FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Observations of District Planning Authority

Reference: H16/0096/92 Received:24-JAN-92 Type:COUNTY COUNCIL

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

Agent: Lincolnshire County Council
Dept Highways & Planning
4th Floor City Hall
Beaumont Fee
Lincoln LN1 1DN

Description: Erect a Police Station & adjoining radio mast with garage & outbuildings, & to construct access & car park
Location : Site to rear of Queensgate Hotel
Westlode Street Spalding

South Holland District Council has considered the proposal and OBJECTS to the development for the following reason(s):

1 The design and position of the proposed access will cause demonstrable harm to the character of this part of the Spalding Conservation Area owing to the frontage being opened up and two accesses adjoining each other. This is also unsatisfactory form of highway safety point of view and could be overcome by improving "The Green" and taking an access from that road.

2 The radio mast is far too high and intrusive in the Spalding Conservation Area.

3 Modifications to the proposal including the replacement of a proposed wire mesh fence on the north eastern boundary with a 2.5 metre wall to protect the amenities to the residents of "The Green" are felt to be necessary.

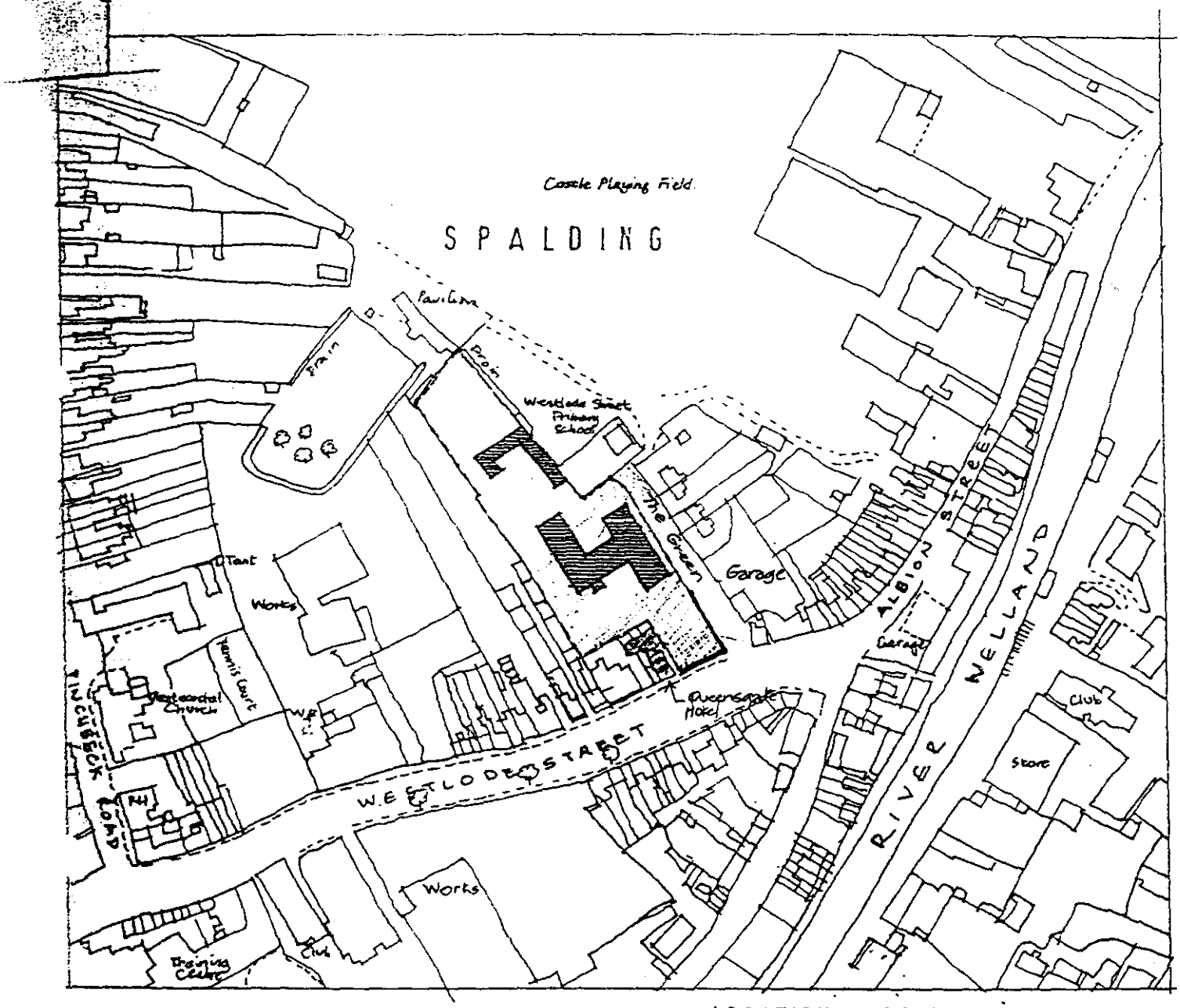
4 A slight resiting of the Police Station could reduce its impact on a large tree adjacent the site.

Director of Planning and Building Control Services
09-APR-92 H16/0096/92

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

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

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



LOCATION 1:2500

— Conservation Area Demolitions.

Lincolnshire County Council
Proposal for Deemed Planning Permission

LCP.7

Town and Country Planning Act 1971

Town and Country Planning General Regulations 1976

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

Planning Ref. No.	*For official use only* H16/0096/92
Date received	24 01 92
Grid reference	

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

namely, to ERECT A POLICE STATION AND ADJOINING RADIO MAST TOGETHER WITH GARAGE AND OUTBUILDINGS, AND TO CONSTRUCT AN ACCESS AND CAR PARK

at SITE TO REAR OF QUEENSGATE HOTEL, WESTLODE STREET, SPALDING

Drg Nos. SITE PLAN DRAWING B364E/6 REV "C", PLAN B364E/5 REV "G", ELEVATIONS B364E/10 (DATED 20.12.91), PROPOSED OUTBUILDINGS B364E/28 OFFICE REF: LBC/B364E/TM/EXT 2630.

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

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

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

namely, to .....

.....

at .....

Drg Nos .....

2. Particulars of the proposal

(a) Council's interest, e.g. owner, tenant, prospective purchaser. — OWNER (POLICE COMMITTEE)

(b) State whether Council owns or controls any adjoining land and, if so, give its location and identify the land on a plan. — OTHER THAN THE GRASSED VERGE TO 'THE GREEN'

NONE

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

Date N/A

Number N/A

● *Complete as appropriate*

★ *Delete as appropriate*

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

(d) State whether the proposal involves:-

		State Yes or No	
(i) Construction of a new access to a highway	vehicular	YES	(TO "GREEN LANE")
	pedestrian	YES	
(ii) Alteration, including change of use, of an existing access to a highway	vehicular	YES	
	pedestrian	YES	

(e) State whether the proposal involves:-

(i) New building(s)	YES
(ii) Alteration or extension	NO
(iii) Change of use	YES

(f) Size of any new structure:-

(a) height	RADIO MAST 45M, BUILDING 2 STOREY 10.5M
(b) length	32M
(c) width	34M

(g) Type and colour of materials for facing external walls: YELLOW FACING BRICKS
DARK BROWN FACING BRICKS

(h) Type and colour of roofing materials: CONCRETE INTERLOCKING TILES
REDLAND GROVEBURY BROWN 02/RED 03

(i) What provision exists or is proposed for parking vehicles on the site?

