APPLICATION NO. : H16.0082.93

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0082/93 Received:03-FEB-93 Type:FULL

Name: The Tanglewood Group
36 Louth Road
Horncastle
Lincs
LN9 6EN

Agent: Stephen Roberts Associates
71 Carholme Road
Lincoln
LN1 1RT

Description: Erection of elderly persons' home

Location : Cedar Falls London Road
Little London Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 In the opinion of the Local Planning Authority the proposed development if permitted would, having regard to the internal layout of facilities, its scale and massing, result in an inappropriate extension of the site that would adversely affect the amenities of adjoining properties to the south west by overlooking.

2 Notwithstanding the County Council's parking standards it is considered that the car parking provision would be inadequate, leading to congestion and inconvenience.

The applicants are advised that the Local Planning Authority support the principle of development, subject to a more appropriate design.

Director of Planning and Building Control Services
29-APR-93 H16/0082/93

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

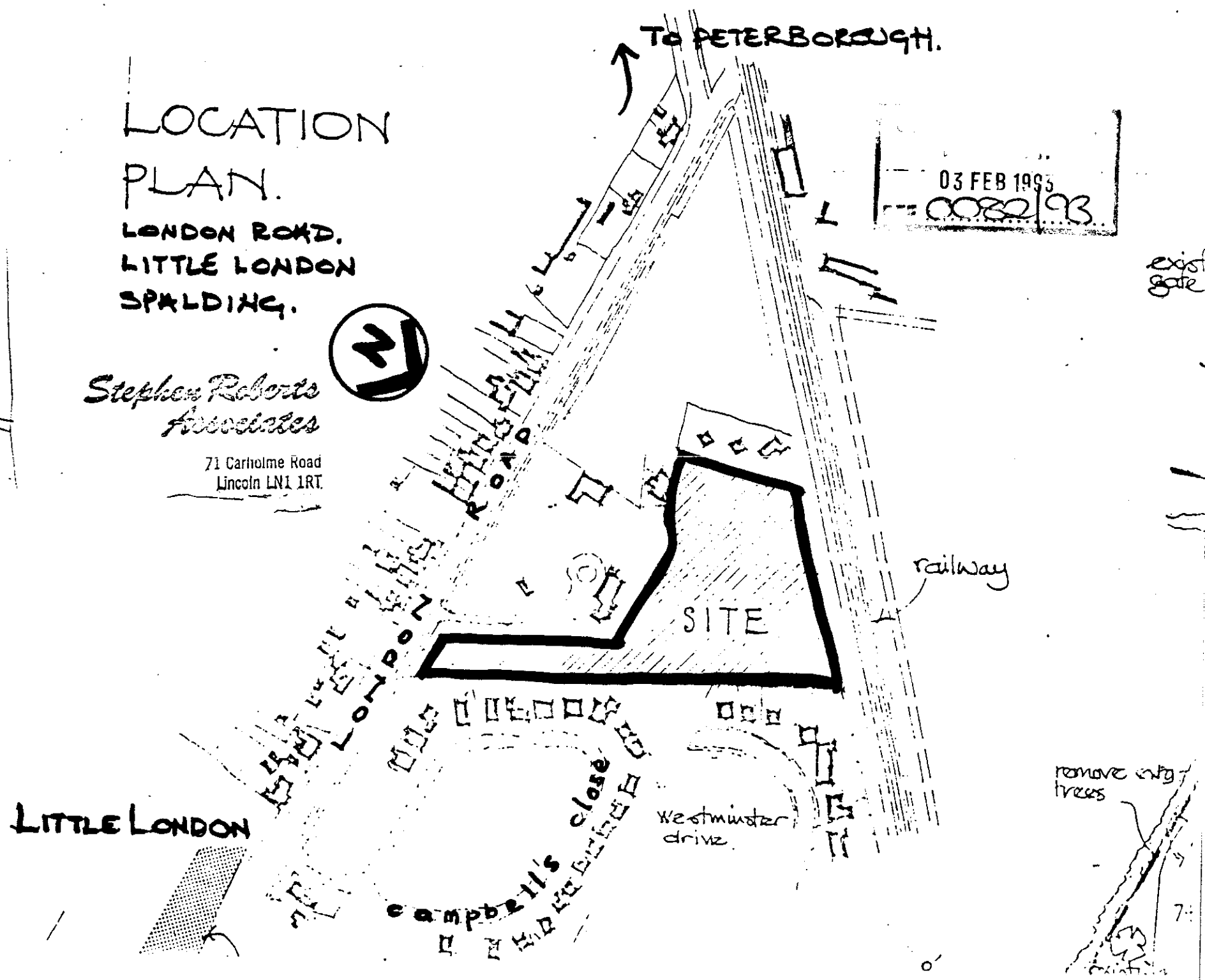
Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

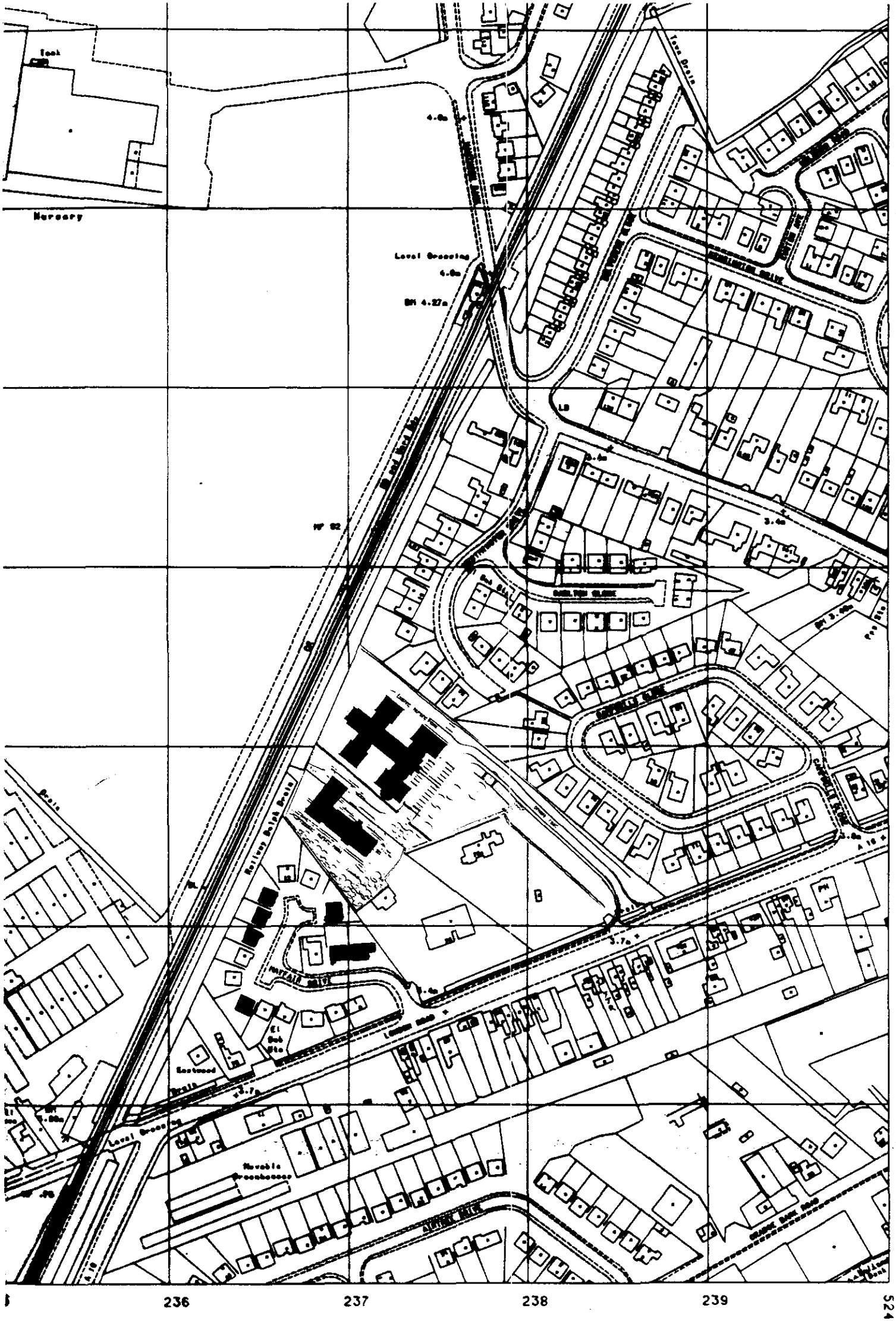
LOCATION PLAN.

LONDON ROAD.
LITTLE LONDON
SPALDING.

Stephen Roberts Associates
71 Carholme Road
Lincoln LN1 1RT

03 FEB 1993
S/0860/93




Nursery
Level Crossing
Railway Bridge Posts
Posts
Level Crossing
Removable Greenhouses
SPALDING
217
216
215
214
213
212
211
3210
236
237
238
239
5240

Please read accompanying "Notes for Applicants" before completing any part of this form LCP.1

Application for permission to develop land etc.

Town and Country Planning Act 1990

Application no.	H16|0082|93 (For official use only)
Date received	03 FEB 1993
Grid reference	

3

~~Four~~ completed copies of this form and plans should be sent to the District Council

PART 1 – to be completed by or on behalf of all applicants as far as applicable to the particular development

1. Applicant (complete details below in block capitals)

Name THE TANGLEWOOD GROUP

Address 36 LOUTH ROAD, HORNCASTLE

LINCOLNSHIRE

Postcode LN9 6EN Tel. No.

