to waive the car parking requirements and the adjoining Quay 56 development of the Broadgates is a case in point.

Although Broadgates did submit an application to demolish part of the Angel Public House (a Grade II Listed Building), in order to provide car parking, in the event the Planning Committee did not make this car parking provision a requirement of granting planning permission. Without this, I feel it would be difficult to justify the demolition of a significant part of a listed building to provide car parking space and certainly the observations that have been received so far are opposed to the scheme. Were the Planning Committee nonetheless, minded to grant consent, I think it is likely that the application would be called in by the Secretary of State for his own determination.

N Midlen
Principal Planning Officer
Development Control

P.S. Following the Plans Sub-Committee inspection of the site including the former Angel site and the Council's own undedicated car park adjoining the Ship Albion Public House the Members view was that given the imminence of the post By-Pass era the commitment to a comprehensive review of both on/off street parking through the aegis of the Environmental Services Committee was the appropriate way forward.

cc. D. Housing ✓ Property Services ✓

Roythorne and Co Solicitors,
10 Pinchbeck Road,
Spalding,
Lincs.
PE11 1PZ.

Mr N Midlen

NRM/JJ H16/0073/93
H16/0074/93
P/HCS/BAR.80-5

06 Jul 1993

Dear Sir,

DEVELOPMENT AT DOUBLE STREET, SPALDING.

I thank you for your letter of the 25th May and clarification of the 17th June that you no longer want photocopies of the documents etc.

My Authority, before determining the application carried out an inspection of the site by the Planning Sub-Committee, and at that inspection your Clients views were taken into account. However, my report did advise them that in my view several of the matters raised were not planning issues but were related to an individual private interest. As you know, in determining a planning application, the Planning Authority has to consider it from the point of the public interest, and not necessarily from the point of view of individual private interests, although there are times when the two coincide.

Members of the Sub-Committee, having inspected the site, did not consider that the extensions to the No.s 45 and 48 would affect your Clients property to the extent that it was not acceptable, nor did they consider that the increase in pedestrian traffic along the passage ways was sufficient to cause an objection from a planning viewpoint. However, I can advise you that the Developers are reconsiding the rear extensions, as I understand it because of costing problems, and have already submitted a revised scheme under the Building Regulations, and I anticipate will shortly do so from a planning viewpoint. The new scheme will not extend 45 and 48 and therefore should assuage your Clients concern in this respect.

As far as the chimney is concerned, you are correct that the scheme as submitted would be in breach of Building Regulations. This, again, is not in itself a planning issue, but will have to be resolved, and any changes to comply with the Regulations are likely to result in an amended scheme having to be considered from the planning aspect. The Developers are aware of this problem, but to date they have not submitted either an amended Building Regulation proposal nor an amended planning application to overcome the problem.

You may well feel it would be useful to arrange a meeting between yourselves and the Developers and their Agents to try and find a solution to this problem, and if you consider it would help to have representatives of my Department please let me know.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

MEMORANDUM

SOUTH HOLLAND DISTRICT COUNCIL

FROM: Director of Administration

TO: Director of Housing & Property Services
c.c. Director of Planning & Building Control Services

OUR REF: JAS/MJP/H.220

YOUR REF:

DATE: 6th July, 1993

SUBJECT: 45 & 48 DOUBLE STREET, SPALDING - SALE TO LONGHURST HOUSING ASSOCIATION LIMITED

I refer to previous correspondence concerning the above and advise that contracts have been exchanged with completion fixed for 28th July, 1993. I understand that Longhurst's contractors are due to commence work on site immediately.

Director of Administration

S.H.D.C. PLANNING DEPT.
- 7 JUL 1993

Cley Hall Hotel
22 High Street
Spalding
Lincolnshire
PE11 1TX

J Curnock

JC/SJS
H16/0073/93

For attention of Joan Mowat

7 July 1994

Dear Mrs Mowat

Spalding Riverside Developments

The Chief Executive, Mr Simpkins, discussed with me your letter of 1 July 1994, and asked me to reply to you.

I am very pleased by your comments on the riverside. The District Council has invested a considerable amount of effort, time and money in improving the riverside, particularly in recent years and the benefits are now becoming apparent. A renewed confidence in this important part of town has led to new development taking place, one of which is the refurbishment of Longs Warehouse and adjacent development to which you refer.

The concrete structure is a storm water outfall which was required to enable this development to take place. At the moment it looks a little conspicuous because of its newness and the lack of vegetation surrounding it. Over time, of course, the concrete will weather and vegetation will become established and I believe it will soon become simply part of the whole riverside scene.

I am afraid that new structures in public areas often attract attention, particularly from younger people, but hopefully the novelty will soon wear off. Nevertheless, I will keep an eye on the situation over the coming months and if a problem persists look at ways to alleviate it.

Cont/...

Cont/...

Incidentally we are looking forward to another new and very attractive riverside development soon taking place on the site of the former Abbey Printers buildings, a shortway upstream from your Hotel, and this will create a continuous and attractive frontage along that part of the river. Discussions are also being held with the County Council about extending the riverside footpath from the Blacksmiths Museum to Holland Road footbridge and beyond provided highway problems can be overcome.

This is part of an ongoing programme of riverside improvements promoted by the District Council and this has led, and hopefully will continue to lead, to new investment taking place which not only benefit the community as a whole but riverside land and property owners particularly.

I hope this answers your query. If you would like to discuss any of the matters raised by this letter, please do not hesitate to contact me. I shall be on annual leave shortly, returning on 25 July 1994.

Yours sincerely

J Curnock
Prinipcal Planning Officer
(Local Plans)

cc - Chief Executive

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street

Boston

Lincolnshire

PE21 8SP

Telephone: 0205 364795

Fax: 0205 310842

Skegness

&

Grantham

G.T. Lee, FRICS, MAPM

J.A. Merrett, RIBA

J.S. Gillett, RIBA

B.G. Hall, AMIAS

C.W. Mager MBIAT

T.J. Newton, ABIAT

T.M. Robinson, AMSST

C.L. Silvester, MSST

JAM/TAS/12376

7 July 1994

FOR THE ATTENTION OF MR N MIDLEN

South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

New Build Flats Double Street Spalding Lincs

Further to our telephone discussion on Tuesday 5 July 1994 following advice from a neighbouring owner that the above development was not being constructed in accordance with the approved plans, we enclose copies of drawing Nos 12377.03, 04C, 05C, 06C, 10B and 11C which comprise construction drawing, plans and elevations which were used to obtain Building Regulation Approval.

We would be grateful to receive your confirmation that any minor dimensional discrepancies between the originally approved planning drawing Nos 12275.10D, 11C and 12K (further copies enclosed) can be treated as an amendment to the original approval.

We would add that there is no intention to depart from the approved plans, our view is that any marginal differences do not in any way detract from the overall design intent of the scheme.

Yours faithfully

J A Merrett RIBA

Encs

S.H.D.C. PLANNING DEPT.
RECEIVED
12 JUL 1994
Attention of
DPO NPM
DDPO RS
JC AGP
Action by ...
Discuss with ...
Reply by ...
File Nos.
if necessary
Acknowledge YES/NO
by
date

ISOQAR QUALITY ASSURED FIRM BS 5750 PART 1
Certificate No. 273/93

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
Development Control

TO: Director of Administration
c.c. Director of Housing and Property Services

REF: NRM/LAB

REF: JAS/MJP/H.220

DATE: 12 July 1993

SUBJECT: 45 and 48 Double Street, Spalding - Sale To Longhurst Housing Association Limited.

With reference to your memorandum of the 6 July 1993, I can advise you that amended plans, indicating significant changes to the rear of the dwelling have recently been submitted but have, unfortunately had to be rejected, because the change is significant, and beyond our legal powers to deal with under the amendment procedure. A further set of amendments relating to the footpath between Double Street and the tow path, and alterations to the gable end adjoining the existing cottage, necessary to comply with Building Regulations has also been received. Again, unfortunately, the changes to the appearance of the properties are so significant that it will be necessary to reject them under the amendment procedure and require new applications.

It will not be possible for these applications to be processed and determined by the completion date mentioned in your memorandum.

N R Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

To: CHIEF EXECUTIVE Date: 15th July, 1993

From: DIRECTOR OF HOUSING AND PROPERTY SERVICES Our Ref: SAW/EM

Letter from Quentin Davies M.P.
Housing Partnership Fund - Double Street, Spalding

I apologise for not responding earlier on this matter - the Planning Department forwarded your memo to me at a time when I was away from the office at Conference.

The Planners have responded to you in detail on the planning issues, but the following points are relevant if you have not replied to Quentin Davies. If you have, you have probably already made these, or similar points:

1. The scheme has attracted significant funding through the Housing Partnership Fund.

2. Much needed affordable houses will be provided for single people.

3. Time is of the essence in completing the scheme under the "rules" applying to HPF expenditure.

4. Quentin Davies was supplied with a copy of the HPF bid when he met with us recently.

Finally, I understand that Longhurst have, or are about to submit, a new planning application in respect of the conversion of the houses since it is too costly to provide rear extensions to the flats since they will require piling.

The application will, of course, enable Ken Barker to have another "go" at the scheme.

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

S A Walther

Director of Housing and Property Services.

c.c. Director of Planning and Building Control Services.

Broadgate Builders (Spalding) Ltd
Broadgate House
Weston Hills
Spalding
Lincs
PE12 6DB

Mr N R Midlen

NRM/LAB
H16/0073/93
RMGC0411

16 July 1993

Dear Sir

Longs Warehouses and 45 and 48 Double Street.

I thank you for your letter dated the 8 June 1993 but received by my Department on the 9 July 1993, advising that a commencement will be made on the above planning permission on the 12 July 1993.

I have to draw your attention to the fact that condition 3 of the planning permission has not been discharged, and therefore any work that is done will be unauthorised and liable to enforcement and legal proceedings.

You should also be aware, that whilst the agents for the development have submitted two sets of proposed amendments, one covering the change to the rear extensions of numbers 45 and 48, and the other relating to the width of the right of way through from Double Street adjoining 48, the installation of a sub-station on the river frontage, and changes to the southern most gable end on the Double Street frontage, it is beyond the authority's legal powers to accept these changes other than by means of approving a formal planning application. Meldrum Lee and Gillatt are being advised accordingly.

If it would be of any assistance, I can advise you that an application for the amendment of the approved scheme solely to widen the right of way could be accepted under the amendment procedure, as it is considered that this does not materially affect the development in planning terms.