(indicate also on the submitted plans)

Operational vehicles: 10

Non-operational vehicles: 31

(j) If school development, state:-

(i) the number of teachers, pupils and other staff	N/A
(ii) the number and size of school buses calling	
(iii) whether joint use is planned	

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

State

(i) Present use of buildings/land	VACANT
(ii) If vacant, the last previous use including the date when the use was discontinued	PRIMARY SCHOOL 1984

4. Additional information

	State Yes or No	
(a) Is the proposal for industrial, office, warehousing, storage or shopping purposes?	NO	If yes, further particulars may be requested.
(b) Is the proposal in connection with agriculture?	NO	If yes, give full information on separate sheet.
(c) Does the proposal affect a listed building?	NO	
(d) Does the proposed development involve the felling of any trees?	NO	If yes, indicate their positions on plan.
(e) Does the proposal affect a land drain?	NO	If yes, indicate position(s) on plan.

(f) (i) How will surface water be disposed of? BY SEPARATE SYSTEM TO ROAD SEWER.
(ii) How will foul sewage be dealt with? BY SERVICE TO EXISTING FOUL INTERCEPTOR AT ENTRANCE

5.

Date 13 · 1 · 92

Signed R M Hey

~~Designation: County Solicitor, Lincolnshire County Council~~

DEPARTMENT OF HIGHWAYS AND PLANNING

LCP/63

APPLICATION FOR CONSERVATION AREA CONSENT

To[illegible] and Country Planning Act 1971

Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) Regulations 1987.

Four completed copies of this form and plans should be sent to the County Solicitor:

Application no.	H16/0104/92	*For official use only*
Date received	24 01 92	
Grid reference		

PART 1 — to be completed by or on behalf of all applicants as far as applicable to the particular proposal.

1. **APPLICANT** (complete details below in block capitals)	**AGENT** (complete details below in block capitals) (if any) to whom correspondence should be sent.
Name Chief Constable Lincolnshire Police	Name Land & Buildings Consultancy Lincolnshire County Council
Address PO Box 999, Nettleham	Address Orchard House, Orchard Street
Lincoln, LN5 7PH	Lincoln, LN1 1ZA
Tel. No. 0522 532222	Tel. No. 0522 552630

2. **PARTICULARS OF PROPOSAL FOR WHICH CONSERVATION AREA CONSENT IS SOUGHT.**

(a) Full address or location of the building(s) to which the application relates

Westlode Street (site adjacent to Queensgate Hotel) on corner of "The Green" former Westlode Street Primary School.

(b) Applicant's interest, e.g. owner, tenant, propective purchaser

Owner

(c) Conservation Area

Spalding Town Centre

(d) Particulars of proposed works

Demolition of front and side brick boundary wall with access gates.

(e) List of drawings and plans submitted with the application which should include photographs, a location plan 1/2500 in scale and a block plan at least 1/500 in scale

Drawing B364E/6 Rev "C" site plan

3. (a) Particulars of any redevelopment proposals

Construction of vehicular access, car park, "POLICE" sign, gas meter shed, fencing and provision of landscaping, in association with proposed police station and 45 metre high radio mast.

(b) If redevelopment is proposed has planning permission been applied for/granted?

Applied for concurrent with this application

If so, state date and application/permission number.

H16-92

14 JAN 1992
HIGHWAYS AND PLANNING

PART 2

Application is hereby made for Conservation Area Consent to carry out the works described herein and on the attached plans.

I have completed the relevant certificate.

Signed ..... A T Hey .....

*On behalf of LINCOLNSHIRE COUNTY COUNCIL
(insert applicant's name if signed by an agent)

Date 21 January 1992

**Delete if not applicable*

Note: *An appropriate certificate must accompany this application. The following certificate will be appropriate if the County Council are the sole owner of the building(s). Only one copy need be completed. Certificates B, C, or D can be obtained from the Director of Highways and Planning.*

Certificate under section 56 of the Town and Country Planning Act 1971

Certificate A I hereby certify that:-

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

Signed ..... A T Hey .....

*On behalf of LINCOLNSHIRE COUNTY COUNCIL
(Insert applicant's name if signed by an agent)

Date 21 January 1992

**Delete whichever is not applicable*

(a) Owner means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than seven years.

ADDITIONAL INFORMATION

THE APPLICATION CANNOT BE CONSIDERED UNLESS PART 2 OF THIS FORM AND AN APPROPRIATE CERTIFICATE HAS BEEN COMPLETED AND SIGNED.

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ..N/L..

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

Date First Received 2 ... 1992

REGISTRATION

REFERENCE H16/0096/92

Cross-Ref R.....N/L.....

Date 27/1/92 JAB

VALIDATION Date 27/1/92

Type ....D.C.C.. Earliest permission date (Cert B) .....

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

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

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

Refund £ ..... Issued .....

CONSTRAINTS Date..25-1

Index Sheets 201 OS Nos ..... Grid Ref 5 25020 3 22760

Ward ..R.. Parish ..SPALDING TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐ CA ☐ LB ☐ TPO ☐ Other: YES Grade

Inside IBD ..YES Inside LP Area..YES

Linked to site.....Ref..288.. Linked to property.....Ref.....

Planning Records: 104/92
Earlier apps 55/52

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

Inputs completed.....

Jill says Sugarbeet Sites are 200 ft tall. PSY 20-2-92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy — Neig: Ask Jim — Other

Boundaries — Site: for notes of his recent meeting with LCC

Inspected by: PSY
date: 25-2

Residents notified on site visit: NC

Case Officer Conclusions (issues)

Hotel has blank rear gable. Tall trees to boundary with Chameleon House etc. Playing to rear, Swimming pool beyond 1.2m fence, onto the Green. 2 Storey Semis beyond plus house at bottom of the Green, near proposed access.

Case Officer Recommendations (summary)
(details overleaf)

Front access poor owing to relationship with junctions of the Green.

Delegation
Recommended approvals — Confirmed by Case Officer

Departure from policy — Yes ___ No ___

Ward member request — Yes ___ No ___

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

Yes ___ [Reason:

Other circumstances needing Committee decision — Yes ___ Flagged by Senior Officer Signed ___ — No ___

[Reason: — ALL OF ABOVE

Recommended refusals —

Refusal on adopted policy grounds on first applic. — No ___ Nil fees (not first submission) Other info. viz. Signed ___ — Yes ___

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended ___
Est/Tnd. recommended ___

Delegation confirmed by Senior Officer ___

Recommendation/draft report approved ___ Amended/confirmed

What are we getting back.
When do they want reply

FURTHER INFORMATION/CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines) RM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for non-standard requirement:

Floor plan does not show all windows shown in elevations. + garage floor plan doesn't comply with bloc plan

J.C. is wishing to set up meeting re access.