Agent (if any) to whom correspondence should be sent (complete details below in block capitals)

Name STEPHEN ROBERTS ASSOCIATES

Address 71 CARHOLME ROAD

LINCOLN

Postcode LN1 1RT Tel. No. 0522 513300

2. Particulars of proposal for which permission or approval is sought

(a) Full address or location of the land to which this application relates (and site area if known): TANGLEWOOD, CEDAR FALLS LONDON ROAD, LITTLE LONDON SPALDING, LINCOLNSHIRE

(b) Applicant's interest, e.g. owner, tenant, prospective purchaser: OWNER

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used: ERECTION OF ELDERLY PERSONS' HOME

(d) State whether applicant owns or controls any adjoining land and, if so, give its location: YES, ADJOINING NURSING HOME

OFFICE COPY

3. Particulars of application (see note 3 of the "Notes for Applicants")

State whether this application is for: –

(a) Outline planning permission — State Yes or No: NO

(b) Full planning permission: YES

(c) Approval of reserved matters following the grant of outline permission: NO

(d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted: NO

If yes, tick those items below which you wish to be considered as part of this application

1 siting
2 design
3 external appearance
4 means of access
5 landscaping

If yes, state the date and number of outline permission

Date

Number

If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants")

Date

Number

The condition

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

(a) State

(i) Present use of buildings/land — VACANT LAND ADJACENT NURSING HOME

(ii) If vacant, the last previous use including the date when the use was discontinued — N/A

5. Additional Information

(a) State whether the proposal involves:—

		State Yes or No
(i) Construction of a new access to a highway	vehicular	NO
	pedestrian	NO
(ii) Alteration, including change of use, of an existing access to a highway	vehicular	NO
	pedestrian	NO
(iii) The crossing of a ditch or other water course		NO

(b) State whether the proposal involves:—

(i) New building(s) If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats	YES	N/A
(ii) Alteration or extension	NO	
(iii) Change of use	NO	

(c) Size of any new structure:—

(a) height

(b) length — SEE SUBMITTED PROPOSALS DARWINGS

(c) width

(d) Type and colour of materials for facing external walls — TO MATCH EXISTING NURSING HOME

(e) Type and colour of roofing materials — TO MATCH EXISTING NURSING HOME

(f) What provision exists or is proposed for garaging and/or parking vehicles within the site? — SEE SITE LAYOUT PLAN

(g) Is the application for industrial, office, warehousing, storage or shopping purposes?	NO	If yes, complete Part 2 of this form
(h) Is the application in connection with agriculture?	NC	If yes, give brief details on page 4
(i) Does the proposal affect a listed building?	NO	
(j) Does the proposed development involve the felling of any trees?	NO	If yes, indicate their positions on plan

(k) (i) How will surface water be disposed of? — TO EXISTING S/W SYSTEM

(ii) How will foul sewage be dealt with? — TO EXISTING F/W SYSTEM

Continue on page 4 if necessary

(l) Does the proposal affect a land drain?	NO	If yes, indicate positions on plan
(m) Has the site been disturbed, filled or otherwise contaminated?	NO	If yes, please supply details (on separate sheet)

6. Plans

List of drawings and plans submitted with the application

92074S/04 - SITE LAYOUT PLAN
92074S/01 - GROUND FLOOR PLAN
92074S/02 - FIRST FLOOR PLAN
92074S/03 - ELEVATIONS
- SITE LOCATION PLAN

Note: The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans, unless the application is in outline only

PART 3

Application is hereby made for permission/approval to carry out the development described herein and on the attached plans.

I have completed the relevant certificate.

Signed ..... STEPHEN ROBERTS ASSOCIATES

*On behalf of ..... THE TANGLEWOOD GROUP

(insert applicants name if signed by an agent)

Date ..... 2 FEBRUARY 1993

**Delete whichever is not applicable*

Note *An appropriate certificate must accompany this application unless you are seeking approval of reserved matters– see Note 10 of the "Notes for Applicants". The following certificate will be appropriate if you are the owner of all the land. Only one copy need be completed. Certificates B, C or D can be obtained from your Council Offices*

Certificate under section 66 of the Town and Country Planning Act 1990 as amended

Certificate A I hereby certify that:-

1. No person other than the *applicant was an owner *(a)* of any part of the land to which the *application relates at the beginning of the period of 20 days before the date of the accompanying *application

* 2. None of the land to which the *application relates constitutes or forms part of an agricultural holding:

or

* 2. I have / The appellant has *myself / himself

the date of the *application / appeal

the *application / appeal

Name of Tenant	Address	Date of Service of Notice

Signed ..... STEPHEN ROBERTS ASSOCIATES

*On behalf of ..... THE TANGLEWOOD GROUP

(insert applicants name if signed by an agent)

Date ..... 2 FEBRUARY 1993

**Delete whichever is not applicable*

(a) Owner means a person who is for the time being the estate owner in respect of the fee simple in the land or is entitled to a tenancy of the land granted or extended for a term of years certain of which not less than seven years remain unexpired

(e) If you are the sole agricultural tenant enter "None"

ADDITIONAL INFORMATION

PRESCRIBED FEE CALCULATION: FLOOR AREA OF BUILDING

1,515 m^2 ÷ 75 = (20.2) 21 PARTS x £120.00/PART

= £2,520.00 CHEQUE ENCLOSED.

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED AN APPROPRIATE CERTIFICATE

APPLICATION ASSESSMENT

GIS checked objectors
Sham correctly on 1:2500
P24
22-3

Notes for Case Officer What's dotted line on ground plan? Main access door.

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

As Before

Inspected by PDM
Date 16-2

Notice posted by PDM
Date 16-2

Date 17/2/93

8, 10, 12 Mayfair Drive, Spalding
76 London Road, Little London
76A London Road, Little London PE11 2UF

Resident Notices required

Sent 17/2/93 | Delivered

Case Officer Conclusions

Unused site fenced off from rest of Tamplinwood *.
8 Mayfair Gardens now building its extension.
Otherwise same as before. Significant planting should reduce appearance from Mayfair Gardens

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded 1-3-93

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

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

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

PM 8-2 Dated - Any problems & get Take it over
PM 8/2

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	8-2	10.2.93
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other: Residents as 1045/92	.....	.....

Case Officer PM.

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 2520

Receipt Issued pa206

Date first Rec'd 03 FEB 1993

Registration

Reference H16/0082/93

Cross-Ref R

Date 04-FEB-93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 615

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 2520

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 19

OS No's

Grid ref 5 3

Ward 9

Parish

Inside IBD ~~SP~~ NO

Inside LP area NO

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO NO

Linked to site Ref 1099

Linked to property Ref

Planning Records:
Earlier apps

1111/91
1643/90
~~3972~~/91
1301/91
1401/80
1017/91
~~7638/90~~ 7156
1744/89

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SMI 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

H16/82/93

FULL

Applicant: The Tanglewood Group
Tel:

Agent: Stephen Roberts Associates
0522 513300

Description: Erection of elderly persons' home

Location: Cedar Falls
London Road
Little London
Spalding

Valid date: 03-FEB-93
Target dates:
To case officer 10-FEB-93
Inspected by 17-FEB-93
Extra contacts 24-FEB-93
Report if not clear by 10-MAR-93

Terminal date: 31-MAR-93
Target Committee: 31-MAR-93
Report deadline: 17-MAR-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1515 M2
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	10-FEB-93	24-FEB-93
Cllr C Evans	10-FEB-93	24-FEB-93
Cllr M C White	10-FEB-93	24-FEB-93
Department of Transp 0602 476121	10-FEB-93	24-FEB-93
Owner/Occupier 8 Mayfair Drive	17-FEB-93	03-MAR-93
Owner/Occupier 10 Mayfair Drive	17-FEB-93	03-MAR-93
Owner/Occupier 12 Mayfair Drive	17-FEB-93	03-MAR-93
Owner/Occupier 76 London Road	17-FEB-93	03-MAR-93
Owner/Occupier 769 London Road	17-FEB-93	03-MAR-93
Site/Press Advert MAJ	16-FEB-93	09-MAR-93

LCC - No Comments Trade Cllrs Jc 08/3/93

BRIAN SM 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: H16/82/93 Type: FULL

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Cllr M C White	10-FEB-93	24-FEB-93
Department of Transp 0602 476121	10-FEB-93	24-FEB-93
Site/Press Advert MAJ	16-FEB-93	09-MAR-93

LCC - No Comments - Trunk Road JCB 11/2/93

SITE DETAILS

Grid ref: 523050 321250
OS Sheets: 219 Parcel:

PLANS SUB-COMMITTEE - 13th April, 1993

64. PLANNING APPLICATIONS (Continued)

Plan No. & Applicant	Applicant
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: 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 interest when the site was inspected, and had remained on the coach during the inspection.)

H16/0082/93 Tanglewood Group		Elderly persons' home at Cedar Falls, London Road, Little London, Spalding.

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 the proposed development if permitted would, having regard to the internal layout of facilities, its scale and massing, result in an inappropriate extension of the site that would adversely affect the amenities of adjoining properties to the south west by reason of overlooking. In addition, and notwithstanding the County Council's standards for parking provision on site, it was considered, following the site visit, that such provision would be inadequate. It was also agreed that a note be added to the decision notice indicating the local planning authority's support in principle for the development, subject to a more appropriate design.

H05/0086/93 Mr J C Clark and Miss J M Fines.	O.A.	Dwelling and garage at Lowgate, Fleet.

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 order to assess the suitability of the site for the proposed development.

H08/0097/93 Mr & Mrs J T Pike	Bungalow and garage at part OS 109 Cheal Road, Gosberton Cheal.

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

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 order to assess the suitability of the site for the proposed development.

264. PLANNING APPLICATIONS (Continued)

Plan No. & Applicant	Applicant
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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 order to assess the suitability of the site for the proposed development.

APPLICATION REFERENCE: H16/0082/93 DATE RECEIVED: 03-FEB-93

TYPE: Full

DESCRIPTION: Erection of elderly persons' home

LOCATION: Cedar Falls, London Road, Little London, Spalding

APPLICANT: Tanglewood Group AGENT: Stephen Roberts Assoc.

REASON FOR COMMITTEE CONSIDERATION

Objections received.

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

RECOMMENDATION

Grant Permission.