There are a number of conditions of H16/0074/93 that have also not been complied with, but I assume from the fact that your letter relates only to H16/0073/93, that work on Longs Warehouse is not intended to commence at present.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Meldrum Lee & Gillatt
49 High Street
Boston
Lincs
PE21 8SP

Mr N R Midlen

NRM/LAB
H16/0073/93

16 July 1993

Dear Sir

Longs Warehouse and 45 and 48 Double Street, Spalding - Proposed Amendments.

You may be now have received my formal notification that the latest set of amendments i.e. relating to the right of access, the sub-station and the changes to the gable end cannot be accepted under the amendment procedure, but will have to be the subject of a formal application. This is because these amendments go beyond the Council's amendment procedure, and also beyond the Appeal Court ruling that only changes that are immaterial in planning terms can be accepted as an amendment after a decision has been made on the original application.

It may be helpful, however, for you to know that were you to put in an application purely for the widening of the right of way, this would be considered immaterial in planning terms, and could therefore be accepted as an amendment.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street
Boston
Lincolnshire
PE21 8SP

Telephone: 0205 364795
Fax: 0205 310842

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 AUG 1994
Action by ..... Acknowledge YES/NO
Discuss with ..... By
Copy to ..... Date

JAM/TAS/12376

29 July 1994

South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

New Build Flats Double Street Spalding Lincs

Further to your letter dated 28 July 1994, we enclose a further set of the drawings submitted with our letter dated 7 July 1994 as follows:-

12275.10D, 11C and 12K.
12377.03, 04C, 05C, 06C, 10B and 11C.

Drawing No 12377.10B indicates the 1:50 Double Street elevation.

The roofing works will shortly be completed and we anticipate (subject to the Contractors actual progress) that the scaffolding will be removed in about 2-3 weeks time.

Yours faithfully

J A Merrett RIBA

Encs

Skegness
&
Grantham

G.T. Lee, FRICS, MAPM
J.A. Merrett, RIBA
J.S. Gillett, RIBA
B.G. Hall, AMIAS
C.W. Mager MBIAT
T.J. Newton, ABIAT
T.M. Robinson, AMSST
C.L. Silvester, MSST

ISOQAR QUALITY ASSURED FIRM BS 5750 PART 1
Certificate No. 273/93

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street

Boston

Lincolnshire

PE21 8SP

Telephone: 0205 364795

Fax: 0205 310842

Skegness

&

Grantham

PARTNERS

G.T. Lee, FRICS, MAPM

R.W. Lowe, RIBA

J.A. Merrett, RIBA

K.A. Holroyd, RIBA

ASSOCIATES

B. G. Hall, AMIAS

C.W. Mager, MBIAT

T.M. Robinson, AMSST

E.R. Sylvester, MBIAT

C.L. Silvester, MSST

ESTABLISHED

1900

JAM/JC/12275

13 September 1993

South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

Longs Warehouse Double Street Spalding & 45 and 48 Double Street
for Longhurst Housing Association Ltd

We confirm receipt of your letter dated 10 September 1993 and apologise for omitting to record the reference to the rear boundary walls. We would confirm that we will be submitting detail drawings of the proposed rear boundary walls to the rear of nos 45 and 48 to the new build section under condition 3a of Planning Permission H16/0073/93.

We confirm that Mr Richardson of SRC Ltd advised the writer that he had confirmed the meeting with Mr Midlen, Mrs Kerr and the writer for Friday 17 September at 9.30 am.

Yours faithfully

J A Merrett RIBA

S.H.D.C. PLANNING DEPT.
17 SEP 1993 NA
H16 73/93

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H16/0073/93/A1 Date Received: 28-JUN-93

Applicant: Longhurst Housing Association Ltd
Shofriars Office
Boston - and
Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincolnshire

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincolnshire

Description of Original Development: Conversion of 45 and 48 to four flats, Longs Warehouse into 16 flats and erection of 14 new self-contained flats

Location: 45 & 48 Double Street, Longs Warehouse and vacant plot, Double Street, Spalding

Amendment Submitted: Omission of rear extensions previously approved

2 July 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

Director of Planning and Building Control Services

amd. 3

DPBCS

Brian-

You ought to be aware that these amendments have come in. Instead of new rear extensions & enclosed staircase, the existing extensions are to be demolished, & new ones erected by external stair built.

This will significantly alter the

PLANNING AMENDMENT

For office use only

Application No. H16/0073/93/AI

Date registered 28 JUN 1993

Case Officer NM

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT**	**NAME AND ADDRESS OF AGENT** (if form completed by agent)
Tel. No.	Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	
Building Regulation reference relating to same development.	

2. Please tick **one** box only

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

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

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

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	
As NOW PROPOSED, if different	
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	
State drawing no.s of the current submission	
State Officer dealing with the application, if known.	
Describe any part of the original development which is affected by the amendment, [illegible]	

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

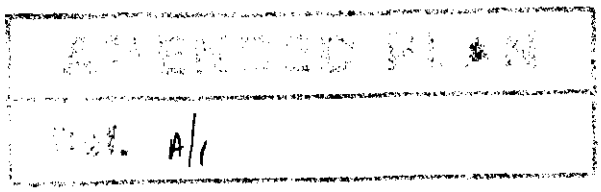
49 High Street
Boston
Lincolnshire
PE21 8SP

Telephone: 0205 364795
Fax: 0205 310842

RWL/NAH/TAE/12275

25 June 1993

The Director of Planning & Building Control Services
Planning & Building Control Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE



Dear Sir

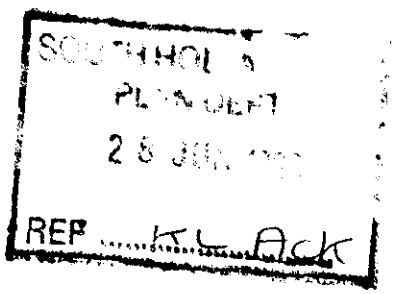
Housing Partnership Initiative Conversion of 45 & 48 to 4 Flats Longs Warehouse into 16 Flats and Erection of 14 New Self-Contained Flats at Double Street Spalding Lincs

Please find enclosed amended drawings ref 12275:22C and 12275:23C which indicate the omission of the rear extensions previously approved under Planning Permission ref H16/0073/93 and Listed Building Consent ref H16/0074/93.

We would appreciate your comments as to whether the amended drawings may substitute the previous drawings and be accepted under the previous approvals.

Yours faithfully

R W Lowe RIBA



Encs

ALSO AT
Skegness
&
Grantham

PARTNERS
G.T. Lee, FRICS, MAPM
R.W. Lowe, RIBA
J.A. Merrett, RIBA

ASSOCIATES
B. C. Hall, AMIAS
C.W. Mager, MBIAT
T.M. Robinson, AMSST
E.R. Sylvester, MBIAT
C.L. Silvester, MSST

ESTABLISHED
1900

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: H16/0073/92/A2 Date Received: 06-JUL-93

Applicant: Longhurst Housing Association Ltd
Shodfriars Office
Boston - and
Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincolnshire

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincolnshire

Description of Original Development: Conversion of 45 and 48 to four flats, Longs Warehouse into sixteen flats and erection of fourteen self-contained flats

Location: 45 and 48, Longs Warehouse and vacant plot, Double Street, Spalding, Lincolnshire

Amendment Submitted: Revised elevations, installation of sub-station and amendment to footpath

13 July 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

Director of Planning and Building Control Services

amd. 3

PLANNING AMENDMENT

For office use only

Application No. 1416/0073/AB/1

Date registered 06 JUL 1993

Case Officer NRM

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT** Tel. No.	**NAME AND ADDRESS OF AGENT** (if form completed by agent) Tel. No. (Contact)
Please complete in block letters **FULL POSTAL ADDRESS OF THE APPLICATION SITE**	
Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	
Building Regulation reference relating to same development.	

2. Please tick **one** box only

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

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

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

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

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

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	
As NOW PROPOSED, if different	
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	
State drawing no's of the current submission	
State Officer dealing with the application, if known.	
Describe [illegible] original development [illegible] amendment [illegible]	

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street
Boston
Lincolnshire
PE21 8SP

Telephone: 0205 364795
Fax: 0205 310842

RWL/NAH/TAE/12275

1 July 1993

The Director of Planning & Building Control Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Sir

Housing Partnership Initiative Conversion of 45 & 48 to 4 Flats Longs Warehouse Into 16 Flats and Erection of 14 New Self-Contained Flats at Double Street Spalding Lincs

Please find enclosed amended drawing Nos 12275:10B and 12275:11A indicating floor plans and drawing No 12275:12C indicating elevations. The above revised drawings have arisen due to:-

1. The height of the southern gable of the new development was in breach of current Building Regulations in relation to the height of the existing chimney at number 54 Double Street.

2. The current plans submitted interfere with the rights of light at the rear of number 54.

3. An electricity sub station having to be located which we have positioned in a reconstructed outbuilding at the rear of No 48.

4. The assumed public footpath width having been revised to the historic width of 4 feet.

We would appreciate the amended drawings being accepted under the previous approval for Planning Permission ref H16/0073/93 and Listed Building Consent ref H16/0074/93.

We await your comments.

Yours faithfully

R W Lowe RIBA

Encs

cc Ms M Buckley Longhurst Housing Association Ltd
Mr D Clarke Broadgate Builders (Spalding) Ltd
Mr F Cammack Chattertons

ALSO AT
Skegness
&
Grantham

PARTNERS
G.T. Lee, FRICS, MAPM
R.W. Lowe, RIBA
J.A. Merrett, RIBA

ASSOCIATES
B. G. Hall, AMIAS
C.W. Mager, MBIAT
T.M. Robinson, AMSST
E.R. Sylvester, MBIAT
C.L. Silvester, MSST

ESTABLISHED
1900

Meldrum Lee and Gillatt.
49 High Street.
Boston,
Lincs.
PE21 8SP.

FAO: Mr J A Merrett

Mr N Midlen

NRM/JJ H16/0073/93

JAM/TAS/12376

28 Jul 1994

Dear Sir,

NEW BUILD FLATS, DOUBLE STREET, SPALDING.