CONSULTATION/PUBLICITY REQUIRED PJM 3-2-92

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

M 26/2

REVALIDATION

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

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: H16/0096/92 Type: COUNTY COUNCIL

Applicant: Lincolnshire County Council
Tel: 0522 552222

Agent: Lincolnshire County Council
0522 552222

Description: Erect a Police Station & adjoining radio mast with garage & outbuildings, & to construct access & car park

Location: Site to rear of Queensgate Hotel
Westlode Street
Spalding

Valid date: 24-JAN-92
Target dates:
To case officer 29-JAN-92
Inspected by 03-FEB-92
Extra contacts 08-FEB-92
Report if not clear by 14-FEB-92

Terminal date: 21-FEB-92
Target Committee: 12-FEB-92
Report deadline: 29-JAN-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr Mrs A J Teale	0775 766412 (Of	31-JAN-92	14-FEB-92

LCC - Comments direct to LCC pcb 27/2/92.

SITE DETAILS

Grid ref: 525020 322960
OS Sheets: 201 Parcel:

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng FICE

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Telephone Lincoln 552222 STD 0522

For further information contact

D Gregory

Telephone

Lincoln (0522) 553130

My Ref: H16/96/92/DG/VAH

16 March 1992

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

Dear Sir

SPALDING : WESTLODE STREET : THE GREEN :
(i) APPLICATION TO THE SECRETARY OF STATE FOR THE ENVIRONMENT SEEKING *CONSERVATION AREA CONSENT TO DEMOLISH BOUNDARY WALLS, GATES AND FENCES*
(ii) PROPOSAL SEEKING DEEMED PLANNING PERMISSION TO ERECT POLICE STATION

Further to my letters of the 2 and 6 March, asking you to send the original proposals to the Secretary of State, I enclose for your attention copies of further consultation responses - also relating to the original proposals. It would be helpful if you would send these on to the Secretary of State forthwith.

Yours faithfully

for Director of Highways and Planning

S.H.D.C. PLANNING DEPT.
RECEIVED
19 MAR 1992
ACP

34704.F2L

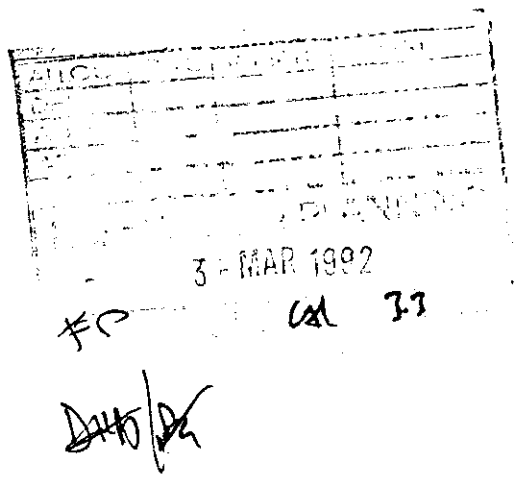
LINCOLNSHIRE AND SOUTH HUMBERSIDE HISTORIC BUILDINGS JOINT COMMITTEE

Chairman:
M[illegible] Pilling BArch (Hons) RIBA
94 West Parade
Lincoln
LN1 1JZ
Tel: Lincoln (0522) 538549

Secretary:
Mrs C.T. Waby
94 West Parade
Lincoln
LN1 1JZ
Tel: Lincoln (0522) 538544

Our ref: 91/1/412/L.C.C.
Your ref: SMD/H.16/92/CAC/CC/JS

3rd March, 1992.



Director of Highways and Planning,
Lincolnshire County Council,
Fourth Floor,
City Hall,
Beaumont Fee,
LINCOLN, LN1 1DN.

Dear Sir,

The Green, Spalding.

The Committee considered the application to demolish an existing wall to enable a new vehicular access to be constructed to the site. This access would be almost adjoining the junction of Westlode Street and 'The Green' and it was not considered suitable in the interests of road safety to have two vehicular accesses in such close proximity. It was suggested the new access should be constructed directly from 'The Green'.

The Committee were further concerned with the proposed large Radio Tower, within the site and consider the aspect of size, height and location should be given further consideration to minimize its effect on the Conservation Area.

Yours faithfully,

For and on behalf of
L. & S. H. H. B. J. C.

MEMORANDUM

SOUTH HOLLAND DISTRICT COUNCIL

FROM: Director of Administration

TO: Director of Planning & Building Control Services (FAO J Curnock)

OUR REF: PC/MJP/LR.125

YOUR REF: H16/0096/92

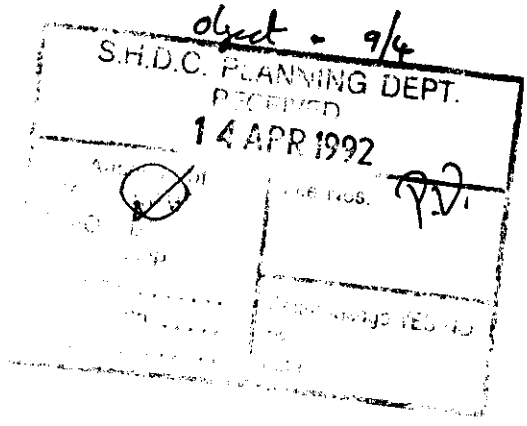
DATE: 13th April, 1992

SUBJECT: DEVELOPMENT OF FORMER PRIMARY SCHOOL SITE, WESTLODE STREET, SPALDING, FOR POLICE HEADQUARTERS

You will recall from the Leisure Services Committee meeting on 31st March, 1992 that it was agreed to sell the District Council owned land at The Green to Lincolnshire County Council on terms to be recommended by the District Valuer, subject to planning permission being obtained (minute 232/92 refers).

Please advise when all outstanding planning matters have been resolved with the County Council, and I will then instruct the District Valuer accordingly.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
(Development Control)
REF: PJU/WL/0096/92

TO: Director of Administration
REF: PC/MJP/LR.125

DATE: 26th June 1992

SUBJECT: Development of former Primary School site, Westlode Street Spalding for Police Station

For your information I enclose a copy of a letter I have sent to the Secretary of State for the Environment and Lincolnshire County Council in relation to the more recent application for a Police Station, references H16/0342/92 and H16/0343/92. I am at present awaiting a reply from both parties.