PLANNING ISSUES

1 This proposal is to erect a two-storey building for an elderly persons' home on the Tanglewood site.

2 The design, detailing and materials of the new building will be similar to the existing building on the site.

3 The distance between the new building and the boundary with the closest dwelling on Mayfair Drive is 19 metres. The proposed building is approximately 2 metres taller than a normal house and the first floor bedrooms will be occupied on a more permanent basis than normal dwelling house bedrooms. It is therefore considered that the proposed building needs to be moved 2 metres further away from the boundary with Mayfair Drive.

4 Significant landscaping is proposed, but the details will be conditioned for subsequent consideration.

REPRESENTATIONS

Public: Five letters received from 2, 4, 8 and 11 Mayfair Drive and one letter received from 17, 19 and 21 Mayfair Drive - summarised:

- Size and height of proposed building very detrimental to prospects of surrounding dwellings.
- Existing dwelling already dominates to add another will cause overdevelopment.
- No objection to some development, but this is a very overpowering feature.
- If visit Westminster Drive will see difference present nursing home made to outlook from the properties. No amount of trees will hide structure.

- Object on grounds of overlooking/lack of privacy.
- Extra lighting from bedrooms and lighting within site.
- Eyesore, overpowering view from our property.
- Devaluation of property.
- Bins sited very close to my boundary. Have enjoyed view from our property over paddock and Silver Birch tree for nearly 23 years.
- Existing building overlooks my property, proposed building considerably closer.

Applicant:

- The 11 bungalows granted in November 1992 considered unsuitable by registering Health Authority owing to distance from the properties to the existing nursing home.
- Overall acreage of site approximately 3¼ acres, remaining undeveloped site in excess of an acre.
- Tanglewood have four other sites in Lincolnshire which are more densely developed than the Spalding site.
- Tanglewood Group offer accommodation for the elderly, are not registered under the Mental Health Act to accept residents with mental illnesses.
- Traffic incurred by the proposal will be no more than for the bungalow development.

SCHEDULE OF CONDITIONS

1 SC21 - (landscaping scheme).

2 SC27 - (implementation of planting).

3 Prior to development being commenced, all trees being retained on the site shall be fenced off at least 1 metre beyond the spread of such trees by means of a fence at the minimum 1.2 metres high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fencing posts a minimum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction, and removed only when the development is completed and building work ceases.
Reason: To safeguard the trees during the development.

4 Under no circumstances shall any material, machinery, tools, fuel etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches of any underground services which are necessitated pass within the fence area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall carefully backfilled and consolidated by foot every 150 mm of depth, under no circumstances shall any machine dig within the fenced areas.
Reason: To safeguard the trees during the development.

5 Within the vicinity of the trees to be retained, and at least to the outer edge of the tree's canopies, any foundations for the proposed access road shall be dug by hand tools.
Reason: To safeguard the trees during development.

6 Before development commences, an amended block plan shall be submitted to, and approved by the Local Planning Authority showing the proposed building moved 2 metres closer to the existing building.
Reason: To safeguard the amenities of the residents of Mayfair Drive.

NOTE

1 Your attention is drawn to the existence of a Group Tree Preservation Order (Spalding) No. 46 on the site.

PCN 13-4 OBJECTION

South Holland Council.
Planning Dept.
Brian Smith.
Priory Rd,
Spalding.

Mr Michael Penfold.
117,Main Road,
Quadring,
Spalding.

9th April 93

Objection to proposed Residential Unit for 3? Beds

Cedar Falls.Tanglewood Group,Spalding.

Dear Sir or Madam,
I write to object to the above proposals on the grounds that there is ample bed space in and aroung Spalding.If the council cares to check on all the Residential Homes both Private and The St Johns Trust they will find they all have empty beds and most offer a more value for money service to the public.Where is the need for another home of this size which can only be discribed as **Factory Farming Of People when the new** community care act is to encourage people to stay at home longer.
With Spalding being a Conservative council I would expect them to be supporting the governments policys.

I ask that the council thinks seriously about the implications a site with near on 100 bedded institution would have on a small market town like Spalding.

yours sincerely

M.PENFOLD.

13/4 Acc

OBJECTION

LATE OBS: Cttee Pgs. Dec 13 4.
Relevant pages highlighted

S.H.D.C. PLANNING DEPT.
RECEIVED
13 APR 1993
13/4 Ltr
SC 13/4



BROWNTOFT
House
RESIDENTIAL CARE HOME

Browntoft Lane, Donington
Lincolnshire PE11 4TQ
Telephone 0775 820229

Proprietors
Messrs A. Searle, Graham

Dear Sir

Re: Planning permission for
a new Public House in Spalding.

I would like to specially object
to yet another Pub/Restaurant in this
area which is well catered for.

You will very likely
Especially like to be turning [illegible]
a century old Residential Home into [illegible]
place from peaceful home life, where can be nursed
feelings of old folk prefer home life where
[illegible] Should you require I would be happy to
discuss matter with you at your convenience.

Yours faithfully

Stonehaven Residential Home

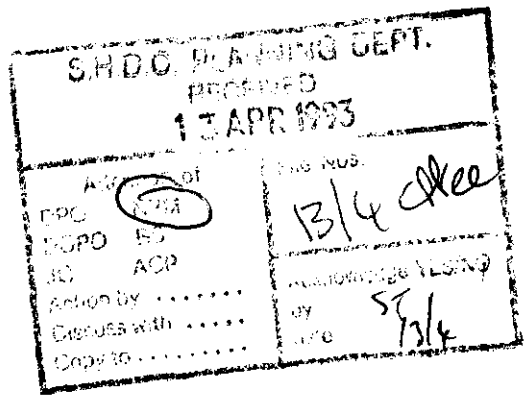
117 Main Road, Quadring, Spalding, Lincs. PE11 4PJ.
Telephone (0775) 820885

PJM 13-4

OBJECTION

The Planning Department
South Holland District Council
Priory Road
SPALDING
Lincs PE11 2XQ

We the undersigned protest most strongly at the planning application for yet another Residential Home in Spalding. Spalding and the surrounding area is well catered for and the addition of another 33 beds is not necessary. It is completely against Government thinking with the new 'Care in the Community Act', smaller homes are already struggling to fill their beds and with the new 'thinking' of nursing care only they will go under loosing jobs not creating them. It is already difficult to find the right staff, another large home will only make matters worse, and without good care staff the people who matter the residents will suffer. The government is closing large institutions in favour of smaller units Think carefully before this application is considered.



Yours Faithfully

Barbara M. Walker-Smith

D.E. Sweeney

Barbara M. Walker-Smith (Manager)

Dawn Sweeney (Senior Care Assistant)

M. Penfold

SOUTHERNWOOD HOUSE
Private Residential Care
20 MATMORE GATE,
SPALDING, LINCS. PE11 2PN
TEL: (0775)760563

MR. W.E.C. HOMER. Cert Ed. B. Phil. Ed.
MRS. A. HOMER. S.R.N. - Matron.

7th April, 1993.

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

OBJECTION

Dear Mr. Smith,

I am writing to you to register my formal objection to the proposal by the Tanglewood Group to build a two storey Residential Home at Cedar Falls, Little London, Spalding, for the following reasons :

1. There is a possibility that Spalding may become saturated for the provision of Residential Care, which may in turn close some smaller family run homes and thus reduce the element of choice.

2. The size of the home when combined with the existing Nursing Home on the site will make it institutionalized and less like a home.

3. The position of the site in relation to the town centre and its shopping facilities will make it difficult to reach on foot.

4. Entrance to and exit from the site will cause more congestion on the already busy A16 and may be dangerous for residents who wish to use the A16 on foot.

I hope that you will take these important points into account when arriving at your decision.

Yours sincerely

W.E.C. Homer
(Proprietor)

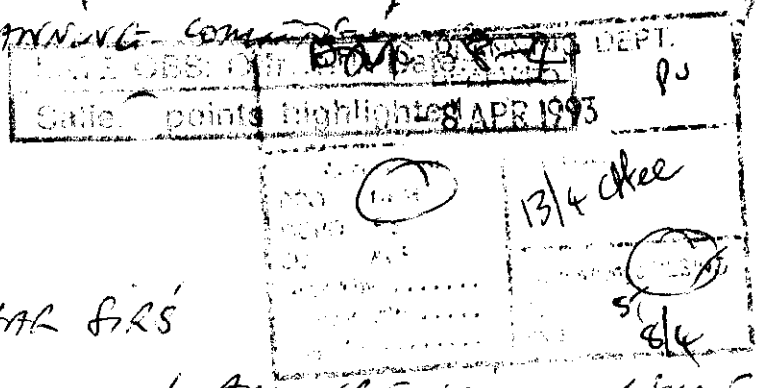
S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 APR 1993
PU

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

File Nos.
13/4 dlee

Acknowledge YES/NO
By
Date 8/4

SOUTH HOLLAND D.C.
PLANNING COMMITTEE



CARISFORD HOUSE
RESIDENTIAL HOME
ST. THOMAS'S ROAD
SPALDING LINCS
WEDNESDAY 7TH APRIL 1993

OBJECTION

DEAR SIRS

I AM WRITING ON BEHALF OF MY WIFE + MYSELF TO OBJECT TO THE PROPOSED EXTENSION TO THE TANGLEWOOD COMPLEX, WE ARE GIVEN TO UNDERSTAND THAT THE BUILDING IS TO BE USED AS A RESIDENTIAL HOME FOR THE ELDERLY. THE REASON FOR OUR OBJECTION IS THAT THERE ALREADY EXISTS IN THIS AREA AN OVER-CAPACITY OF RESIDENTIAL HOME CARE, WE OURSELVES HAVE THREE VACANCYS, I UNDERSTAND THAT EVERYONE ELSE HAS VACANCIES IN THE AREA SPALDING, HOLBEACH QUADRANT — AND WITH THE IMPLEMENTATION OF THE COMMUNITY CARE ACT OUR SITUATION MAY NOT IMPROVE, I WOULD LIKE TO THINK THAT IT WILL, ONLY TIME WILL TELL, IT MOST CERTAINLY WILL NOT BE HELPED WITH THE ADDITIONAL BEDS MADE AVAILABLE BY THE TANGLEWOOD OPERATION IF ~~IT~~ ALLOWED TO GO AHEAD. — IT MAY WELL DRIVE OUT OF ~~BUSINESS~~ OURSELVES AND THE OTHER RESIDENTIAL CARE HOME OWNERS IN THE DISTRICT — AS PRIVATE INDIVIDUALS WE CANNOT AFFORD THE HUGE LONG TERM FINANCE NEEDED TO ERECT THE NEW LOOK INSTITUTIONS THAT TANGLEWOOD RESIDENTS, ONE WONDERS, ~~HAVE~~ GIVEN A MONOPOLY, THAT THIS COULD CREATE, WHAT COST TO THE LOCAL HEALTH AUTHORITIES ? WE ALSO FEEL THAT AND ARE TOLD BY OUR RESIDENTS THAT THE INFORMAL FRIENDLY ATMOSPHERE HERE IN A SMALL ENVIRONMENT IS NEARER TO THAT ENJOYED BY THEMSELVES IN THEIR OWN HOMES - YOU MAY WELL SAY THEN THAT WE HAVE LITTLE TO WORRY US - WE DONT KNOW WHAT EFFECT THE COMMUNITY CARE ACT WILL HAVE ON US