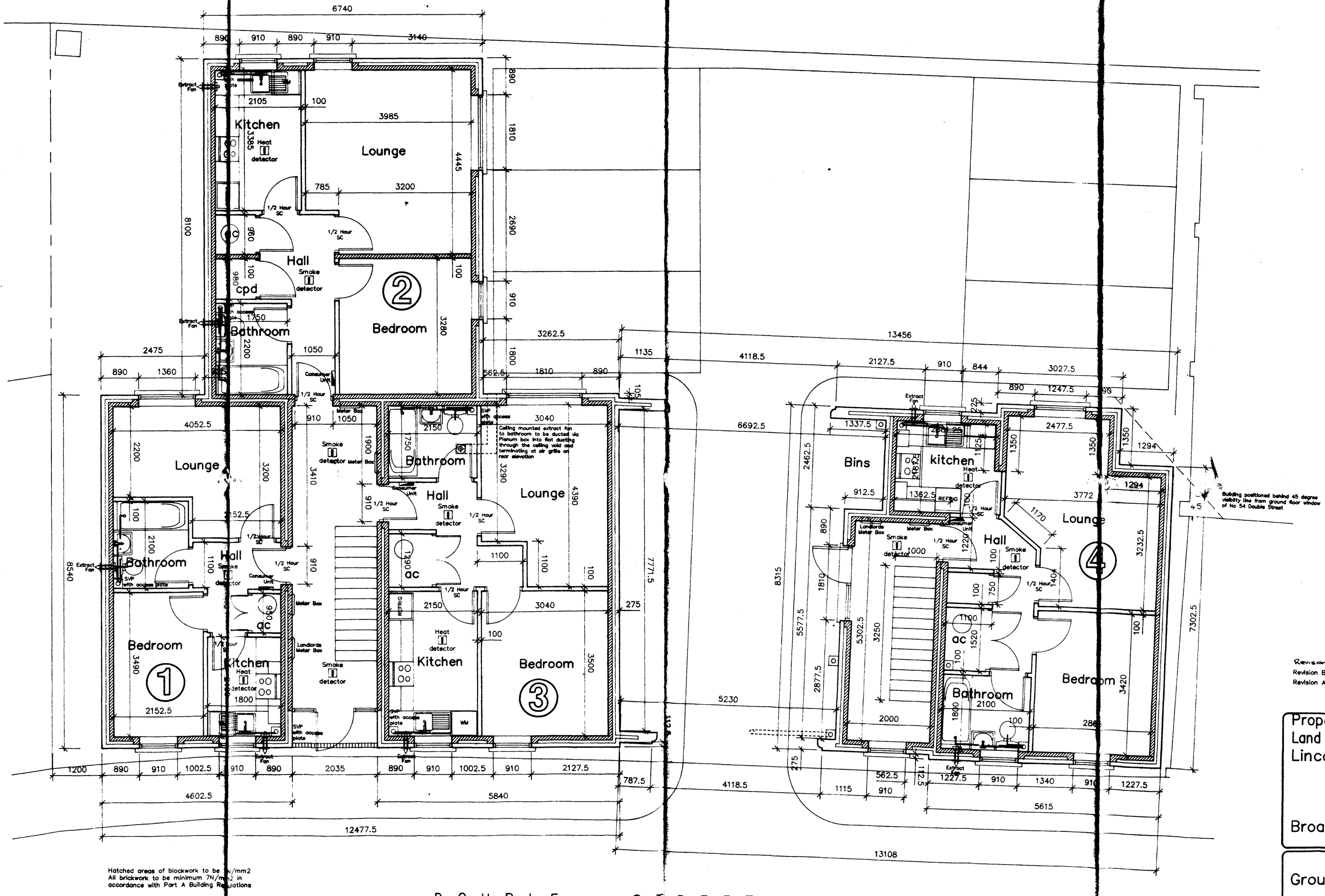
Thank you for your letter and plans of the 7th July 1994. Unfortunately, the plans received, do not appear to be the same as those listed in your letter, you actually enclosed copies of 12375 12K, 12375 10D, 12377 4C, 5C and 6C and 12377 10H. This compares with the attached list of 12377 03, 04C, 05C, 06C, 10B and 11C and 12275 10D, 11C and 12K.

In particular, I have not received a copy of the 1:50 Double Street elevations and since it was this elevation that originally alerted a member of the public to the fact that there might be some departures from the approved plans, I would appreciate receiving a copy.

I remain hopeful that there is not a problem here, but I have been trying to assess the appearance of the flats from the street. This seems rather more accurate now that they are built and the windows installed than trying to anticipate from plans. Unfortunately, the scaffolding and the protective screening makes it impossible to get a clear view and form an overall impression, and I wonder if you could indicate when the scaffolding is likely to be removed?

Yours faithfully

N Midlen
Principal Planning Officer
Development Control



S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 AUG 1994

Attention of	File Nos.
DPO NRM DOPO BS JC ACP Action by ..... Discuss with ..... Copy to	Acknowledge YES/NO by date

Revision C June 94 Omission of Fire Doors.
Revision B March 94 Dimensions to Flat 4 altered
Revision A Feb 94 Building Regulation and internal walls.

Proposed New Build Flats at Land off Double Street Spalding Lincolnshire

Broadgate Builders Limited

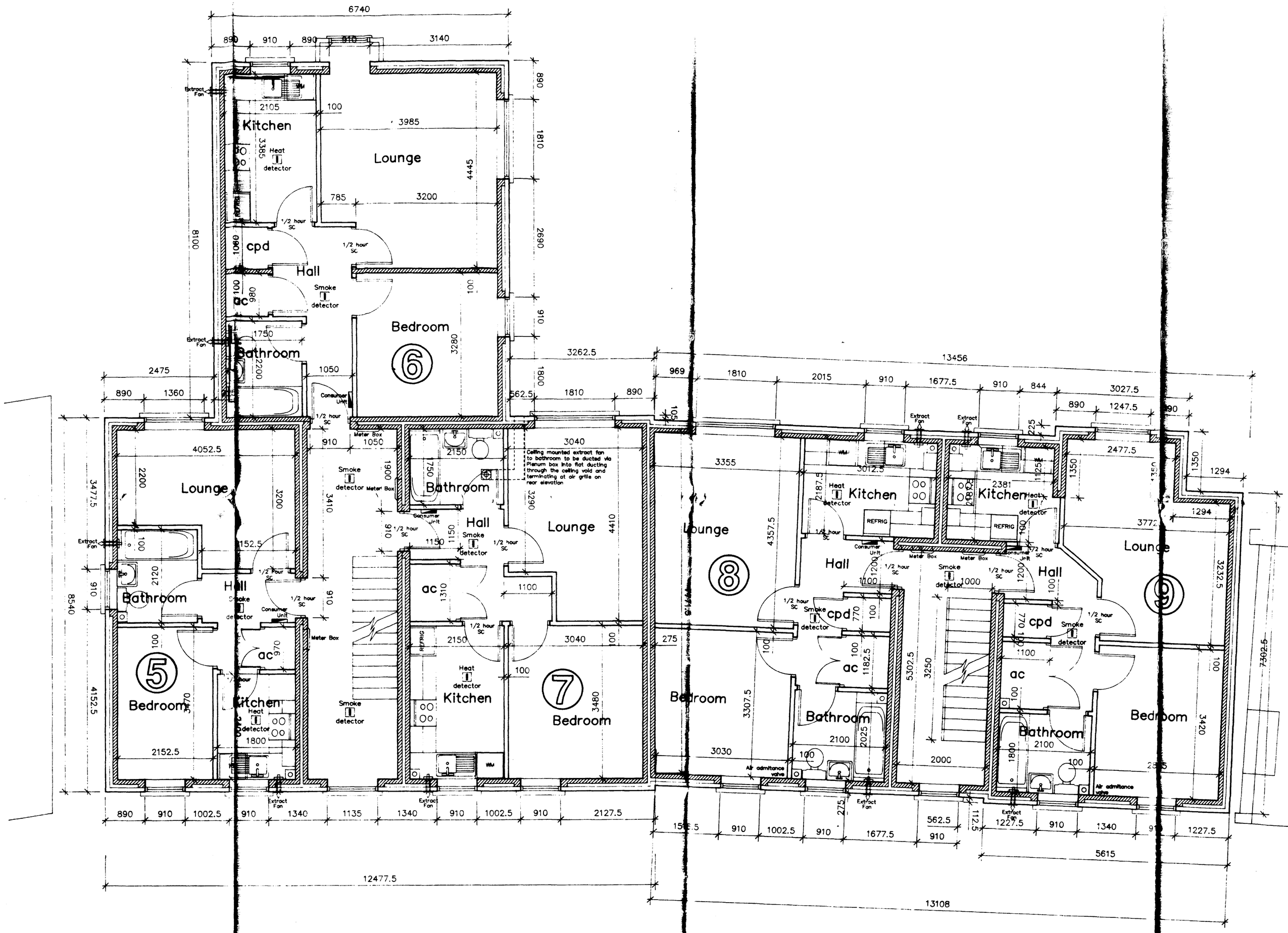
Ground Floor Layout Plan

MLG
Meldrum Lee & Gillatt
Architects, Quantity Surveyors Management & Cost Consultants

Issuing Office:
Boston (0205) 364795
Skegness (0754) 767066
Grantham (0476) 590139

Date: November 93
Drawn by
Scale: 1 : 50
Checked by
Drawing No. 12377-04
Revision C

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.



S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 AUG 1994
Attention of
DPO NRM
DOPO BS
J/C AGP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Revision C June 94 Dimension of Fire Doors
Revision B March 94 Dimensions to Flat 9 altered
Revision A Feb 94 Building Regulations and internal walls