N R Midlen
Principal Planning Officer
(Development Control)

c.c. H16/0342/92
H16/0343/92

Background Papers:- Letter from the Long Sutton & District Civic Society received 7th January, 1992.
Letter from British Blind Sport re BOLD Tulip Tandem Marathon dated 13th January 1992.
Letter from Lincolnshire Trust for Nature Conservation dated 24th January, 1992.
Letter from the Community Council of Lincolnshire dated 19th February 1992.
Letter from Council for Protection of Rural England (Best Kept Village Competition) dated 29th November 1991.
Letter from Lincolnshire Playing Fields Association dated 9th December, 1991.
Letter from Sir John Gleed Girls High School dated 14th January, 1992.
Letter from Lincolnshire County Council re Brownlow Manuscripts dated 21st November, 1991.
Letter from Lincolnshire Schools Cricket Association dated 7th August 1991, received 16th March 1992.

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2. SUBJECT: DEVELOPMENT OF FORMER PRIMARY SCHOOL SITE, WESTLODE STREET, SPALDING FOR POLICE HEADQUARTERS

PURPOSE: To consider a request by the County Council to purchase land at The Green, Westlode Street, Spalding.

2.1 The County Council has submitted a planning application for the erection of a police station and car park on the former Westlode Street primary school site, Spalding. The main entrance to the site is likely to be from "The Green" which necessitates widening the roadway and gaining access over a Council owned grass verge at two points. The County Council has therefore asked this Council to sell the required land to them. A plan showing the land in question is attached.

2.2 The planning application for the development will be considered by the Planning Committee on 25th March, 1992 and the Director of Planning and Building Control Services is recommending that the Council object to the detail, rather than the principle of the proposed development, but discussions are continuing with the County Council and mutual agreement is expected in the near future.

2.3 Members will see from the attached plan that if the necessary land is conveyed to the County Council this Council will still have a maintenance liability for small areas of grass verge. It would therefore seem preferable for all of the grass verge to be sold to the County Council which would transfer the future maintenance liability for the land to the Authority.

2.4 RECOMMENDATION: That, subject to the Planning Committee having no objections to the planning application, the entire length of the grass verge be conveyed to the County Council on terms to be recommended by the District Valuer.

Background Papers:- Letter from Lincolnshire County Council dated 24th February, 1992.

Leisure Services 6th March 92

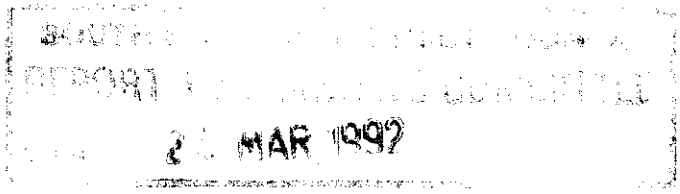
AS

FCC.

APPLICATION REFERENCE: H16/0096/92 DATE RECEIVED: 24 01 92

APPLICANT: Lincolnshire County Council
Dept Highways & Planning
4th Floor
City Hall
Beaumont Fee
Lincoln LN1 1DN

AGENT:



TYPE: County Council

DESCRIPTION: Erect a Police Station & adjoining radio mast with garage & outbuildings, & to construct access & car park

LOCATION: Site to rear of Queensgate Hotel, Westlode Street, Spalding

APPLICATION REFERENCE: H16/0104/92 DATE RECEIVED: 24 01 92

APPLICANT: Chief Constable
Lincolnshire Police
P O Box 999
Nettleham
Lincoln
LN5 7PH

AGENT: Land & Buildings Consultancy
Lincolnshire County Council
Orchard House
Orchard Street
Lincoln
LN1 1ZA

TYPE: County Council

DESCRIPTION: Demolition of front and side brick boundary wall with access gates

LOCATION: Adj Queensgate Hotel, Westlode Street, corner of "The Green", former Primary School, Spalding

County Highways: Comments will be sent direct to the County Council.

PLANNING POLICIES/DOE ADVICE
Spalding and Pinchbeck Local Plan - Policy P1:-

"The site...will be reserved for eventual development as a sub-divisional Police Headquarters."

The site is partly within the Spalding Conservation Area. Special attention to preservation/enhancement of the character of the Conservation Area.

PLANNING ISSUES

1 The proposal is to erect a new sub-divisional Police Headquarters on the site and to demolish the old school boundary wall on the Westlode Street frontage.

2 The proposal to develop this prominent site within the town centre and partly in the Conservation Area is to be generally welcomed as it has remained derelict for about 9 years. 3 No discussions took place with your officers prior to submission of the application. Nevertheless, subsequent discussions have been held at officer level and I can report that they were beneficial and constructive.

4 The three main areas of concern are: the access arrangements, the radio mast and the possibility of negotiating with the adjoining landowner (in receivership) to the west to enable a better siting for the outbuildings to the police station and to enable the better development of the adjoining underused town centre site.

5 On the first issue the proposed access runs parallel and adjacent to "The Green". This will result in two accesses being within 13 metres of each other and the radii for each join. This arrangement is confusing and unsatisfactory in highway terms and will also materially affect the character of the Conservation Area of this point. It would be more acceptable if junction of "The Green" with Westlode Street was improved and the access to the new Police Station was from "The Green". This would also allow either the existing wall to be repaired or replaced which would also maintain the character of the Conservation Area.

6 The proposal includes a radio mast which will be 45 m (147 feet) high and is necessary for the efficient and effective use of radio communication at present and future levels. It needs to be located with the police station for security reasons and its location in "Spalding" will enable a hole in VHF coverage to be filled and provide digital communication with Norfolk and Cambridgeshire. The Deputy Chief Constable has suggested that if the mast is unacceptable in this position then serious doubts about proceeding with the new police station, must be raised. The height of the mast will be very dominant, being similar to the height of the two chimneys on the power station at Sutton Bridge which are 52 metres (170 feet) and the sugar beet factory silos which are 61 metres (200 feet) high. This height of development in the Conservation Area is unacceptable.

7 The County Council have held negotiations with the adjoining landowner over the question of a land swap, but this is largely a matter between the two parties. The County Council for their part have expressed a willingness to do so. As it stands the secondary access to the site at the end of "The Green" would produce an unacceptable further intrusion to the amenities of the properties on "The Green" and this is considered to be unnecessary. Further the shape of the site results in it protruding into the "Castle Playing Field Complex". The boundary is to have a wire mesh fence which will not adequately screen the garaging complex or stolen car compound. The possibility of negotiating a different site, using land to the west, is supported as it would permit the garaging complex to be moved away from the dwelling at the end of "The Green" but this matter is beyond the District Council's control.

The design of the main building is acceptable although its slight repositioning would prevent damage to a large tree on the western side of "The Green".

9 The proposals before the Committee are considered therefore unacceptable. However County Council have shown a willingness to co-operate in both the broad issues raised and at the time of writing the respective officers are in discussion. Satisfactory alternative access arrangements are, it is felt, close to being agreed, however it is understood the relevant County Committee has approved the application as it stands with the exception of the radio mast.