P.T.O

WE ALONG WITH THE OTHERS IN THE AREA HAVE INVESTED WHAT LITTLE CAPITAL WE HAVE OUT OF OUR OWN POCKETS, BY BANK LOANS ETC. TO FINANCE OUR INDIVIDUAL HOMES -

WE ENJOY THE SOMETIMES DIFFICULT TASK OF CARING FOR THOSE IN OUR CARE. WE WOULD NOT WANT TO BE PUT OUT OF BUSINESS BY ANYONE, LET ALONE A HUGE GROUP, BUILDING HUGE INSTITUTIONS - BEAUTIFUL TODAY MAYBE, BUT THE OLD CONCEPT OF LUMPING EVERYONE TOGETHER IN A BUILDING CONTAINING MANY UNHAPPY INDIVIDUALS, NOT A BIT LIKE THE HOME OR THE ENVIRONMENT TO WHICH THEY ARE ACCUSTOMED AND WHICH WE STRIVE TO PROVIDE - 4

WE ASK YOU TO REJECT THE APPLICATION

Yours sincerely

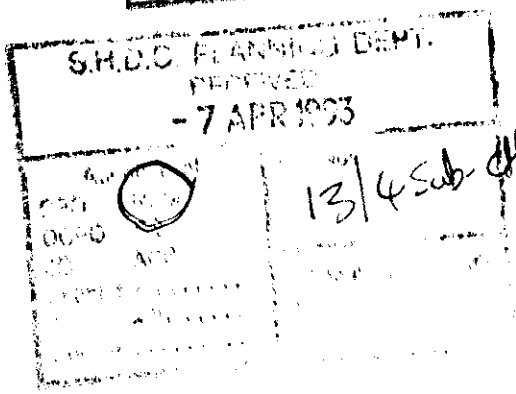
M.P ARNOTT & M.P ARNOTT

Grenoble Rest Home

OBJECTION

1 COWBIT ROAD
SPALDING
LINCS.
PE11 2RD.

Telephone:
Spalding (0775) 722447



Planning Office
S.H.D.C.
Council Offices
Priory Road
Spalding
Lincs

7th April 1993

Dear Sir,

We are writing to your office to formally notify you of our objections to the proposal of planning application by the Tanglewood Group on their Little London site for an "Elderly Peoples Home". We interpret the term "Elderly Persons Home" to mean a residential home and not a nursing home as is already on the site.

There are several points upon which we feel we have cause for complaint.

1. As stated previously, there is already a home on the site presently catering for a maximum of 60 elderly persons needing nursing care. Can this site really accomodate a further 40-60 people comfortably? What about the staff car-parking facilities?
2. The locality of the home is, to an elderly person, fairly far out of the town centre even for those who are of a good general condition. Taking into account that S.H.D.C. does not provide travel tokens for its elderly residents - if a resident wished to go into the town they would have to pay for a taxi or rely on a member of staff to provide transport. This is something that a small family-run home would consider as the norm but we cannot see a large organisation doing this on a regular basis.
3. Although we realise that there is nothing wrong with competition and we have been told that when approving or refusing planning applications no consideration is given to saturation of a certain type of business in the area and that you consider the opposition to the proposal not strong enough on the grounds of these points, we feel as local business people that due regard should be given to consumer studies in the area and I am sure that you would find that the elderly people of Spalding and the surrounding areas are at present more than adequately catered for. What good is opening another home and having those smaller established homes go out of business? That offers no choice for the resident eventually because the large organisation has the monopoly and therefore standards drop and prices rise. It is far better to have several smaller homes as we already have that can offer personal attention at all times, this way we can maintain and raise standards for high quality care.

In conclusion in Lincolnshire we are already 6% over our elderly persons caring needs for residential care and to pass this planning application would not necessarily improve the standard of care

Grenoble Rest Home

1 COWBIT ROAD
SPALDING
LINCS.
PE11 2RD.

Telephone:
Spalding (0775) 722447

or give more choice - it would make this a cut-throat business with the emphasis on providing care as cheaply as possible to the detriment of our elerly community.

Yours sincerely

F. Rushby

S Dunmore

F Rushby
S C Dunmore

TWO TREES
RESIDENTIAL CARE HOME
PROPRIETORS: SUSAN & GRAHAM CUPPER
38, Church Street, Pinchbeck, Lincs., PE11 3UB
TELEPHONE 0775 760182

LATE OBS: Offr. PM. Date 7-4
Should not be published

OBJECTION

5th April 1993

Dear Sir/Madam

I would like to complain about the proposed further development of another building at Cedar Falls, Little London, Spalding, the Home owned by the Tanglewood Group.

The proposed building would certainly cause a major eyesore from the local residents point of view, but from the more practical side I would question the suitability of such a large home for residential care of the elderly.

"Home Life" guide to residential care states that buildings for such use should not be imposing and should blend into the neighbourhood. It further states that in recent years establishments catering for large numbers of residents are unable to provide the type of care which is indicated in other sections of Home Life; i.e. the individual attention to residents and their needs etc., cannot be administered as effectively where large numbers are involved. This type of institutionalism is not advocated for the residential care sector.

Whilst this may sound like sour grapes from another small home owner, our ultimate aim is to ensure that prospective residents are offered the type of care suited to their needs, which preferably is in a small "home from home" where independence is encouraged and a family atmosphere prevails.

Yours faithfully

Graham Cupper (Proprietor)

H16/82/93
S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 APR 1993 PU

Established 1985

LATE OBS. to P24 Date 26-3
Salient points highlighted

OBJECTION

12 Mayfair Drive
SPALDING

22.3.38

Director of Planning
Council Offices
Priory Road
SPALDING

S.H.D.C. PLANNING DEPT.
RECEIVED
26 MAR 1993 PU

Dear Sir,

Ref. Application no. H16/82/93
The Tanglewood Group - Little London.

I refer to our previous letters objecting to plans submitted by Tanglewood Homes for the development of the above site. The various plans previously submitted for the building of bungalows associated with the present nursing home appeared to have been passed in their latest form which we found acceptable. The current application would, in conjunction with the present building, create a structure so overpowering as to dominate the entire area.

The application for the present building was originally quite acceptable, showing as it did large areas of landscaped ground around it, including many groups of specimen trees etc. Permission was later granted to move the building a few metres further north. No landscaping was carried out on the remaining part of the site. The developers appear to have intended from the beginning to submit

further plans. Had the current plan formed part of the original application we are sure it would not have succeeded.

Having accepted the previous plan for 11 bungalows we object most strongly to the erection of a very large two-storey building on our northern boundary for the following reasons :-

1. The plan appears to be a deliberate attempt to achieve a structure which would originally have been unacceptable.
2. Combined with the earlier building the resulting construction will be totally out of proportion with the surrounding properties.
3. Loss of privacy : our properties will be overlooked from the windows of six first-floor rooms which, in a nursing home, may well be occupied with considerable frequency by residents and their visitors. With more consideration some of these windows/rooms could have been situated on a different aspect minimising such problems.
4. The present security lights are already intrusive. To bring them 30 metres closer would increase the nuisance a great deal.
5. The value of our properties would inevitably be reduced.

J.W. NEWCOMBE 12 MAYFAIR DRIVE :- J.W. Newcombe.
B.M. NEWCOMBE 12 MAYFAIR DRIVE :- B.M. Newcombe.
C. LOWIS 10 MAYFAIR DRIVE :- C. J. Lowis.

14, 17, 19 & 21 [illegible]
Little London
Spalding [illegible]
[illegible]

OBJECTION

6 . 3 . 93

To the Planning Officer,

We are strongly objecting to the new two storey dwelling that is to be built for the elderly on the site of [illegible], Little London, Spalding, reference No H [illegible] as it will spoil the view from our property due to the location and also [illegible] for many twenty [illegible] years.

The new building will overlook our properties and take away our privacy.

Yours faithfully

M. Wells
PMD Wells
[illegible]
[illegible]
Mrs. W. G. Wright

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 MAR 1993 PJ
Attention of
DPO NO
DDPO
BC ACP
Action by ....
Discuss with ......
Copy to ....
Status
Acknowledge YES/NO
by
date 5/3 8/3

OBJECTION

Application no:-
H 16/82/93

PJ

4 Mayfair Drive
Spalding
March 4th 1993

Dear Sir,

I write to object to the proposed extension for the Tanglewood Group at Little London for several reasons.

1. Severe lack of privacy and being overlooked.
2. Lighting during all hours of the day and night.
3. Siting of bins very close to my boundary.
4. Loss of value to property.

The existing Tanglewood building is quite overpowering and a similar building of two stories would be extremely so to properties in Mayfair Drive.