Proposed New Build Flats at
Land off Double Street Spalding
Lincolnshire

Broadgate Builders Limited

First Floor Layout Plan

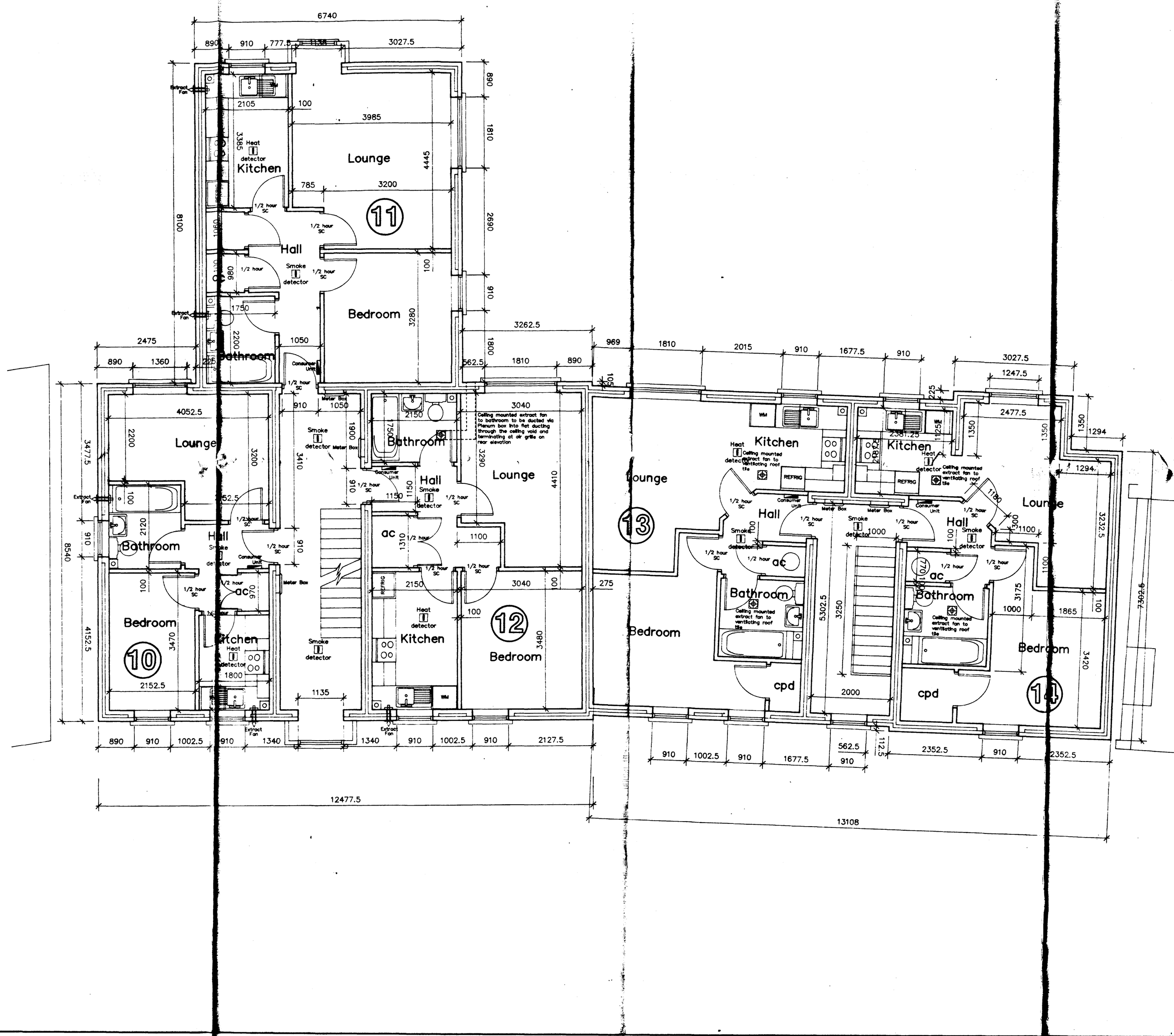
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 364795
Skegness (0754) 769066
Grantham (0476) 590129

Date November 93
Drawn by
Scale 1 : 50
Checked by
Drawing No. 12377-05
Revision C

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

AR ADREL 913181/8



S.H.D.C. Planning
RECEIVED
- 1 AUG 1994
Assistant of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Ref No. S/94/1
Date Valid 15/7/94
Cty
Dist

Revision C March 94 Dimensions to Flat 14 altered

Revision B Feb 94 revised internal blockwork walls

Revision A 14th January 1994 Revised Flat layouts on flats with sloping ceilings to allow for fire escape.

Proposed New Build Flats at Land off Double Street Spalding Lincolnshire

Broadgate Builders Limited

Second Floor Layout Plan

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:

Boston (0205) 364995

Skegness (0754) 769066

Grantham (0476) 590129

Date: November 93
Drawn by
Scale: 1 : 50
Checked by
Drawing No. 12377–06
Revision C

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

A&B ADMBL 913181/B



GROUND FLOOR PLANS

FIRST FLOOR PLANS.

SCHEDULE OF ACCOMMODATION

No'S 45 & 48	4 No. SELF CONTAINED FLATS
NEW DEVELOPMENT	14 No. SELF CONTAINED FLATS
LONGS WAREHOUSE	16 No. SELF CONTAINED FLATS
TOTAL -	34 No. SELF CONTAINED FLATS.

(of the above total, 5 No. are bedsits)

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST HOUSING ASSOCIATION

SOUTH HOLLAND DISTRICT COUNCIL

Broadgate Homes

Broadgate Builders (Spalding) Limited

REV. A. PLAT 1 AMENDED, 03/02/93

FLOOR PLANS.

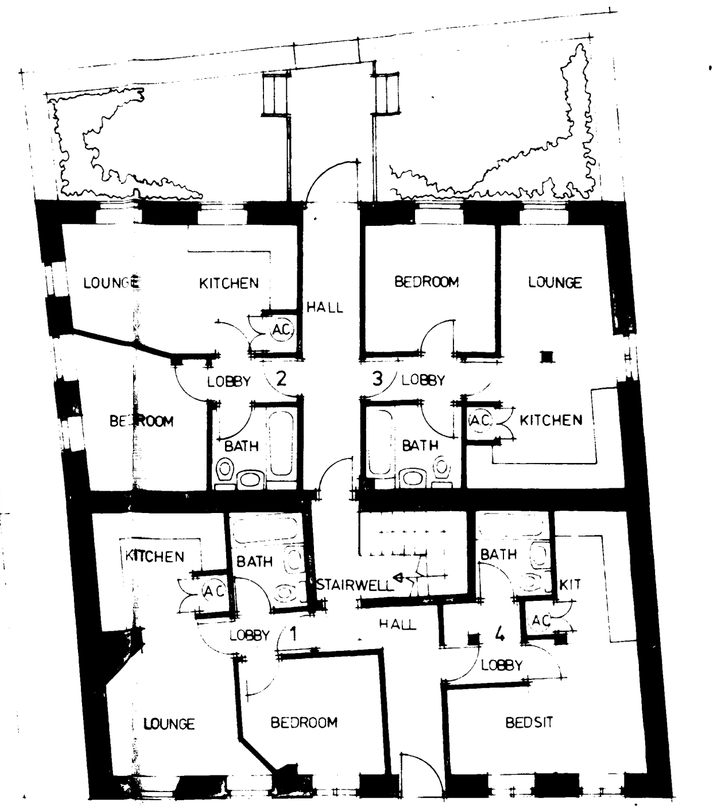
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 364795
Skegness (0754) 767066
Grantham (0476) 590129

Date: JANUARY 1993
Scale: 1:100
Drawing No.: 12275. 10
A

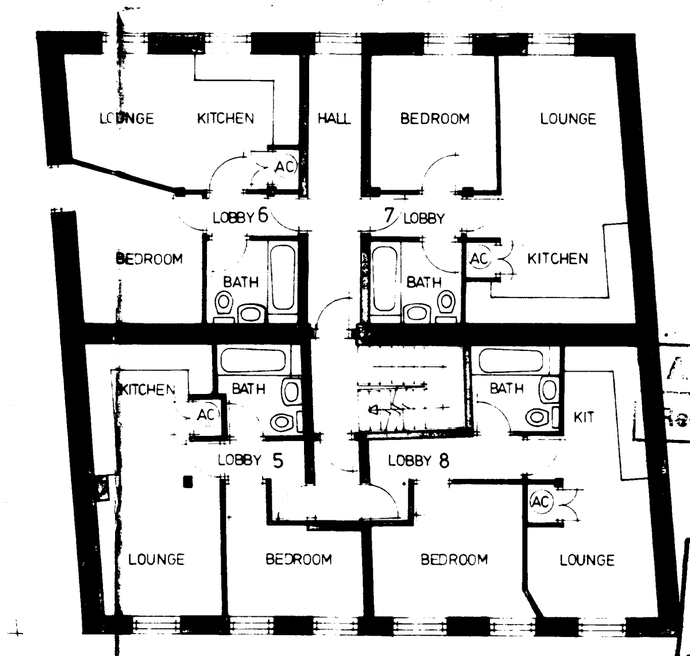
Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.





LONG'S WAREHOUSE

GROUND FLOOR PLANS



FIRST FLOOR PLANS.

SCHEDULE OF ACCOMMODATION	
No'S 45 & 48	4 No. SELF CONTAINED FLATS
NEW DEVELOPMENT	14 No. SELF CONTAINED FLATS
LONGS WAREHOUSE	16 No. SELF CONTAINED FLATS
TOTAL -	34 No. SELF CONTAINED FLATS.

(of the above total, 5 No. are bedsits)

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST HOUSING ASSOCIATION

SOUTH HOLLAND DISTRICT COUNCIL

Broadgate Homes

Broadgate Builders (Spalding) Limited

AMENDED PLANS
Ref. A/L

SOUTH HOLLAND D.C.
PLAN DEPT
06 JUL 1993
REF 03643

B Block of terraces omitted substitutions added Jan 93
A details around new Photographer (Right of light) Jan 94. 28/6/93.
REV A FLAT 1 AMENDED 03/03/93

FLOOR PLANS.

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 364795
Skegness (07541) 767066
Grantham (0476) 590129

Date JANUARY 1993 | Drawn by
Scale 1:100 | Checked by
Drawing No. 12275. 10 | Revision C

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

AM ADMEL 913161/B



GROUND FLOOR PLANS

FIRST FLOOR PLANS

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 AUG 1994

Attention of	File Nos.
DPO NPM DOPO BS JC ACP.	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

B: Revised flats for new development (Light of sight) No 54. 28/6/94.
REV. A. FLAT 1 AMENDED 03/03/93

SCHEDULE OF ACCOMMODATION

No'S 45 & 48	4 No. SELF CONTAINED FLATS
NEW DEVELOPMENT	14 No. SELF CONTAINED FLATS
LONGS WAREHOUSE	16 No. SELF CONTAINED FLATS
TOTAL -	34 No. SELF CONTAINED FLATS.

(of the above total, 5 No. are bedsits)

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST HOUSING ASSOCIATION

SOUTH HOLLAND DISTRICT COUNCIL

Broadgate Homes
Broadgate Builders (Spalding) Limited

FLOOR PLANS.