10 The County Council and the Police are keen to start the project as soon as possible and are, it is understood, planning to begin work on the main building in June, leaving the question of the revised access arrangements and the possible land swap with the adjoining landowner to be agreed. A revised proposal is being prepared by the County Council which will incorporate revised access arrangements. At this stage, however, those revisions are not before the Committee and the proposal under consideration is not considered acceptable in its present form.

11 The anticipated revision to the scheme will no longer necessitate the demolition of the site wall along Westlode Street which, although needing some repair, is a decorative structure. Since the proposal is in the Conservation Area, consent from the Department of Environment is needed for the demolition of the wall and a formal application for demolition has already been made to the Secretary of State for the Environment by the County.

CONCLUSIONS

1 The proposal to develop this long derelict site is to be welcomed and supported in principle, although the lack of prior consultation has resulted unfortunately in unnecessary negotiations having to be carried out late in the day. There seems to be a willingness on all sides to progress the matter speedily and agreement appears to be close. The proposal before the Committee though is unsatisfactory in its present form.

RECOMMENDATION A

H16/0096/92 - Object.

1 The design and position of the proposed access will cause demonstrable harm to the character of this part of the Spalding Conservation Area owing to the frontage being opened up and two accesses adjoining each other. This is also unsatisfactory form of highway safety point of view and could be overcome by improving "The Green" and taking an access from that road.

2 The radio mast is far too high and intrusive in the Spalding Conservation Area.

3 Modifications to the proposal including the replacement of a proposed wire mesh fence on the north eastern boundary with a 2.5 metre wall to protect the amenities to the residents of "The Green" are felt to be necessary.

4 A slight resiting of the Police Station could reduce its impact on a large tree adjacent the site.

16/0104/92 - Object.

1 The demolition of the wall and the opening up of the frontage will harm the character of this part of the Spalding Conservation Area and can be overcome by relocating the access onto "The Green."

B That the grounds of objection be forwarded to the Secretary of State for the Environment.

C That the Director of Planning and Building Control Services be authorised to deal with any resubmission if in his opinion it satisfies the Council's objections to the current application.

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222. PLANNING APPLICATIONS (Continued)

(f) Deemed Application by Lincolnshire County Council

The Lincolnshire County Council be informed that this Authority objects to the undermentioned development in accordance with the recommendation of the Director of Planning and Building Control Services, and representations be forwarded to the Secretary of State for the Environment for consideration in association with application reference H16/0104/92:-

Plan No. and Applicant	Proposal
H16/0096/92 Lincolnshire County Council	Erection of Police Station and adjoining radio mast with garage and outbuildings, and construction of access and car park, on site to rear of Queensgate Hotel, Westlode Street, Spalding.

(g) Application to be determined by Secretary of State

The Secretary of State for the Environment be informed that this Authority objects to the undermentioned development in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H16/0104/92 Lincolnshire Police	Demolition of front and side brick boundary wall with access gates adjacent to Queensgate Hotel, Westlode Street, corner of "The Green", former Primary School, Spalding.

(h) Applications Withdrawn

It be noted that the undermentioned applications had been withdrawn:-

Plan No. and Applicant	Proposal
H16/0121/92 K Blundell	Change of use of vacant site to second hand car sales at High Street, Spalding.
H23/0223/92 Kings Quality Homes	Reserved matters relating to residential development (eleven houses with integral garages) at Cranesgate, Whaplode St Catherine.

(i) Enforcement Action

Arising from the refusal of application reference H09/0218/92 for the retention of a mobile home without complying with occupancy condition at "Holmlea", Damgate Road, Holbeach, the Director of Administration be authorised to take enforcement action under the provisions of sections 172/173 of the Town and Country Planning Act 1990 requiring the removal of the mobile home from the site within a period of 12 months from the date the enforcement notice takes effect, it being considered expedient to issue such a notice in the interests of the amenity of the area.

(O.A. denotes outline application.)

(Councillor C.J.T.H. Brewis left the meeting at this juncture.)

Secretary of State for Environment,
Cranbrook House,
Cranbrook Street,
Nottingham.

Mr P Udy

PJU/JJ H16/0096/92
H16/0104/92

FAO: Miss A Tomenek

7th April 1992

Dear Sir,

ERECTION OF POLICE STATION AT WESTLODE STREET, SPALDING REFERENCE H16/0096/92.
DEMOLITION OF BOUNDARY WALL AT WESTLODE STREET, SPALDING, REFERENCE H16/0104/92.

The above applications were considered by the Planning Committee on 25th March 1992. They resolved to object to both applications for the reasons specified in the attached report but with 3 amended to ".... amenities of the Castle Playing Field" (see paragraph 7 of report) and in addition objected to the yellow colour of the bricks and mortar which were considered to be quite inappropriate for Spalding which is a red/brown brick area, and for this site in particular which will be prominantly visible from the Conservation Area.

The District Council has now received a revised application for the Police Station which appears to overcome the major problems involved including the position of the access and would allow the wall to remain, or be rebuilt with solely a pedestrian access.

It is also understood by the District Council that the Chief Constable will decide which of the two proposals, (this current one and the recently revised scheme) will be implemented if they are both granted planning permission. It is the Council's opinion that this is unacceptable since this proposal has quite obvious and harmful implications on this part of the Spalding Conservation Area and with due respect to the Chief Constable, these considerations will not be likely to be prominent in his mind in making a decision between the two.

Yours faithfully

N Midlen
Principal Planning Officer (DC)
Enc.

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

Mr P Udy

PJU/JJ H16/0096/92
H16/0104/92

7th April 1992

FAO: Mr Gregory

Dear Sir,

ERECT A POLICE STATION, RADIO MAST, GARAGE, OUTBUILDINGS, ACCESS AND CAR PARK AND
DEMOLITION OF FRONT AND SIDE BRICK BOUNDARY WALL WITH ACCESS GATES.

The above two applications were considered by the Planning Committee on 25th March 1992. They resolved to object to both applications for the reasons specified on the attached report but with 3 amended to relate to the amenities of the Castle Playing Field and in addition to the colour of the bricks and mortar, which were considered to be quite inappropriate to Spalding which is a red brick area.

The District Council's observations have been forwarded to the Secretary of State for the Environment at Nottingham.

I can also inform you that the Leisure Services Committee on the 31st March 1992 resolved to convey the entire length of the grass verge on The Green to the County Council on terms to be recommended by the District Valuer, subject to the Planning Committee having no objection to the planning application. The Planning Committee object to the current application but if the revised scheme is not objected to this minute could be actioned.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

Secretary of State
Department of Environment
Cranbrook House
Cranbrook Street
Nottingham

Mrs A E Maxwell

AEM/LAB/H16/0096/92
H16/0104/92

17 March 1992

Dear Sirs

Erection Of Police Station At Westlode Street, Spalding - Reference H16/0096/92. Demolition Of Boundary Wall At Westlode Street, Spalding Reference H16/0104/92.

Enclosed please find the necessary planning documents in respect of the above for Conservation Area Consent and Deemed Planning Permission for your determination.

The District Council observations on the proposals will be forwarded shortly.