Yours faithfully
(Mrs) M. J. N. Lord

8 MAYFAIR DRIVE
LITTLE LONDON
SPALDING
LINCS PE11 2UG

APPLICATION NO:
H16/82/93 PJ

1.3.93

OBJECTION

Dear Sir,

We wish to object to the latest Tanglewood Group planning application for an elderly persons' home at Cedar Falls, Little London for the following reasons; 1) OVERLOOKING / LACK OF PRIVACY
2) LIGHTING
3) EYESORE
4) DEVALUATION OF PROPERTY

Our rear and side gardens would be directly overlooked from a number of rooms in the upper floor, as would a number of rooms in our property, thus restricting our privacy.

As the existing nursing home complex

has demonstrated, a lot more lighting would appear at night, not only from bedrooms, but general lighting, many of which are brighter than normal street lighting.

Not only would the proposed building be a somewhat overpowering view from our property, but it would 'stand out' everytime we walked down our road. This effect can already be seen in practice by walking down Westminster Drive and seeing the existing complex which is taller than regular housing.

The points already mentioned would undoubtedly devalue our property. Although this may be of assistance with the new Council Tax, it would potentially deter prospective buyers should we wish to sell our property.

As the car parking areas are currently

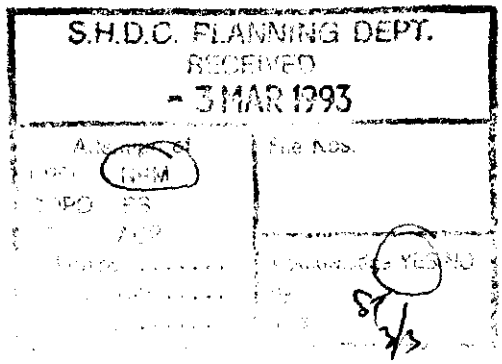
well-used, we wonder if the additional spaces proposed are sufficient. If it should prove not to be, where would additional parking be?

We would welcome any councillor or planning department representative to visit our property to verify the points which we have made.

Yours faithfully,

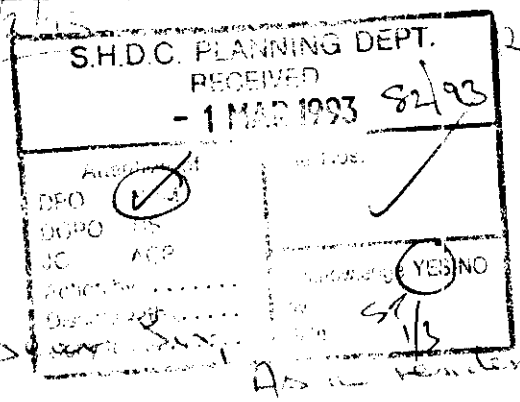
Mr + Mrs. B. Holmes

(MR. + MRS. B. HOLMES)



OBJECTION

Mr. D. Richardson
2 Mayfield Drive
Sharston
Wilmslow
Cheshire



As a resident whose property is next to and overlooks the Tanglewood Nursing Home at Little London I would like to register my objections to the proposed new development there.

I consider the size & height of the proposed building would be very detrimental to the prospects of the surrounding dwellings.

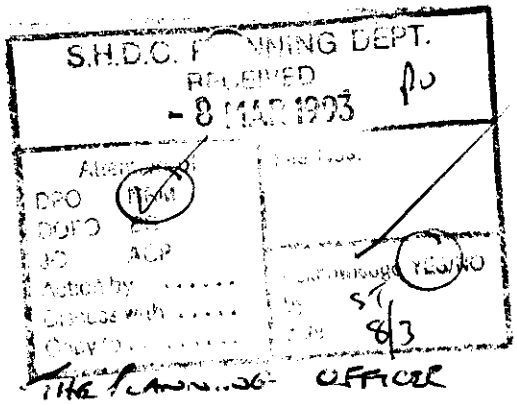
The existing building already dominates the site and to add another which appears to be nearly half the size of the first will surely be a case of overdevelopment.

I have no objection in principle to some development there, but a two storey building of this nature, close to other properties would be a very overpowering feature.

If you visit Westminster Drive and see what a difference the present nursing home has made to the outlook from the properties there then you will understand my concern, and no amount of trees will ever hide a structure of that nature.

Yours faithfully

D R Cox



R. Fowler
11 Mayfair Drive
Little London
Spalding
Lincs. PE11 2UG.
7-3-93

THE PLANNING OFFICER
SOUTH HOLLAND COUNCIL

OBJECTION

Dear Sir,

I am writing to register my disapproval of the plans to extend the nursing home at Tanglewood Little London Spalding.

The reason being the current building directly overlooks my property, which I consider to be an infringement to my privacy. The new building would be considerably closer.

Yours sincerely

R Fowler

S.H.D.C. PLANNING DEPT.
RECEIVED
31 MAR 1993 H16/082/93

OBJECTION

13 Mayfair Drive
Spalding
Lincs
PE11 2UG

LATE OBJECTION 31/3

Dear Sir | Madam

Ref: Proposed new building next to existing nursing home, Little London.

We strongly oppose the building of the above proposed nursing home - The building will be far too high and will spoil the outlook of our drive and block out light. The existing building means that people can look into our property but this one will be even worse.

Yours Faithfully

B. Whatford

D. Whatford

B. Whatford

D. Whatford

THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
NETWORK MANAGEMENT AND
CONSTRUCTION DIVISIONS
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY
TELEPHONE 0602 476121 Ext. 455
FAX 0602 799743
GTN 6202

The District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2EX

Your Ref: H16/0082/93

Our Ref: EMRT F 238212

Date: 23RD February 1993

For the attention of P. Udy Esq

Dear Sir

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
CONTROL OF DEVELOPMENT ALONGSIDE TRUNK ROADS
PROPOSED ERECTION OF ELDERLY PERSONS HOME AT TANGLEWOOD, CEDAR FALLS, LONDON ROAD, LITTLE LONDON, SPALDING.
A16 NORMAN CROSS – GRIMSBY TRUNK ROAD

In accordance with Town and Country Planning General Development Order 1988 you have chosen to seek our advice under Article 18.

I would not wish to raise objection to the development as shown on the deposited plans, planning reference 0082/93 received 03/02/1993 by the South Holland District Council planning department.

Yours faithfully

J J BACH
for Director of Network Management & Construction

cc The Director of Highways & Planning, Lincolnshire County Council

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

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

J. B. HAULA[G]E (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 day even- required. 161 22953

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ray
& SONS
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ch
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

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OUNG
ERSON
to assist in carrying out flat roofing and flooring ork. Training given.
Apply to:
BEACH ASPHALT
IPANY 1959 LTD
Tel: 0406 362585 5p2764

Britain's biggest holiday retailer, require

SALES
ONSULTANT
Spalding – Part-time
5,400–£9,090 pro rata

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

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

ndous prospects and a highly itive salary plus incentive earnings offer, together with a benefits ge that includes free uniform, utory pension scheme, discounted and mortgage facility, plus generous l holiday with discounted travel unities.

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

re's a world of opportunity at
Lunn Poly

WORKERS
required

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) 26647
Sp (0406) 490134 2764

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
8o2803 ©WVN

VEHICLES WANTED

CARS AND MOTOR-CYCLES wanted. Any age, any condition, just anything. Immediate cash payments. Tel: (0850) 936664 (0406) 350266 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 6996 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.

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

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:

H09/49/93
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.

B. SMITH
Director of Planning and Building Control Services
February 16, 1993.

SOUTH HOLLAND DISTRICT COUNCIL
©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

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that The Tanglewood Group
is applying to the Council for planning permission for the following:

Reference No: H16/82/93
Description: Erection of elderly persons' home

Location: Cedar Falls
London Road
Little London
Spalding

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 09-MAR-93
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

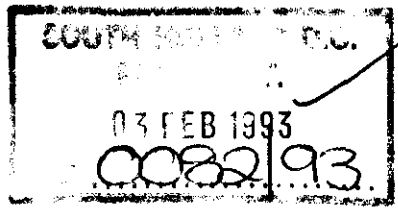
THE Tanglewood GROUP

PRIVATE NURSING HOMES

Head Office: 36 Louth Road, Horncastle, Lincolnshire LN9 6EN. Tel: (0507) 524860 Fax: (0507) 526711

Please reply to:- Horncastle

1st February 1993



The Chairman
Planning Committee
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir

Proposed Phase 2 - Cedar Falls Nursing Home
Little London - Spalding - Lincolnshire.

Further to the letter dated 26th January 1993 from the Principal Planning Officer to Architects Stephen Roberts Associates.

EXISTING PLANNING CONSENT

Planning consent was granted by South Holland District Council in November 1992 for the second phase development at Cedar Falls of 11 bungalows to accommodate 22 residents. Following discussions with the registering health authority it was felt the proposal was unsuited to nursing home clients, due the distance from the individual properties to the existing nursing home.

PROPOSALS FOR NEW APPLICATION

The overall acreage of the Little London development is approx 3.5 acres. The existing home 'Cedar Falls' covers an approx area of 2 acres and this leaves a remaining acreage inexcess of 1 acre. We have reconsidered the proposals of this development and are of the opinion that a new care home would be more appropriate for the remaining land.

Tanglewood (Lincolnshire) Ltd. Private Nursing Homes
Registered Office: Aquis House, Cleasketgate, Lincoln
Company registered number 2293803 Registered in England Directors: M. Shelbourn, T.A. Shelbourn

EXISTING HOMES WITHIN OUR GROUP

The Tanglewood Group has been established in Lincolnshire since 1988. We currently operate inexcess of 270 nursing home beds within five developments, as follows:-

Tanglewood Horncastle	- 60 Beds = 1.0 Acre	60/ acre	Proposed
Toray Pines Coningsby	- 51 Beds = 0.5 Acre	102/acre	
Hunter's Creek Boston	- 63 Beds = 1.1 Acre		
Sandpiper Alford	- 30 Beds = 0.25 Acre	120/acre	
Cedar Falls Spalding	- 66 Beds = 3.5 Acres	18/acre	29 acre

As you will observe the situation at Cedar Falls is quite unique, therefore, we had intended when the land was purchased to complete a second phase development. The remaining acreage is not currently used by Cedar Falls as recreation area, a dividing boundary has been in place since July 1992 and was not recognised by the registering authority as part of the Cedar Falls development.