Meldrum Lee & Gillatt
Architects, Quantity Surveyors Management & Cost Consultants

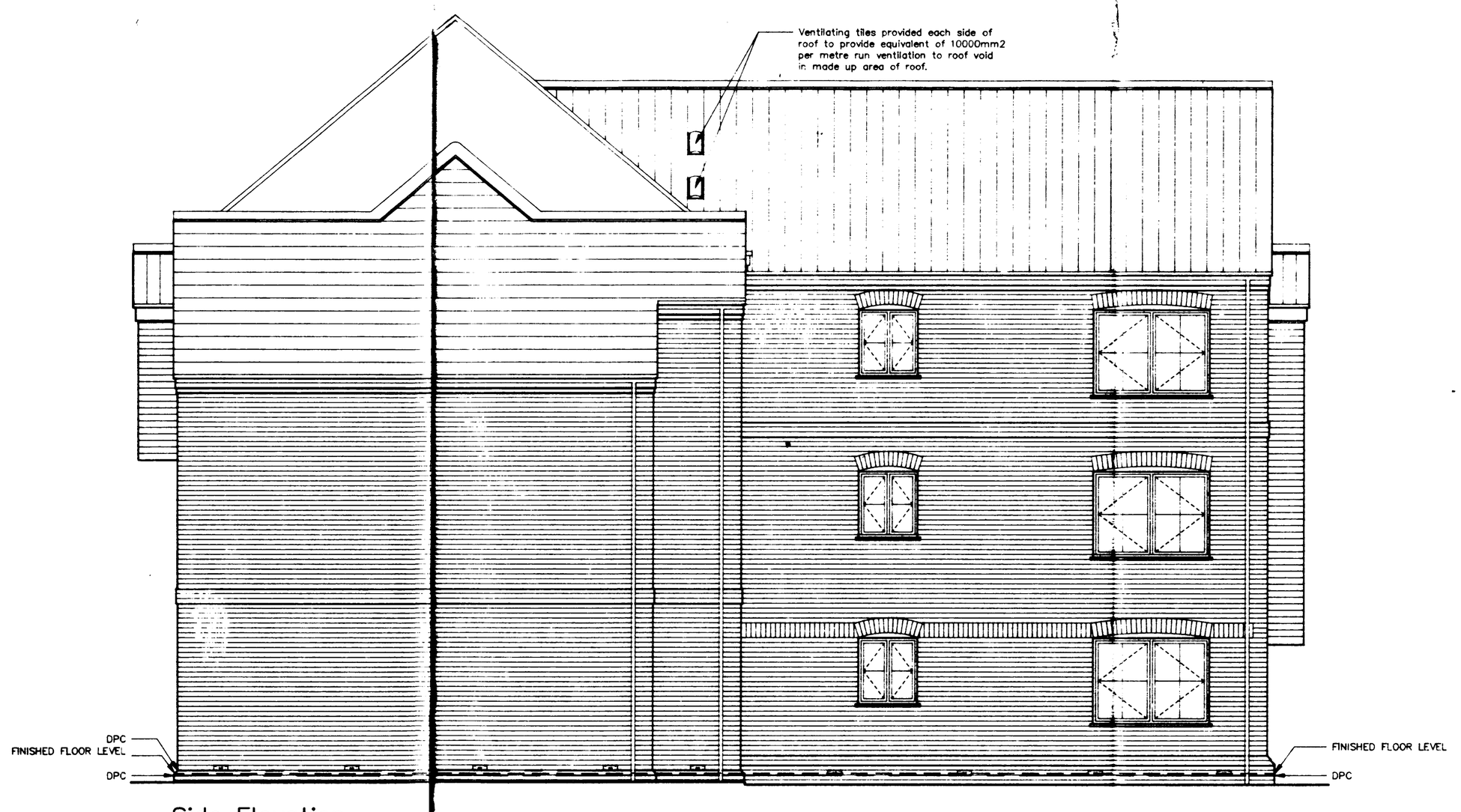
Issuing Office:
Boston (0205) 364795
Skegness (0754) 769566
Grantham (0476) 590129

Date JANUARY 1993
Drawn by
Scale 1:100
Checked by
Drawing No. 12275. 10
Revision D

Do not scale. The Contractor is to check all dimensions on site



Front Elevation



Side Elevation

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 AUG 1994
Attention of
DPO NHM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Revision A. First and second floor storey heights amended. 07/02/94.
Revision A. Ventilating tiles and slates shown to roofs. 10/11/93.

Proposed New Build Flats at Double Street Spalding Lincs

Broadgate Builders Ltd

Front and Side Elevations

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 364793
Skegness (0754) 767066
Grantham (0476) 590129

Date: Nov. 1993
Drawn by
Scale: 1: 50
Checked by
Drawing No. 12377–10
Revision B

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect

A3 ADMIN 913161-8



SECOND FLOOR PLANS

THIRD FLOOR PLAN

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 AUG 1994

Attention of	File Nos.
DPO NRM DDPO BS JC ACP Action by ..... Discuss with ..... Copy to	Acknowledge YES/NO by date

C. New build units deleted 11/1/93
B. Roof plans amended, No 13 flat omitted 4.8.93.
A. amendments to flat 3 new development 5.8.93

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST HOUSING ASSOCIATION

SOUTH HOLLAND DISTRICT COUNCIL

Broadgate Homes

Broadgate Builders (Spalding) Limited

FLOOR PLANS

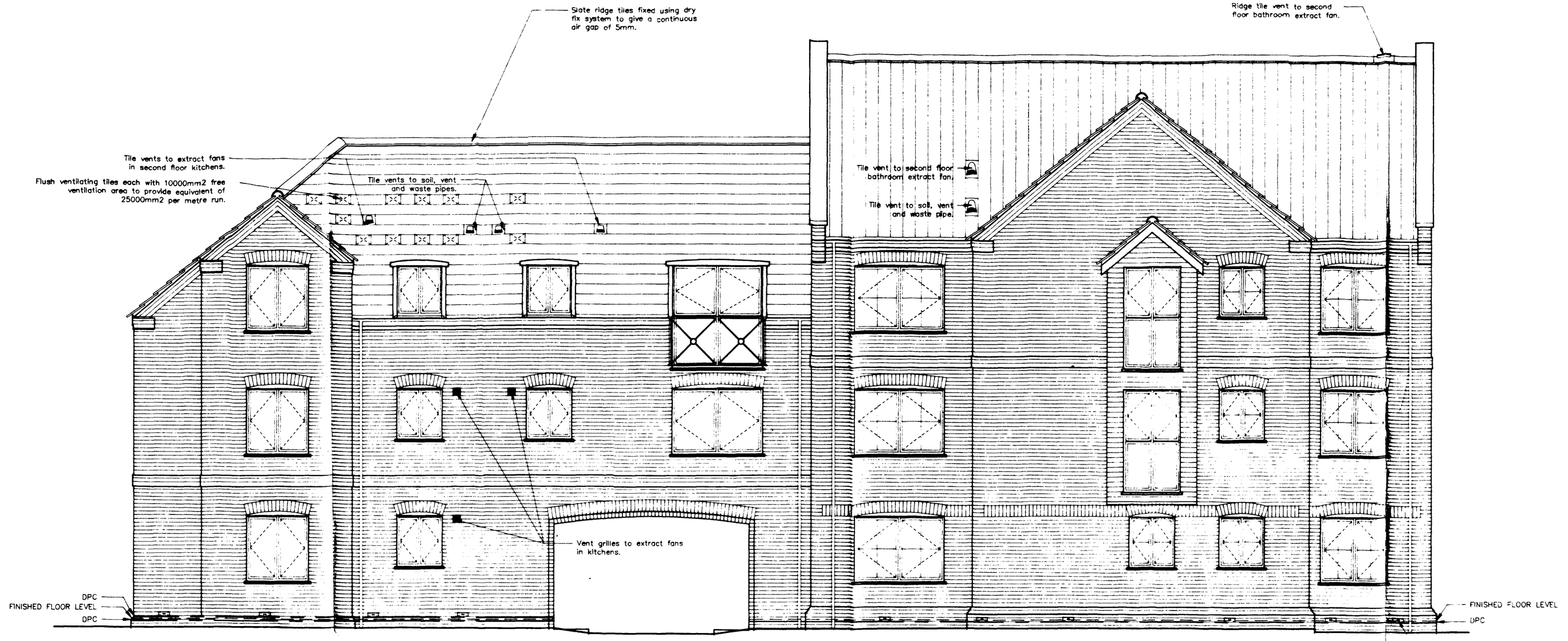
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 364795
Skegness (0754) 767066
Grantham (0476) 590129

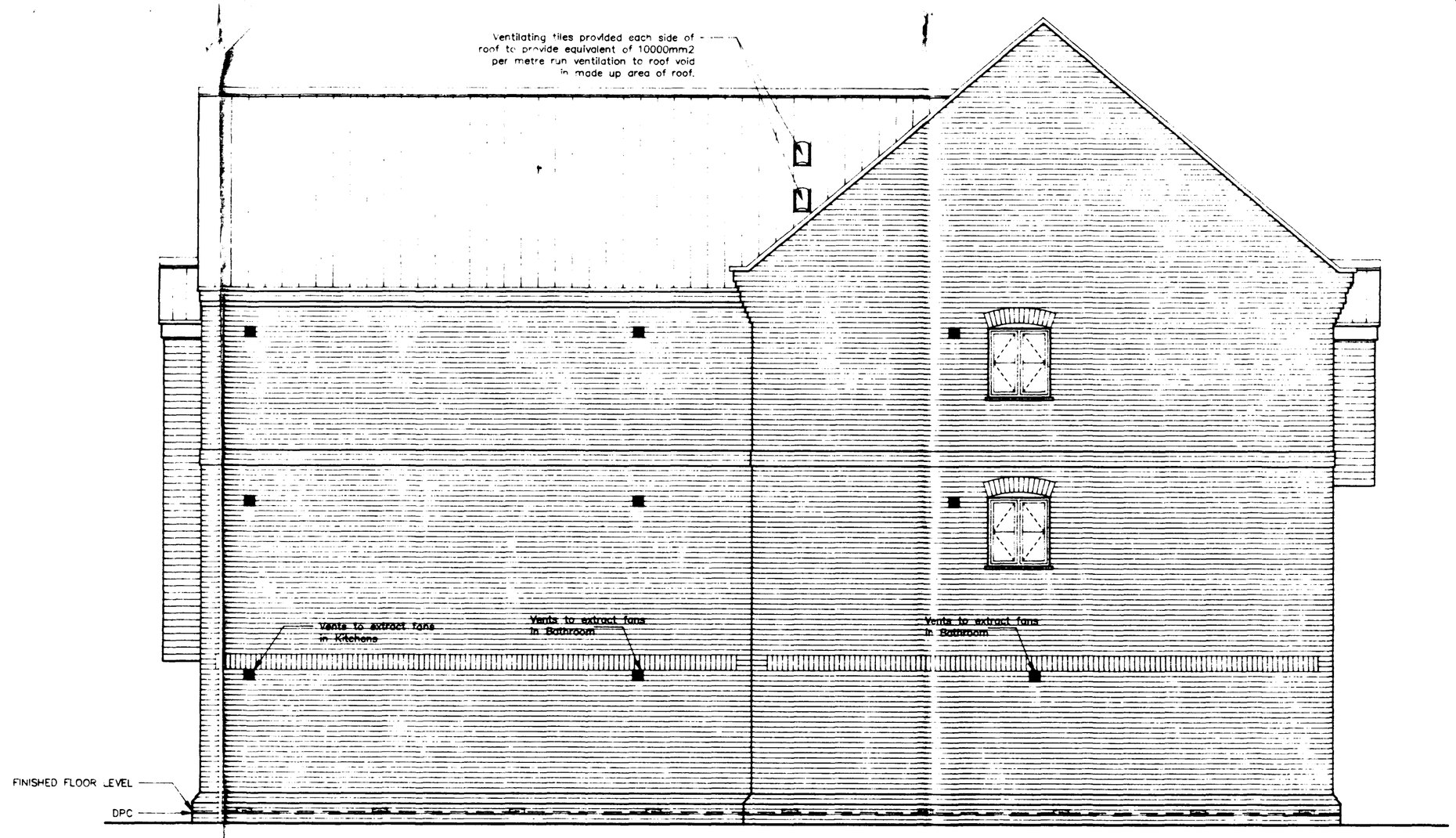
Date	Drawn by
JANUARY 1993	
Scale	Checked by
1 : 100	
Drawing No.	Revision
12275 . 11	C

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

AM ADMEL 912161-B



Rear Elevation



Side Elevation

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 AUG 1994
Attention of
DPO NRM
DOPO BG
JC AGP
Action by .....
Discuss with .....
Copy to .....
File Ref.
Acknowledge YES/NO
by
date

Revision C Side Elevation added 11/02/94
Revision B. First and second floor storey heights amended 07/02/94
Revision A. Ventilating tiles and slates shown to roofs. 1[illegible] 93.