Yours faithfully

A C Pickering
Principal Administrative Officer

Enc

Copy of all documents forwarded
Also forwarded Plan Ref:
B 364 E/5 Revision C Sketch Plan
+ B 364 E/28 Proposed outbuilding
as supplied by L.C.C. to send with documents.

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng FICE

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Telephone Lincoln 552222 STD 0522

For further information contact

Telephone

My Ref: SMD/H.16/104/92

2 March 1992

District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
PE11 2XE

Dear Sir

APPLICATION TO THE SECRETARY OF STATE FOR THE ENVIRONMENT FOR CONSERVATION AREA CONSENT TO DEMOLISH BOUNDARY WALLS, GATES AND FENCES

AT WESTLODE STREET/THE GREEN, SPALDING

I enclose for your attention a copy of the above application by this Council which is related to a separate application for deemed planning permission to erect a police station.

I should be grateful if you would forward this application forthwith to the Secretary of State for the Environment for determination in accordance with Regulation 13(7) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

The following documents are submitted in support of the applications:

1. Drawing Nos.B364E/5 and 28 plus photographs of the site.

2. Copies of consultation letters dated 22 January 1992 and 10 February 1992 from the Director of Highways and Planning to addressees indicated thereon and of any responses received to date.

3. Certified copy of Notice posted on and in the vicinity of the site during the period 7-21 February 1992 inclusive. This Notice was also published in the Spalding Guardian on 7 February 1992.

4. Copy of report (blue paper - pages 51 to 64) considered by the County Council's Planning and General Sub-Committee on 24 February 1992 when it was agreed that, upon the expiry of the consultation period, the application be submitted for determination in accordance with the Planning (Listed Buildings and Conservation Areas) Regulations 1990 and that the Secretary of State for the Environment be advised of the Sub-Committee's support for the application.

I should be grateful if you would please acknowledge safe receipt of this letter and advise me in due course of the date on which the application was passed to the Secretary of State.

Yours faithfully

Director of Highways and Planning

C.1

DISTRICT	APPLICATION NUMBERS	COUNTY COUNCIL
SOUTH HOLLAND	(i) H16/96/92 (ii) H16/104/92	

PROPOSALS

(i) Deemed planning permission to erect a police station with a 45m high radio mast, garages and outbuildings, a gas meter shed and sign, and to construct accesses and car parks, in accordance with the letter of 12 February 1992 from the Chief Constable.

(ii) Application to the Secretary of State for the Environment seeking Conservation Area Consent to demolish boundary walls, gates and fences.

LOCATION

Westlode Street/The Green, Spalding

REPORT BY DIRECTOR OF HIGHWAYS AND PLANNING

THE PROPOSALS

1. Deemed planning permission is sought to erect a sub-divisional police headquarters, together with a 45m (148') high radio mast and outbuildings at the rear, and to construct associated car parks and accesses, on the cleared 1½ acre (approx) site of the former Westlode Street Primary School. The site is within the built-up area about ¼ mile north-west of the town centre and the existing inadequate police station at the Sheep Market. It occupies the western angle of the junction between Westlode Street and a minor residential cul-de-sac, The Green. It has a frontage to each road, and it is proposed to construct an access from each - the main access from Westlode Street and a secondary access (for emergency use only) from The Green. The secondary access would cross a grass verge owned by the South Holland District Council.

2. The construction of the main access would require demolition of the remaining front boundary walls, fences and access gates, together with a short stretch of boundary wall and fence along the flank frontage to The Green. Because these features are within the Spalding conservation area - which extends across the front part of the site (to a depth of about 85') - Conservation Area Consent for their demolition must be sought from the Secretary of State for the Environment. In respect of the application for such Consent, the Sub-Committee's observations only are sought for transmission to the Secretary of State. No consent would be required for the removal of other boundary fences bordering the remainder of the flank frontage to The Green, where the secondary access would be formed - this being outside the Conservation Area.

DETAILS

3. Site Layout

The narrow frontal area of the site (about 70' frontage to Westlode Street) would be devoted to the proposed main access, a visitors' car park (9 spaces), ancillary development (gas meter kiosk and "Police" sign), and to landscaping close to the flank wall of The Queensgate Hotel - which adjoins the site frontage. The proposed police station would stand well back (about 170' from Westlode Street), outside the Conservation Area and within the more spacious central part of the site, which widens out to the rear of the Hotel and a terrace of 2 storey houses all on the frontage. It would occupy the approximate location of the former primary school. The frontal 2 storey block would look towards the backs of the frontage buildings from a distance of about 110'. Immediately to the rear of the police station would stand the proposed radio tower, and further north in the narrower rear part of the site would stand an "L" shaped range of outbuildings grouped around a vehicle turning area. The northern (rear) extremity of the site would be occupied by a compound for stolen cars, behind the outbuildings. A gated internal access road would swing around the police station serving a proposed 22 space car park along the site's western boundary, and the vehicular turning area and car compound at the rear. A further leg of internal access road would extend north-east along the rear of the police station to the proposed, gated, secondary point of access to The Green.

4. Police Station

The proposed police station (max dimensions about 112' x 105' x 34' in height) would comprise a 2 storey block facing Westlode Street and incorporating the canopied main entrance, with 2 single storey wings at the rear. The front block would incorporate a frontal projecting lift tower, with a pyramidal roof slightly lower than the main roof behind. The rear wings would enclose 2 rear entrances, a van dock and a secure exercise yard.

5. The building would be constructed from yellow facing brick with dark brown bands, and would have half-hipped pitched roofs covered with brown concrete tiles, but with the roof ridges picked out in red. The window openings would have arched heads at ground floor level and straight heads under the projecting eaves at first floor level. The fenestration would be subdivided into small panes suggestive of sash windows.

6. Outbuildings

These would be located behind the police station, concealed from the conservation area. The buildings would be single storey with lower walls constructed from brick with plastic-coated steel sheeting above, also covering the shallow pitched roofs. The "L" shaped range would accommodate 9 lock up garages, a vehicle wash, stores, police dog kennels and separate kennels for strays. It is proposed to locate the strays kennels almost on the joint boundary with a house at the end of The Green. I have indicated to the Land and Buildings Consultancy that this would result in unacceptable disturbance to the occupant of the

house (who has telephoned to complain), and that these kennels should be resited. I was awaiting the submission of amended details when this report was prepared.

7. Radio Tower

The tower would stand immediately behind the single storey wing and at 45m in height would be one of the tallest structures in Spalding. It would be a substantial structure of steel lattice-work, approximately 5.5m square at the base, tapering to about 1.5m square at the top, where it would terminate in a 1.5m high lightning conductor. The tower would be equipped with aircraft warning lights and 4 projecting whip aerials, together with 3 microwave dish aerials grouped at 25-30m above ground level, the largest dish being about 2m in diameter. In addition there would be a siren platform and a signal platform at about 5m and 10m above ground level respectively.