TANGLEWOOD TERMS OF REGISTRATION

All homes within the Tanglewood Group offer accommodation for the Elderly - we are NOT registered under the Mental Health Act to accept residents with mental illness.

ADDITIONAL TRAFFIC

We are of the opinion that the additional traffic incurred by this proposed development will be no more than for the bungalow development, possibly less, as residents in bungalow accommodation would be more likely to have their own vehicle. Currently, we only have one resident within the group that has their own vehicle on the property.

We feel sure that a number of committee members have already viewed our facilities at Cedar Falls, however, should remaining members wish to make a personal visit we would be only too willing to arrange this.

Yours faithfully

M. Shelbourn

Martin Shelbourn

Stephen Roberts Associates

Architects · · Interior Designers

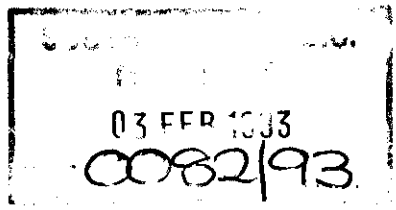
71 Carholme Road Lincoln LN1 1RT Tel 0522 513300

For the Attention of Mr N Midlen

Your ref: DJR/JJ 1870.

Our ref: SJR/CAC

Principal Planning Officer
Development Control
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE



2 February 1993

Dear Sir

Proposed Elderly Persons' Home, Phase 2,
Cedar Falls, Little London, Spalding, Lincolnshire

Further to my meeting with Mr P Udy on 21 January 1993 to discuss the above proposals, and the written response of 26 January 1993 by Mr D Roberts, please find attached the formal application for consideration under the Town and Country Planning Act.

We also enclose a copy of correspondence dated 1 February 1993 from Mr M Shelbourn, a Director of the Tanglewood Group, addressed to your Chairman of the Planning Committee, which we trust you will find informative and of assistance in addressing the points raised at the meeting and in correspondence.

However, should you require any additional information or clarification of any items forming this application, please do not hesitate to contact the writer.

Yours faithfully

Stephen Roberts Associates

Encs

S J Roberts
Dip Arch Leics RIBA

R P Bird
MBIAT MCSD

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2206
Date received : 03-FEB-93

Received from

DArcy International Ltd.

Address

Cedar Falls
London Road
Spalding

Fee paid	£	2520.00
VAT	£	0.00
Total received	£	2520.00

Cash/Cheque : Cheque

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

Stephen Roberts Associates

Architects •• Interior Designers

71 Carholme Road Lincoln LN1 1RT Tel 0522 513300

For the Attention of Mr D Midlen

Your ref:

Our ref: SJR/CAC

Principal Planning Officer
Development Control
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

3 February 1993

Dear Sir

Current Planning Application - Phase 2, Tanglewood, Elderly Persons' Home, Little London, Spalding, Lincs

Further to our recent submission of the above application, please find enclosed a profile brochure of the Tanglewood Group which may be of assistance to you in your consideration of the application.

Yours faithfully

Stephen Roberts Associates

Enc

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 FEB 1993 DR

Attention	File Nos.
DPO NDM	
DOPO EJ	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

Steve Hold pending new application
DR 4/2

S J Roberts
Dip Arch Leics RIBA

R P Bird
MBIAT MCSD

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: H16/0082/93

Applicant: The Tanglewood Group
36 Louth Road
Horncastle
Lincs
LN9 6EN

Agent: Stephen Roberts Associate
71 Carholme Road
Lincoln
LN1 1RT

Description: Erection of elderly persons' home

Location: Cedar Falls London Road
Little London Spalding

Type: FULL

29-APR-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 refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

M & S Gurbutt
Browntoft House Residential
Care Home
Browntoft Lane
Donington, Lincs. PE11 4TQ

Barbara M. Walker-Smith
Stonehaven Residential Home,
117 Main Road
Quadring
Spalding, Lincs.

Mr M Penford
117 Main Road
Quadring
Spalding
Lincs

Mr G Cupper
Two Trees Residential Care Home
38 Church Street
Pinchbeck,
Spalding, Lincs

B + D Wathard
13 Mayfair Drive,
Spalding.
Lincs

Mr Homer
Southernwood House
Private Residential Care
20 Malmore Gate
Spalding, Lincs.

M Arnott
Carnsford House Residential Home
St Thomas's Road
Spalding
Lincs

Mr + Mrs Wright
21 Mayfair Drive
Little London
Spalding
Lincs.

C + G Clear
19 Mayfair Drive,
Little London,
SPALDING,
Lincs

A + P Wells
17 Mayfair Drive
Little London
Spalding
Lincs

P.T.O.

THE TANGLEWOOD GROUP OF HOMES

Amidst the unashamed luxury you may well be forgiven for thinking that you have entered grand and yet homely hotels. Situated in historical Lincolnshire towns of Horncastle, Coningsby, Boston and Alford, they provide superb locations befitting nursing homes of this quality.

The Tanglewood homes are a new breed of home, the concept is CARE, the reality is so much more than ever before. Careful planning allied to exacting standards of design and workmanship provide an atmosphere of relaxed good living that is both warm and welcoming. Comfortable occasional furniture, soft deep pile carpeting, charming chintz hangings and traditional historical prints, pervade an environment of restfulness and tranquillity.

Tanglewood Residents and Guests enjoy every possible amenity that modern Caring technology can provide together with a service and care programme of the highest possible standard.

As a Group we are constantly striving to improve upon our high standards. we are committed to staff training and have our own certified in-house training programme for Care Assistants

Above all, we are committed to our residents whom have entrusted their golden years in our hands.

The Tanglewood Lifestyle is about so much more than 'care' - The environment in which our Residents make their life effects their very being, their sense of worth, their sense of dignity, at Tanglewood we do not just offer 'care' we offer a whole new lifestyle.

Why not call along to meet with us

and see private care at it's very best...

JOIN THE TANGLEWOOD LIFESTYLE

YOU'LL NEVER LOOK BACK

(i i)

SUPERIOR FACILITIES

AT

ALL HOMES

WITHIN THE TANGLEWOOD GROUP

ROOMS & SUITES

Superior Single rooms
Superior Single room - ensuite
Deluxe Single rooms - ensuite (Hunters Creek only)

Superior Twin Suites - ensuite (Tanglewood & Toray Pines)
Superior 2 room suites - ensuite (Hunters Creek only)

SITTING ROOMS / DINING ROOMS

Each home comprises of a 2 Lounges and 2 Dining rooms situated on both the ground and first floor,

RECEPTION AREA'S

There is reception area and lobby on the groundfloor and a reception sitting area on the first floor.

SUNLOUNGES

Our sunlounges are a special feature of the Tanglewood Group, each home offers an architecturally designed 2 storey sun lounge positioned within the framework of the building to gain the maximum sun light throughout the day.

BEAUTY ROOM

All Tanglewood homes boast their own Beauty Room. A place where Residents can be pampered by our own hairdresser or visiting beautician and chiropodist.

RESIDENT BATHING FACILITIES

Each home has the latest bathing facility on each floor.

ENTERTAINMENT OFFICER

You will always find plenty to do (if you so wish) as each of our home's has it's own resident Entertainment's Officer - who is responsible for arranging the ongoing entertainments programme.

THE TANGLEWOOD GROUP

CATERING

WE HAVE ENCLOSED A FEW SAMPLE MENUS TO GIVE SOME INDICATION OF THE QUALITY MEALS SERVED WITHIN A TANGLEWOOD HOME.

****

START THE DAY WITH EARLY MORNING TEA IN BED

****

A LEISURELY BREAKFAST IS SERVED FROM 8AM
CONTINENTAL OR TRADITIONAL ENGLISH BREAKFAST IS AVAILABLE.
FOR THE COMFORT OF RESIDENTS - BREAKFAST IS SERVED IN THEIR INDIVIDUAL ROOM OR SUITE.

****

COFFEE AND BISCUITS ARE SERVED MID MORNING

****

LUNCH IS SERVED AT APPROX 12 NOON

****

TEA AND HOMEMADE CAKES ARE SERVED MID AFTERNOON

****

HIGH TEA IS SERVED AT APPROXIMATELY 5PM

****

NIGHT CAP SERVED AT APPROX 9pm

SUPPER IS AVAILABLE - AS REQUIRED

****

CHEF WILL MAKE A PERSONAL VISIT TO EACH RESIDENT SHORTLY AFTER THEY JOIN US AT A TANGLEWOOD HOME. THIS WILL HELP US TO ESTABLISH ANY PARTICULAR LIKE OR DISLIKE INDIVIDUAL RESIDENT'S MAY HAVE.

****

FAVOURITE RECIPES ARE ALWAYS WELCOME

****

TEMPTING MEALS ARE PREPARED FOR OUR RESIDENTS IN NEED OF A SPECIAL DIET.

LUNCHEON

HADDOCK MORNAY

FRESH HADDOCK GENTLY BAKED IN A DELICATE CHEESE SAUCE
SERVED WITH SAUTE POTATOES
PETIT POIS AND CAULIFLOWER FLORETS

FISH OF THE DAY PAN FRIED IN CRISPY BREAD-CRUMBS
SERVED WITH CHIPPED POTATOES, MINTED GARDEN PEAS.
SALAD GARNI, LEMON TWIST, TARTARE SAUCE.

****

CHEF'S DELIGHT

LIGHT AND FLUFFY STRAWBERRY MOUSSE
TOPPED WITH A WHIRL OF FRESH DOUBLE CREAM.

****

SOFTLY SCOOPED ICE CREAM
WITH THE DESSERT TOPPING OF YOUR CHOICE.