Proposed New Build Flats at Double Street Spalding Lincs

Broadgate Builders Ltd

Rear Elevations

MLG
Meldrum Lee & Gillatt
Architects Quantity Surveyors
Management & Cost Consultants
Issuing Office:
Boston 0205 364793
Skegness 07541 767066
Grantham 0476 590129

Date Nov. 1993 Drawn by PM
Scale 1:50 Checked by
Drawing No. 12377-11 Revision C

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

AM ADAMEL 913161 B



SECOND FLOOR PLANS

THIRD FLOOR PLAN

REVISED PLAN
Ref. Hz

SOUTH HOLLAND D.C.
PLAN DEPT
06 JUL 1993
REF 03/93

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST HOUSING ASSOCIATION

SOUTH HOLLAND DISTRICT COUNCIL

Broadgate Homes

Broadgate Builders (Spalding) Limited

A amendments to flat 13 (new development) Jan 93

FLOOR PLANS

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 364795
Skegness (0754) 767066
Grantham (0476) 590129

Date: JANUARY 1993
Drawn by: AS
Scale: 1 : 100
Checked by:
Drawing No.: 12275 . 11
Revision: A

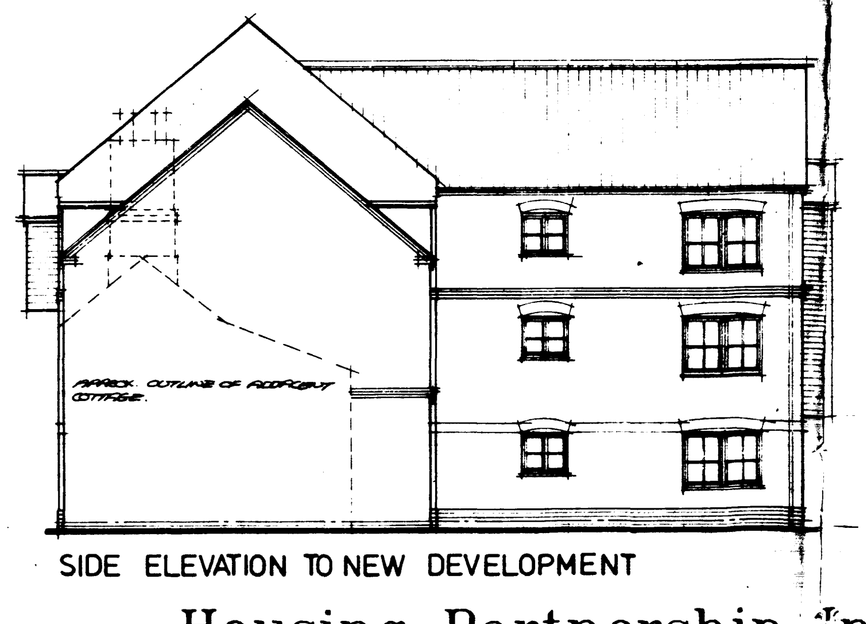
Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

AM ADMEL 913161/B









AMENDED PLAN
Ref.

SOUTH HOLLAND D.C.
PLAN DEPT
04 MAR 1993
REF ...3 c/1/ae...

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST

SOUTH HOLLAND

Broadgate Homes

Broadgate Builders (Spalding) Limited

REV A NEW DEVELOPMENT - FLAT 1 ELEVATION AMENDED 03/02/93

ELEVATIONS

Meldrum Lee & Elliott
Architects, Quantity Surveyors Management & Cost Consultants

Issuing Office:
Boston
Skegness
Grantham

Date: JANUARY 1993
Scale: 1:100
Drawn by:
Checked by:
Drawing No.: 12275.12
Revision: A

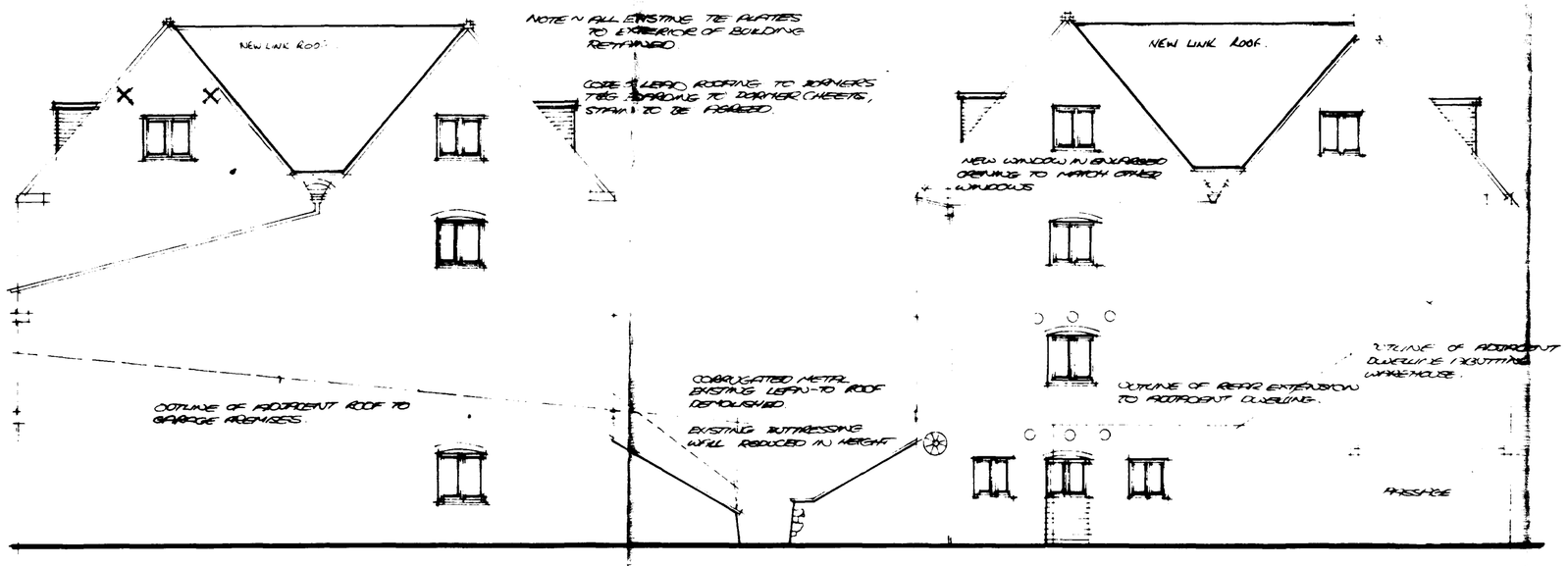
Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.



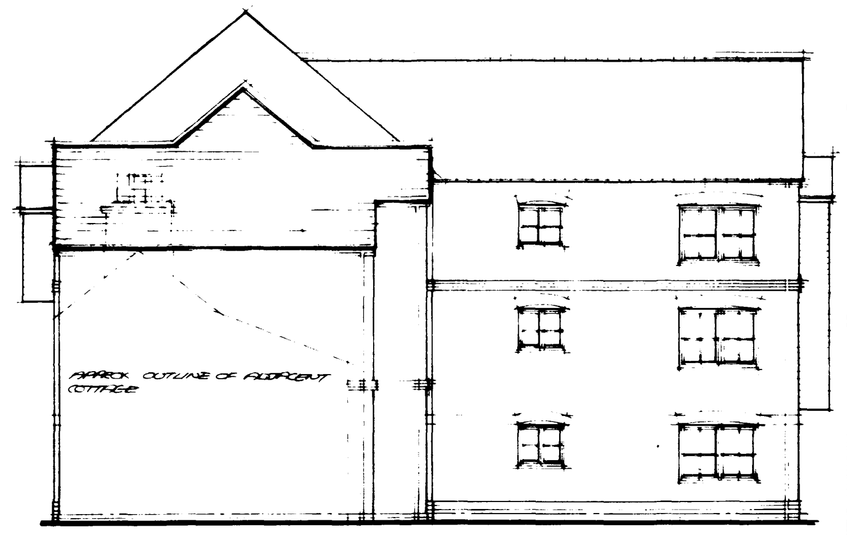
ELEVATION TO DOUBLE STREET



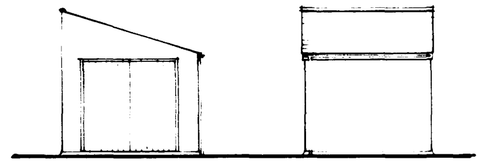
ELEVATION TO RIVERSIDE



SIDE ELEVATIONS TO LONG'S WAREHOUSE



SIDE ELEVATION TO NEW DEVELOPMENT



ELEVATIONS TO SUBSTATION

AMENDED PLAN
Ref. A/L
RECEIVED
10 JUN 93
DEV 073/93

C HV & PILOT/EARTH CABLES TO NEW DEVELOPMENT/SUBSTATION READY 4/6/93
B REAR OF TERRACES AMENDED & LINK ROOF 7.5.93
REV A NEW DEVELOPMENT - FLAT 1 ELEVATION AMENDED 03/03/93