8. In view of its height and bulk the tower would be prominent over a wide area; and it would obviously impact upon the character and appearance of the Spalding Conservation Area. Because of the statutory duty requiring special attention to be paid to the need to enhance and preserve conservation areas, I have sought the Chief Constable's observations as to the operational requirement for the mast and whether alternative locations have been considered.

9. In summary he states:

- new residential development on the outskirts of Spalding now interferes with reception, creating communication difficulties for foot patrols wishing to contact control.

- in car (vhf) communication south of Spalding is poor and "there have been numerous instances of officers in trouble being unable to summon assistance".

- the tower would allow provision to be made for enhanced VHF/UHF/Digital (Micro-wave) communication. Although UHF could be provided with a lower (50') high mast, VHF requires a high tower (as proposed), and a digital system requires at least a 30m tower.

- the Spalding site "is ideally located to fill a "hole" in VHF coverage".

- from the point of view of security and cost, the 3 transmission modes should ideally be located together and at a manned site. The separation of the digital micro-wave facility (mandatory by 1996) would entail a 50% increase in equipment costs as a consequence of equipment duplication.

- considers that "any decision to locate the mast elsewhere ...must raise serious doubts about proceeding with the existing proposals to build the police station itself".

10. Access and Parking

The main access from Westlode Street would comprise a 5.5m wide road extending through the frontal public parking area up to the proposed electric sliding gates, beyond which it would narrow to 4.8m, bordering the car park, and extending to the proposed secondary access which, again, would be gated. The secondary access would be located immediately adjacent to the driveway to the house at the end of The Green; and I have therefore sought an assurance from the Chief Constable that, because of the close proximity of the driveway, and the narrowness (only 4.6m carriageway) and seclusion of The Green, the access would not be in regular use. I understand from him that it would only be used during emergencies involving, say, power failure at the main gates, or evacuation.

11. Fencing and Landscaping

It is proposed to erect a 2m high metal paling fence along the northern part of the frontage to The Green, bordering the proposed building. This would be overlooked by the houses opposite and I consider it desirable that some shrub planting should be provided in front of it in order to soften its appearance. Such planting would need to be undertaken in the verge owned by the District Council, and their agreement would therefore be required. The metal fence would give way to a 4' (approx) high wall extending up to Westlode Street and bordering the front car park. The front boundary would remain unfenced. A timber screen fence of unspecified height would be erected along the south-western boundary bordering the flank of The Queensgate Hotel. The remaining boundaries would be provided with security fencing of unspecified height. Shrub planting would be undertaken in planters at the front of the building and in beds on the flanks; and in a large bed at the entrance bordering the flank boundary with the Hotel. There are no planting details at this stage.

12. Demolition within the Conservation Area

It is proposed to demolish the former school's 20m (approx) long front boundary wall to Westlode Street together with a 7m (approx) return at the junction with The Green. The wall fronting Westlode Street is divided by gated accesses into 3 separate sections. It is about 5½' in height, other than at the gate piers which rise to about 7'; and is constructed from red bricks with a blue brick band and stone copings, the piers having pyramidal stone caps. The return to The Green is lower and is rendered. Both the wall and the 5 piers are dilapidated, 2 of the piers having been rebuilt in an ill-matched brick. The wall provides a low-key visual "edge" to the site, but I do not consider it to be an important feature in the Conservation Area. In addition to the wall, the existing wooden fence topped with chain link bordering The Green would be removed. The first 20m of this are within the Conservation Area, where it forms an unsightly feature up to about 10' in height. I consider that the removal of this fence and its replacement with the proposed 4' high boundary wall would be beneficial.

SITE AND SURROUNDINGS

13. The site comprises an extensive and generally level area of cleared land, other than the northern-most part which is the former school's small grassed playing field. It is visible from Westlode Street through the existing access point in the boundary wall, and forms an eyesore within the Conservation Area.

14. The site frontage is adjoined to the south-west by the 2/3 storey neo-Georgian Queensgate Hotel incorporating 1st and 2nd storey flank windows overlooking the site's frontal access and parking area. Beyond the Hotel are 2 storey 19th century terraced houses and shops extending towards the town centre. To the north-east, occupying the opposite angle of the junction with The Green, is a modern car showroom. On the opposite side of Westlode Street are further 2 storey terraced houses looking towards the site. Westlode Street at this point is very wide - the carriageway, which incorporates a car park opposite the site, being about 70' in width, thus ensuring good separation between the main access and the houses opposite.

15. To the north (rear) of the site, beyond the proposed car compound occupying the school playing field, are the extensive Castle Playing Fields. To the south-west, at the rear of the frontage development, are extensive industrial premises separated from the site by a 5' high wall, 8' chain link fencing and, in part by a belt of conifers about 20' in height. To the north-east, on the opposite side of The Green, are 2 pairs of semi-detached houses which would look towards the flank of the proposed police station from a distance of about 70'. At the cul-de-sac end of The Green is a single detached house looking towards Westlode Street, with its flank located about 60' from that section of the proposed outbuildings which would accommodate the proposed stray kennels. The access to the house adjoins the sites eastern boundary - which extends around the house plot.

16. Westlode Street is a minor road on the northern fringe of the town centre linking Pinchbeck Road with Albion Street. The Green is a minor secluded cul-de-sac about 100 yds in length which, at its northern end, provides pedestrian access to the Castle Playing Fields.

17. This part of the conservation area is generally characterised by stretches of close-knit terraced frontage development, lining sections of Westlode Street on both sides. These frontages largely comprise 19th century buildings devoted to residential/commercial uses. However, there are also significant intrusions of large, modern, industrial/office buildings; and thus the street scene is not composed of consistent or continuous facades. The modern car showroom on the opposite side of The Green is an example of one such irregularity in the conservation area frontages; and the former school building which occupied the site would have been another because of its set-back.

MAIN PLANNING CONSIDERATIONS

Structure Plan Context

18. The approved Lincolnshire Structure Plan Alteration No. 1 identifies Spalding as an urban area where land will be provided and planning

permission will normally be forthcoming for the provision of social, community, educational, health and utility services/facilities.

19. An explanatory paragraph comments that the urban areas will continue to be regarded as priority locations for investment in social and community facilities, thus helping to strengthen the role of each settlement as a major service centre.

Local Plan Context

20. The South Holland District Council have prepared a statutory Spalding and Pinchbeck Local Plan (adopted 1985). Policy P1 of the document states:

"The site now occupied by the former Westlode Street School will be reserved for eventual development as a sub-divisional police headquarters".

21. In relation to the Conservation Area Policy E1 states:

The Council will assist and encourage the preservation and enhancement of the special architectural environment and historic characteristics of the Spalding Conservation Area (notably buildings and groups of buildings of architectural or historic interest, those trees which make a particular contribution to the amenity of the environment, the historic street pattern, footpath links, open spaces and landscape features) within the Conservation Area, and will seek to prevent development which would conflict with those characteristics.