****

CREAMY OVEN BAKED RICE PUDDING

****

COFFEE OR TEA

****

(V)

HIGH TEA

CHEFS SOUP OF THE DAY

****

CHEF'S SPECIAL QUICHE

HOMEMADE QUICHE WITH DELICATE SHORTCRUST PASTRY
SERVED WITH A SEASONAL MIXED SALAD.

SANDWICHES

SANDWICHES AND SOFT ROLLS
WITH A CHOICE OF VARIOUS TEMPTING FILLINGS.

DESSERTS

CHEF'S OWN SEASONAL FRESH FRUIT SALAD
MARINATED IN FRESH ORANGE JUICE AND MULLED WHITE WINE

STRAWBERRY JELLY
WITH EVAPORATED MILK AND BREAD AND BUTTER.

CHEESE AND BISCUITS

COFFEE OR TEA

SUNDAY LUNCHEON

RESIDENTS ENJOY A PRE - LUNCH DRINK

GLASS OF SHERRY

****

ROAST RIB OF PRIME BEEF WITH HORSERADISH
TRADITIONAL YORKSHIRE PUDDINGS
ROAST POTATOES
CREAMY MASHED POTATOES
CAULIFLOWER FLORETS
BRUSSEL SPROUTS
BUTTERED CARROTS

****

OLD FASHIONED APPLE PIE
MADE TO CHEF'S OWN RECIPE
SERVED WITH EITHER LOW FAT DOUBLE CREAM
OR HOT CREAMY CUSTARD.

****

SOFTLY SCOOPED ICE CREAM
WITH A DESSERT TOPPING OF YOUR CHOICE.

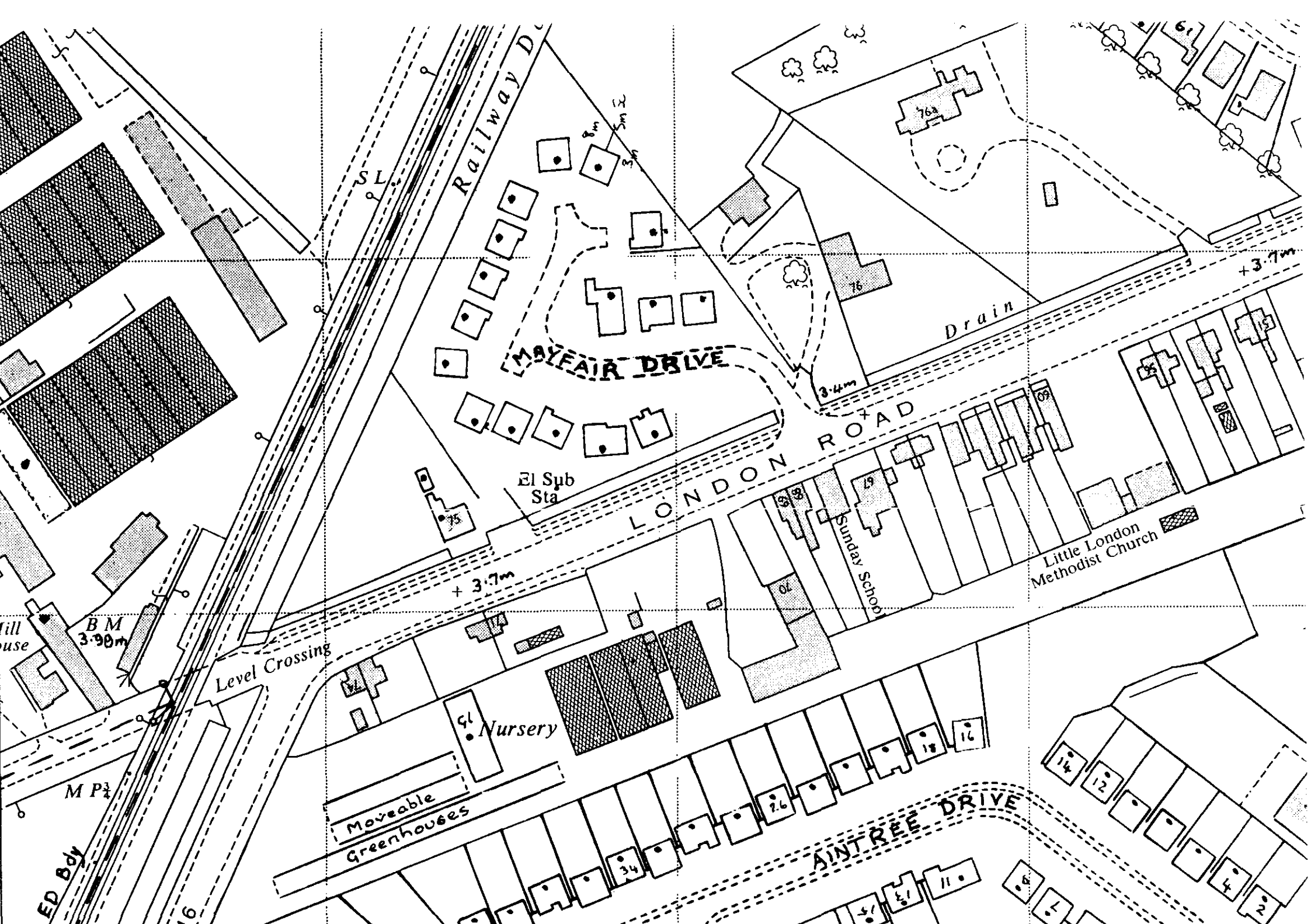
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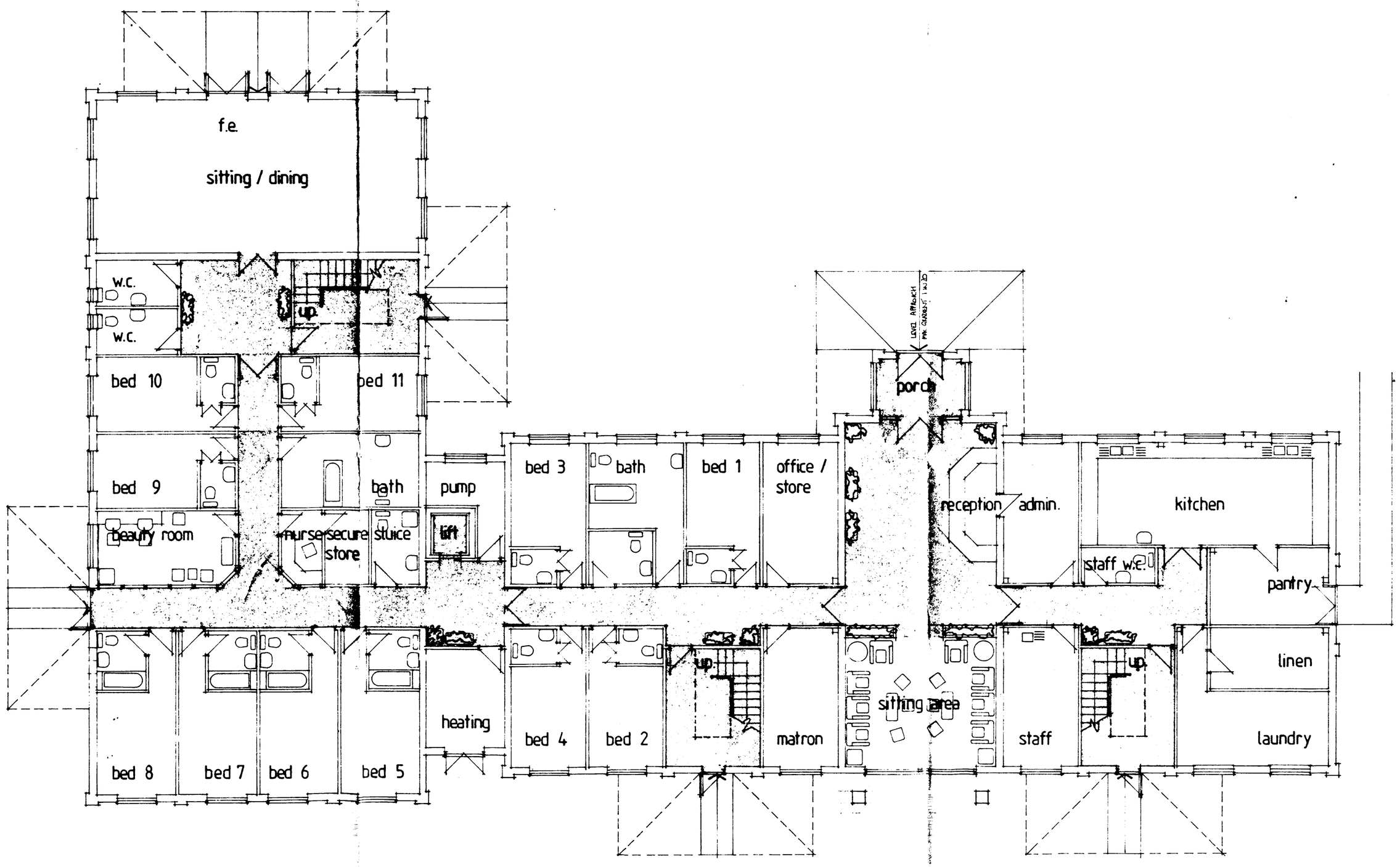
CREAMY OVEN BAKED MACARONI PUDDING.

****

COFFEE OR TEA

****


Railway D
S L
MAYFAIR DRIVE
El Sub Sta
LONDON ROAD
Drain
+3·7m
3·4m
Sunday School
Little London Methodist Church
+ 3·7m
B M 3·90m
Level Crossing
Nursery
Moveable Greenhouses
M P¾
ED Bdy
AINTREE DRIVE
76a
76
75
34
11



specification notes.

any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work.

figured dimensions to be used in preference to scaled dimensions all dimensions and levels to be verified on site.