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST HOUSING ASSOCIATION

SOUTH HOLLAND DISTRICT COUNCIL

Broadgate Homes

Broadgate Builders (Spalding) Limited

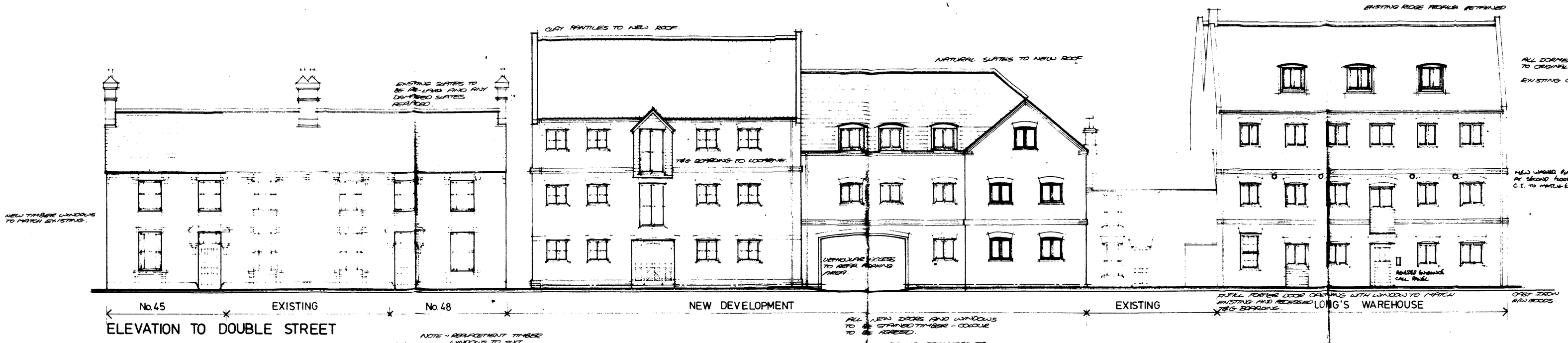
ELEVATIONS

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants
Issuing Office:
Boston (0205) 364795
Skegness (0754) 767066
Grantham (0476) 590129

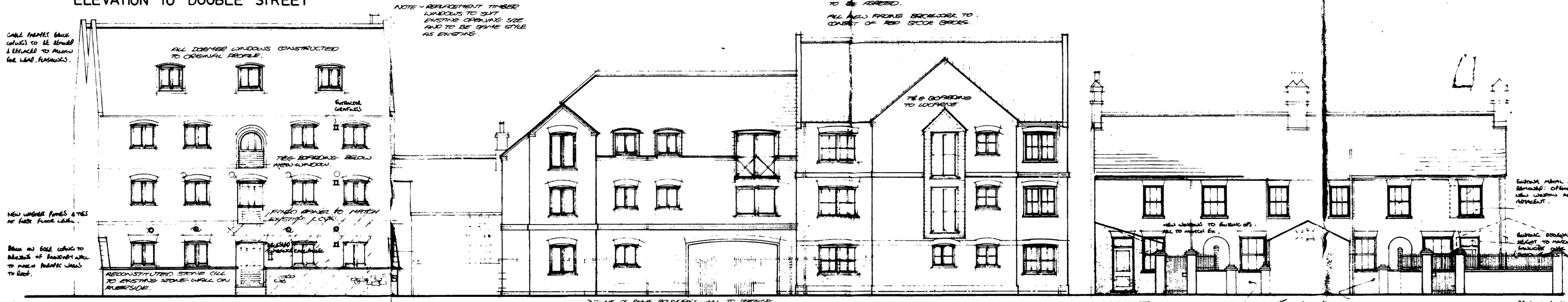
Date JANUARY 1993
Drawn by
Scale 1:100
Checked by
Drawing No. 12275.12
Revision C

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect

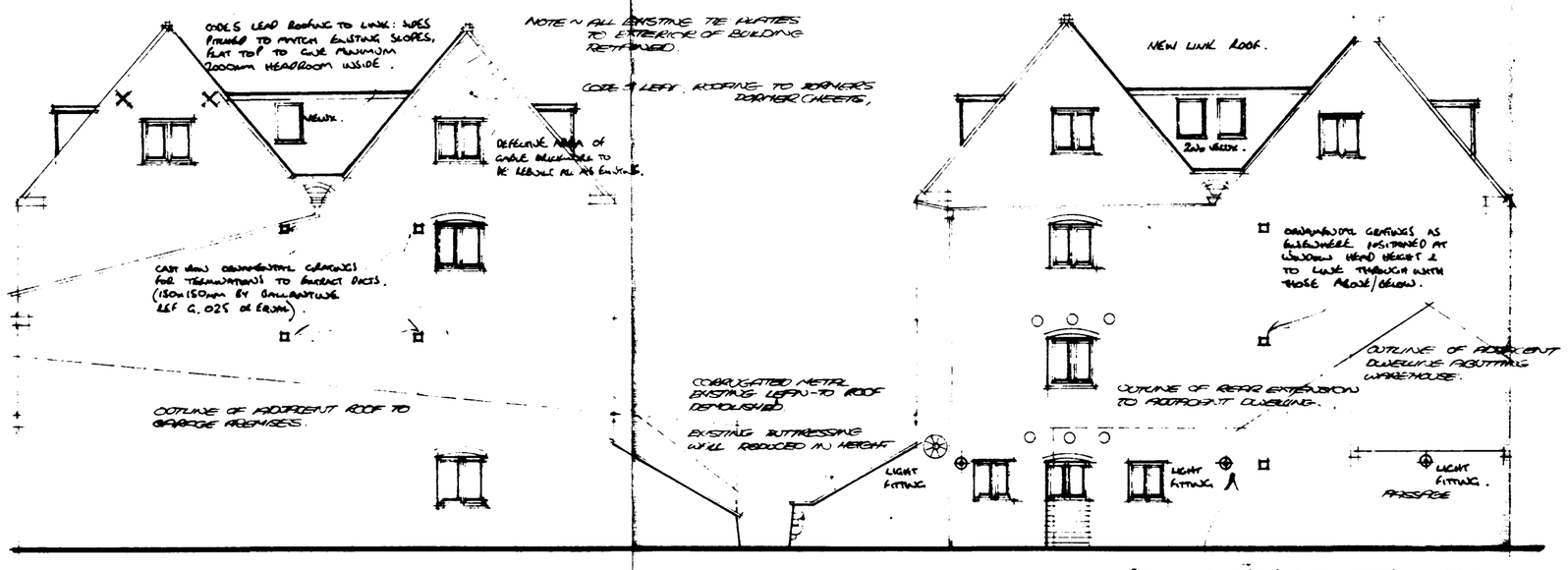
AM ADMIN. 913161/B



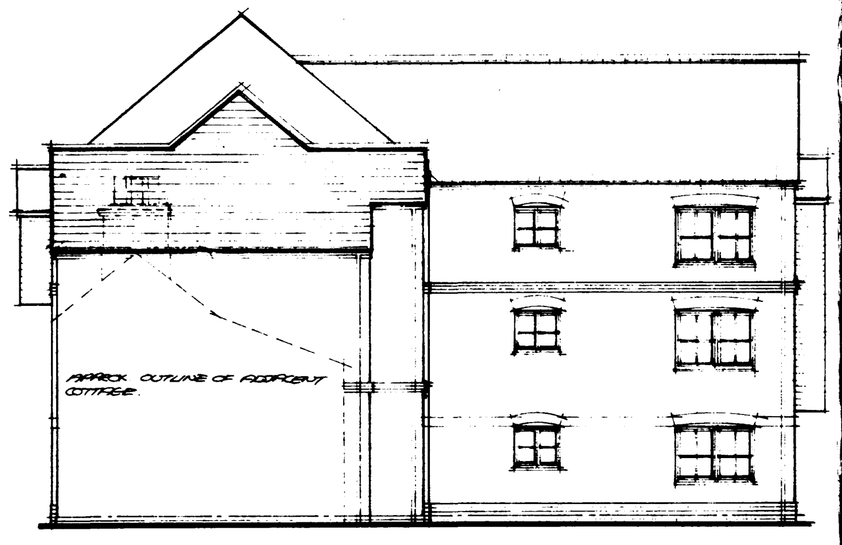
ELEVATION TO DOUBLE STREET



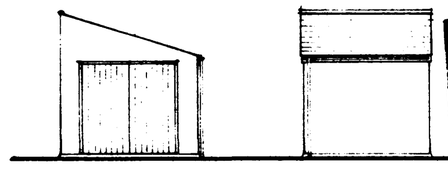
ELEVATION TO RIVERSIDE



SIDE ELEVATIONS TO LONG'S WAREHOUSE



SIDE ELEVATION TO NEW DEVELOPMENT



ELEVATIONS TO SUBSTATION

S.H.D.C. PLANNING DEPT. RECEIVED - 1 AUG 1994

Attention of	File Nos.
DPO NRM DOPO BS JC ACP Action by ..... Discuss with ..... Copy to	Acknowledge YES/NO by date

K: EXTERNAL LIGHTS & DOOR ENTRY CONTROL PANELS AMENDED NOV 93 JAMB.
J: REAR WALLS TO TERRACED BUNGALOWS TILES OMITTED ON PART ELEVATIONS 1/6/93
H: EXTERNAL LIGHTING NOTES ON BUILDING WALLS OF UNITS 05 & 09 ADDED SEPT 93 JAMB
G: REAR ELEVATIONS TO No 46/48 AMENDED. SEPT 28.93 JAMB.
F: ROOFLINE BOUNDARY WALLS AMENDED EXTERNAL BIN ENCLOSURE ADDED SEPT.93.
E: LONGS EAST WING AMENDED, WINDOW FRAMES ADDED, TERRACE ELE'S AMENDED NOV 93 JAMB
D NEW BLOCK DELETED TO LOWER CORE ALIGNMENT 20/9/93
C: HIP & VALLEY/REAR CABLES TO NEW DEVELOPMENT, SUBSTATION REMOVED 1/6/93
B: REAR OF TERRACES AMENDED & LINK ROOF 7.6.93
REV A NEW DEVELOPMENT - FLAT 1 ELEVATION AMENDED 03/03/93