Tanglewood — client

Elderly Persons Home — project

Land Off London Rd. · Little London · Spalding — site location

Ground Floor Plan Layout Proposal — drawing

1 : 100 — scale

December 1992 — date

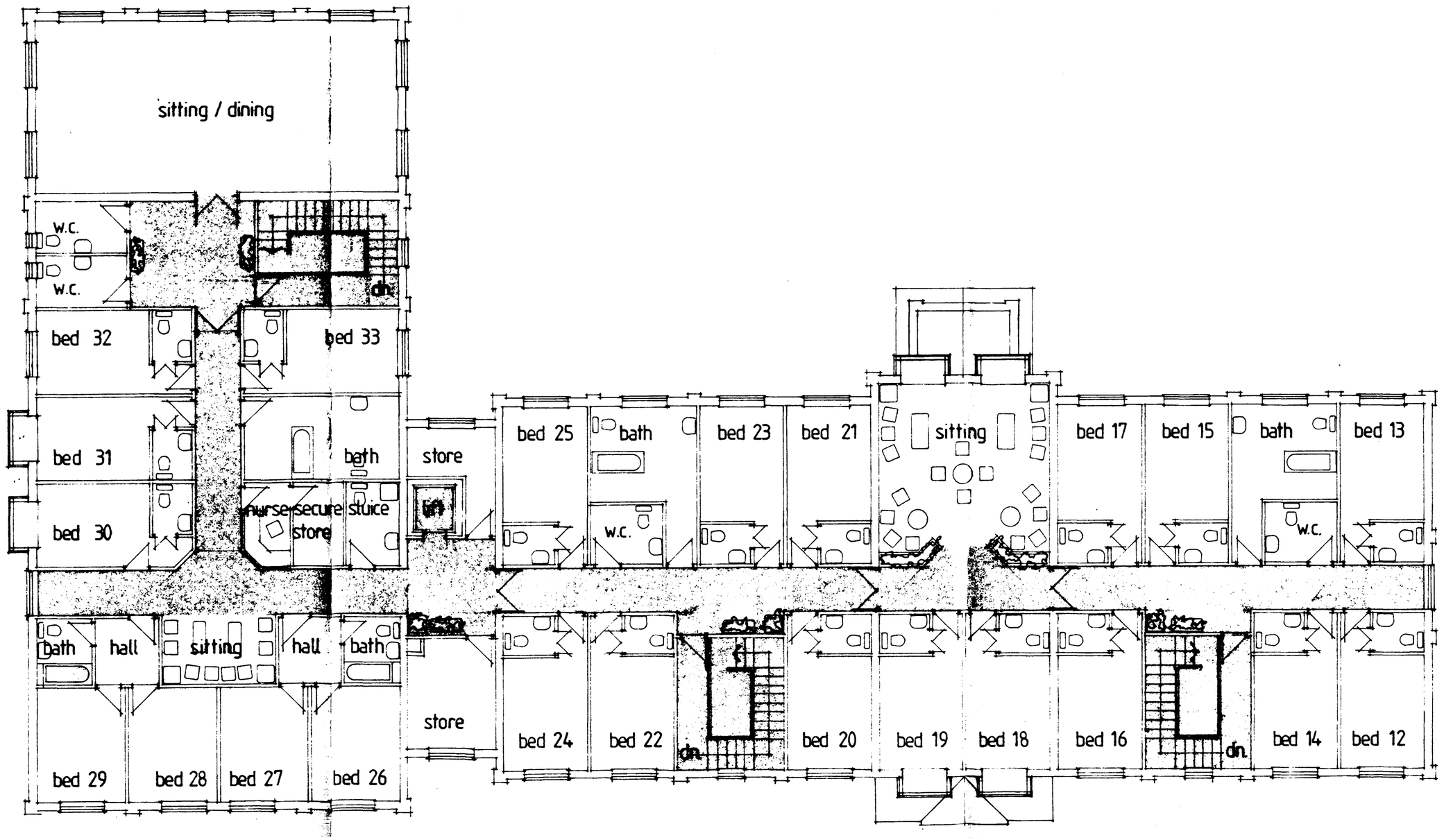
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revisions

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Stephen Roberts Associates
Architects ·· Interior Designers
71 Carholme Road Lincoln LN1 1RT Tel 0522 513300



specification notes.

any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work.

figured dimensions to be used in preference to scaled dimensions all dimensions and levels to be verified on site.

Tanglewood — client

Elderly Persons Home — project

Land Off London Rd. · Little London · Spalding — site location

First Floor Plan Layout Proposal — drawing

1 : 100 — scale

December 1992 — date

03 FEB 1993 0082/93

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North-East Elevation



North-West Elevation



South-West Elevation



South-East Elevation

specifiation notes.

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figured dimensions to be used in preference to scaled dimensions all dimensions and levels to be verified on site.

Tanglewood — client

Elderly Persons Home — project

Land Off London Rd. · Little London · Spalding — site location

Elevation Proposals — drawing

1 : 100 — scale

03 FEB 1993
0082/93

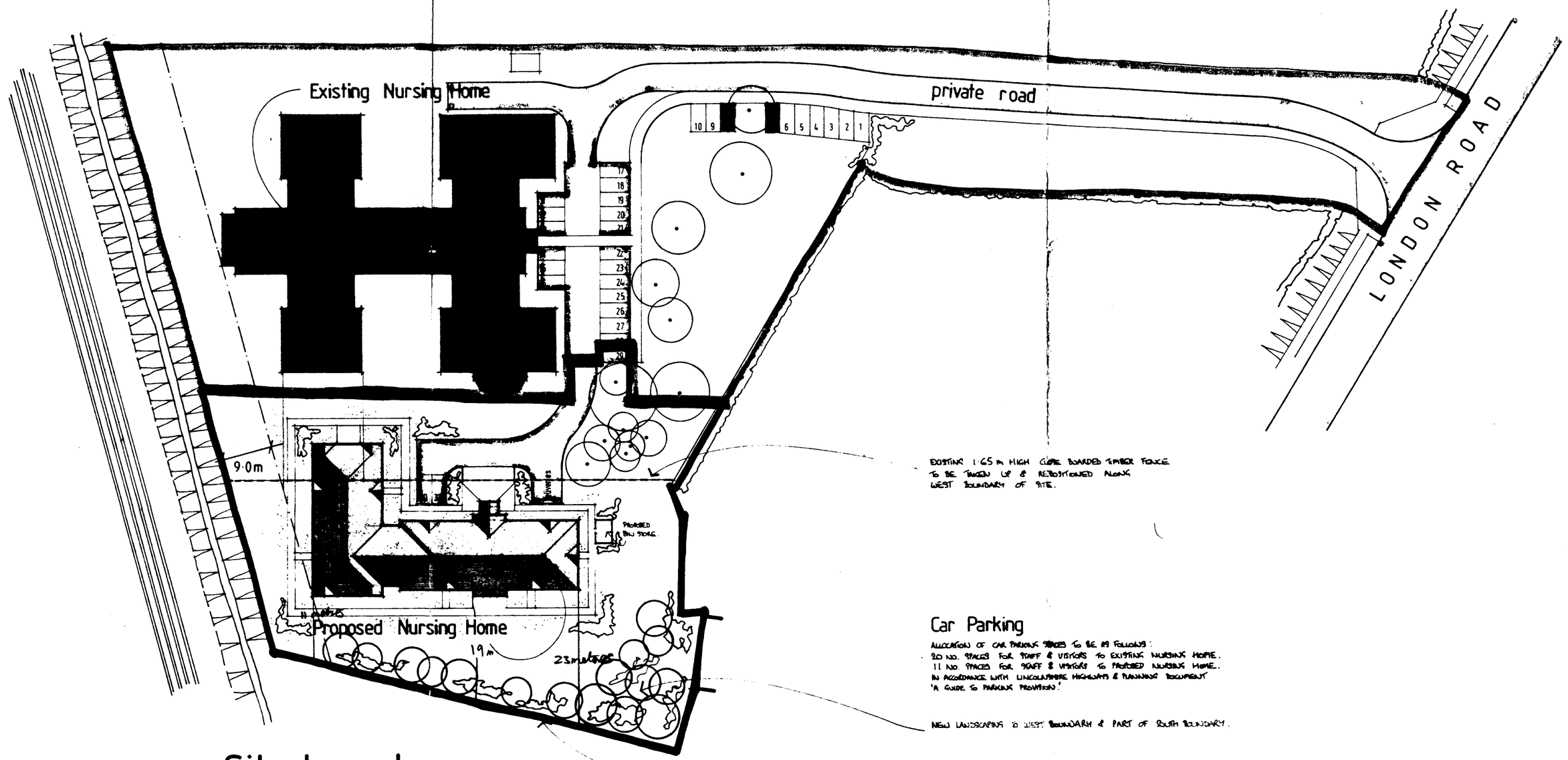
December 1992 — date

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Site Layout

EXISTING 1·65 m HIGH CLOSE BOARDED TIMBER FENCE. TO BE TAKEN UP & RE-ERECTED ALONG WEST BOUNDARY OF SITE.

Car Parking

ALLOCATION OF CAR PARKING SPACES TO BE AS FOLLOWS :
20 NO. SPACES FOR STAFF & VISITORS TO EXISTING NURSING HOME.
11 NO. SPACES FOR STAFF & VISITORS TO PROPOSED NURSING HOME.
IN ACCORDANCE WITH LINCOLNSHIRE HIGHWAYS & PLANNING DOCUMENT 'A GUIDE TO PARKING PROVISION.'

NEW LANDSCAPING TO WEST BOUNDARY & PART OF SOUTH BOUNDARY.

1·65 m HIGH CLOSE BOARDED TIMBER FENCE TO SITE BOUNDARY.

specification notes.

any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work.

figured dimensions to be used in preference to scaled dimensions all dimensions and levels to be verified on site.

Tanglewood — client

Elderly Persons Home — project

Land Off London Rd. · Little London · Spalding — site location

Proposed Site Layout Plan — drawing

1:500 — scale

December 1992 — date

92074 · S · 04 A — drawing number

REV 'A' 29 JANUARY 1993 LANDSCAPING & BOUNDARY FENCING INDICATED. — revisions

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03 FEB 1993
00282/93

Stephen Roberts Associates
Architects ·· Interior Designers
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