Housing Partnership Initiative for Riverside Development Double Street, Spalding

LONGHURST HOUSING ASSOCIATION

SOUTH HOLLAND DISTRICT COUNCIL

Broadgate Homes
Broadgate Builders (Spalding) Limited

ELEVATIONS

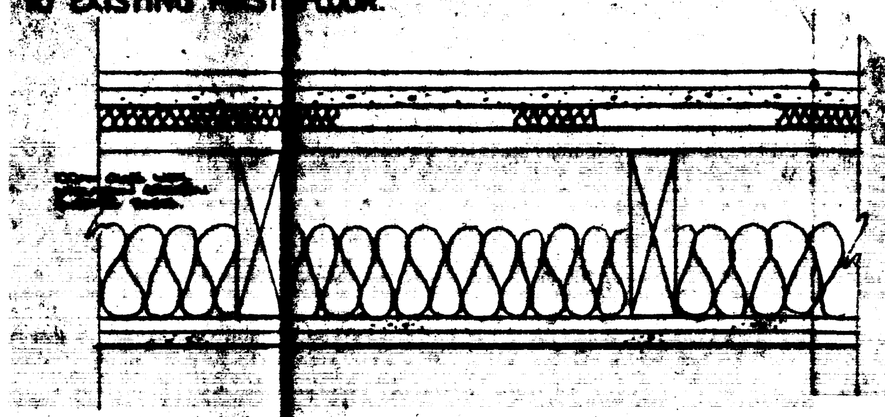
Meldrum Lee & Gillatt
Architects, Quantity Surveyors Management & Cost Consultants
Issuing Office:
Boston (0205) 364795
Skegness (0754) 767066
Grantham (0476) 590129

Date JANUARY 1993 — Drawn by
Scale 1:100 — Checked by N.A.H
Drawing No. 12275.12 — Revision K

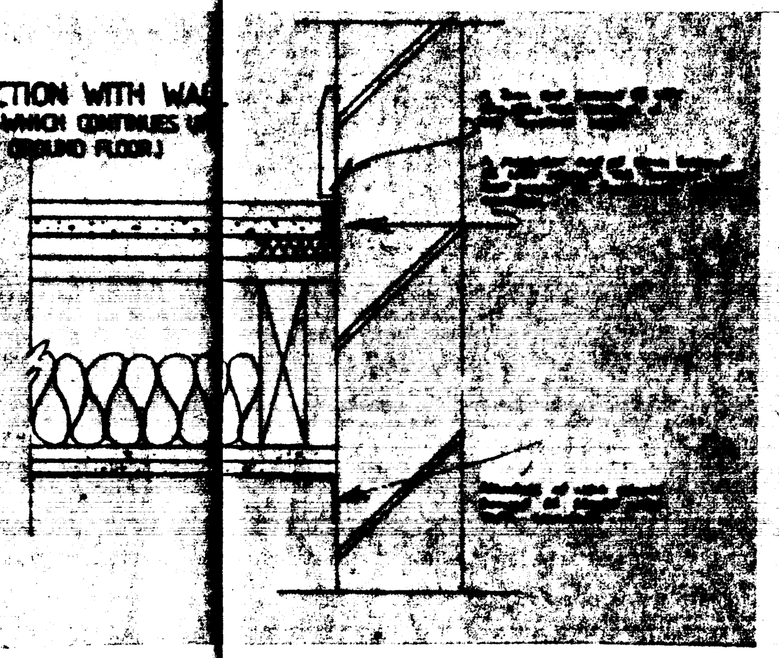
Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect

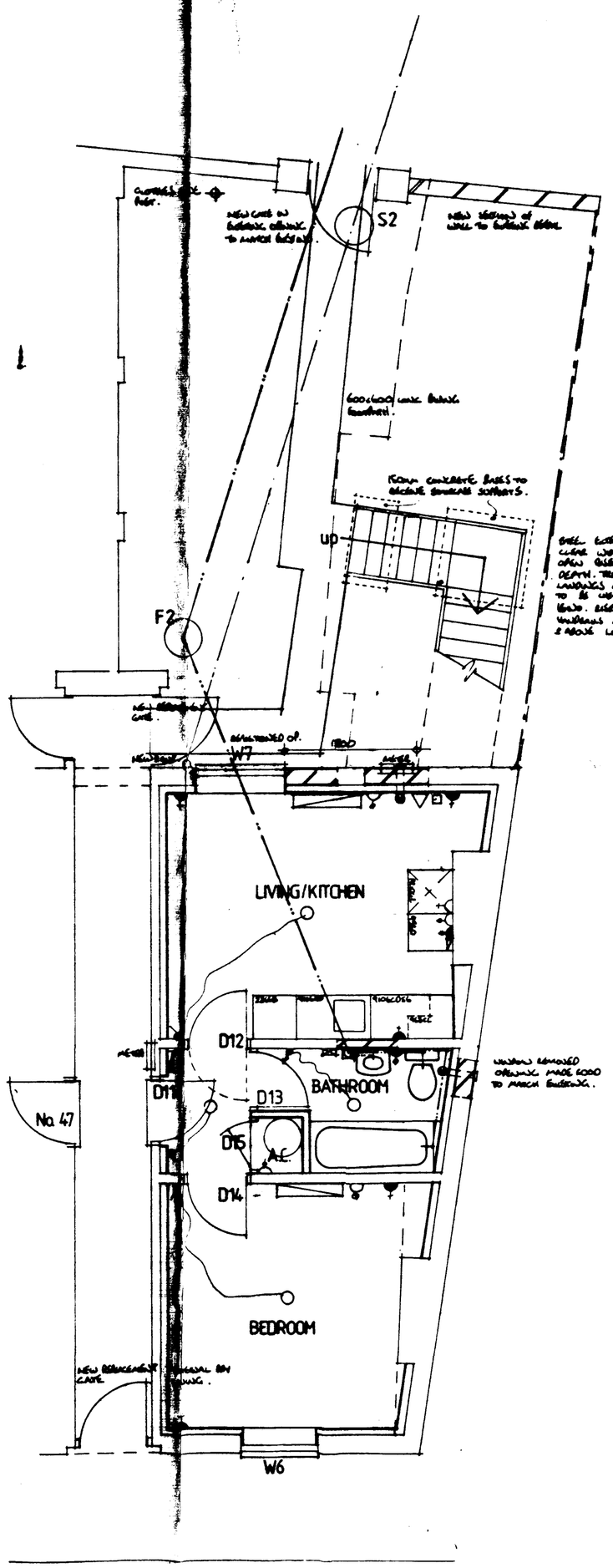
AM ADMIN. 913181/0

DETAIL OF FIRE/SOUND RESISTANCE TO EXISTING FIRST FLOOR.

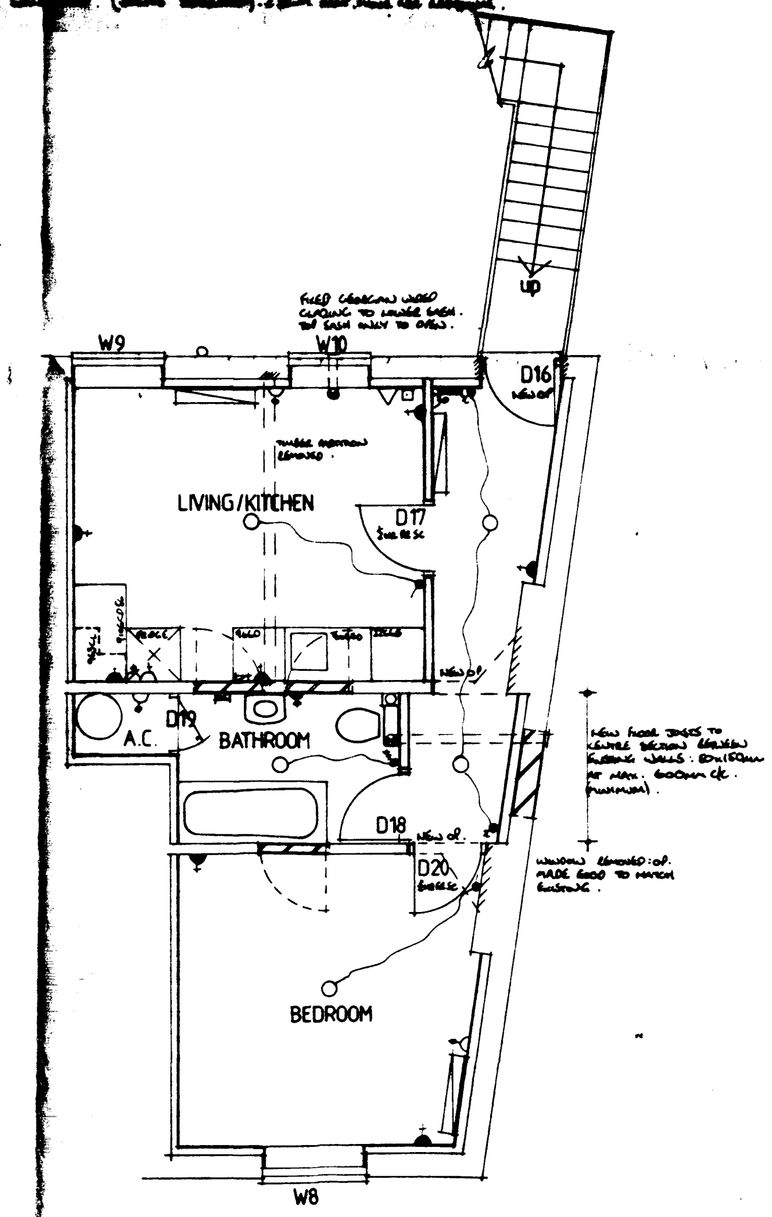


JUNCTION WITH WALL (WALL WHICH CONTINUES UP FROM GROUND FLOOR)

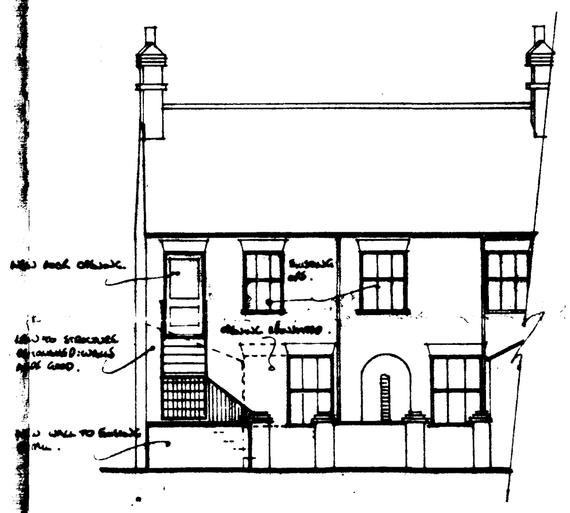




GROUND FLOOR PLAN



FIRST FLOOR PLAN



REAR ELEVATION 1:100

AMENDED PLAN
Ref. #1

RIVERSIDE DEVELOPMENT
DOUBLE STREET SPALDING LINCS.

LONGHURST H.A.

48 DOUBLE STREET
PLANS AS PROPOSED

SOUTH HOLLAND D.C.
PLAN DEPT
28 JUN 1993
REF S/23/93

MLG Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston
Sleaford
Grantham

Date: MAY 1993
Drawn by
Scale: 1:50
Checked by
Drawing No: 12275: 23
Revision

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.