22. Explanatory paragraphs comment that the Conservation Area (designated 1970) contains groups of buildings of Medieval and Georgian origin and an historic street pattern. It is important to retain these features which are valued by the people of the area and in some cases have a wider significance, emphasising the town's characteristics.

23. Some of the District Council's planning objectives for conservation are:

- to preserve the ancient street plan and historic spaces
- to preserve listed buildings and areas and groups of buildings
- to rehabilitate areas which have lost or are losing their special character (e.g. from blight)
- to improve the townscape and landscape

24. In dealing with planning applications the District Council will exercise sensitive control aiming to conserve the architectural and historic character of the town centre, and permitting redevelopment or demolition only where this overall aim is not prejudiced.

25. Policy E4 states:

"The Council will seek the good design of new development, appropriate to the building itself and its surroundings".

26. An explanatory paragraph comments that the design of new buildings and their immediate surroundings has an effect on the character and appearance of the area around them; and that when a building is built it becomes a part of the environment for many years. Policy E4 expresses the District Council's concern for the avoidance of unsightly development conflicting in appearance with its surroundings.

27. Policy E5 states:

"The development of unused, underused, or derelict land and the reuse of vacant buildings will be encouraged".

28. An explanatory paragraph comments that unused or derelict land is a wasted resource and may become an eyesore. The District Council will take into account the visual and social implications of derelict land where these are relevant to the future of any particular site. In addition the Council "take a constructive attitude in dealing with applications for planning permission which would result in the use of derelict land ... subject to the development proposed being acceptable within its surroundings...".

Government Advice

29. DoE Circular 8/87 - Historic Buildings and Conservation Areas - Policy and Procedures, advises planning authorities of the considerations to be taken into account when considering proposals for development within Conservation Areas; as follows:

"5 ... conservation areas are vitally important to the environmental quality of life in this country. Local authorities stand in the vanguard of those protecting historic areas and the Secretary of State hopes they will make diligent use of all the powers available to them. Public opinion is now overwhelmingly in favour of conserving and enhancing the familiar and cherished local scene, and authorities should take account of this when forming their policies affecting ... conservation areas".

"6 ... It is imperative that conservation work should not be regarded as a completely separate facet of local authority activities. Whenever authorities are preparing proposals which have an impact on the environment, they should be mindful of the desirability of preserving and enhancing ... the appearance of conservation areas and make their plans accordingly".

"27 ... The character or appearance of a conservation area could be affected by proposed development outside the designated area but visible from it".

"61 ... Often the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural or visual qualities. It will be important to see that every new building is designed not as a separate entity, but as part of a larger whole, which has a well established character of its own ..."

"62 ... In determining applications for development in conservation areas, it is suggested that in addition to taking into account any formally adopted local policies for the conservation area, special regard should be had to such matters as bulk, height, materials, colour, vertical or horizontal emphasis ..."

"94 ... Anyone wishing to demolish an unlisted building in a conservation area must first apply for conservation area consent. In assessing whether or not consent should be granted authorities should have regard to the desirability of preserving or enhancing the character or appearance of the conservation area in which the building is situated..."

30. DoE Planning Policy Guidance Note 8 - Telecommunications, advises planning authorities of the considerations to be taken into account when considering telecommunications development proposals, as follows:

"5 Government policy is to facilitate the growth of telecommunications. The planning system should encourage and avoid hindering developments in this field. However, the Government is also fully committed to preserving the national heritage, and the growth of telecommunications does not mean that the appearance of buildings, towns and the countryside can be allowed to suffer serious damage".

"7 In cases where planning applications are needed for telecommunications development, protection from visual damage and the effects of proliferation will be important considerations, along with the normal presumption in favour allowing all planning applications unless there are sound and clear-cut planning reasons for refusal... Masts, antennas and other telecommunications developments may all need particular locations in order to work effectively, but these sites may be subject to special planning policies if for example they are in ... conservation areas ... where large new structures might be particularly obtrusive ..."

"8 Planning authorities will need to be alive to the special needs and technical problems of telecommunications development and in many cases these will have to prevail over normal planning policies ..."

"9 As with all development proposals, applications for permission for telecommunications development, including masts ... will only be called in for determination by the Secretary of State for the Environment ... in very exceptional circumstances".

"10 The government attaches considerable importance to keeping to a minimum, so far as practicable, the number of large radio and telecommunications masts and the sites for such installations. Sharing of masts where practicable will help to achieve this ... In many cases the installers of new antennas will find it more economical to use existing structures, but there may be difficulties which prevent this, particularly over security, power supply, radio interference, access or the lack of adequacy of existing structures. In addition many antennas such as those used by cellular radio and other systems with limited range or requiring line of sight, have special siting needs. Authorities should bear these severe technical constraints and requirements in mind, along with the economic importance of all modern

telecommunications ... in deciding individual applications. They will need to ensure that they have all the relevant planning information ... before them, to enable applications to be properly considered".

31. Statutory Requirement Relating to Conservation Areas

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places upon planning authorities a general duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when exercising their powers.

32. Highways

No objection subject to the proposed access and car parks being laid out and constructed as proposed, before the proposed police station is brought into use. It is stressed that the proposed access to The Green should be used as a secondary access point only and not on a regular basis. Regular use would require improvement of The Green.

RESULTS OF PUBLICITY AND CONSULTATIONS

33. Publicity

The proposals have been publicised by site and press notices pursuant to S65 of the Town and Country Planning Act 1990; S67 and 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990. I have also notified local residents.

34. A telephone call has been received from a Mrs Moore of 42 The Green (end house) objecting to the proposed secondary access to The Green close to her driveway and the proposal to site stray dog kennels close to her garden boundary. I have informed her orally of the Chief Constable's intention to restrict use of the access to emergencies only; and that I am seeking relocation of the proposed kennels away from dwellings.

35. Consultations

Welland and Deepings Internal Drainage Board

No observations to make.

Spalding Civic Society
Lincolnshire and South Humberside Historic Buildings Joint Committee
English Heritage
National Rivers Authority
Director of Recreational Services (Museums)

Had not responded when this report was prepared.

DISTRICT COUNCIL'S OBSERVATIONS

36. Had not responded when this report was prepared. I understand, however, from informal discussions with the District Planning Officer, that he considers that the proposed radio tower would be detrimental to

the character and appearance of the conservation area; and that he has reservations about the proposal to demolish the front boundary wall in order to provide access from Westlode Street. His initial view is that all access should be taken via The Green, and that the proposed police station should be located on the frontage in order to continue the built facade along Westlode Street. I also understand that his Council's formal observations are unlikely to be available before March - i.e. after our February meeting.

CONCLUSIONS AND RECOMMENDATIONS

37. The proposals would appear to be consistent with the provisions of the development plan (Structure Plan and adopted Local Plan), and the main considerations would therefore appear to be limited to the following visual issues:

- the siting of the radio tower in relation to the conservation area

- the creation of a main access from Westlode Street, requiring demolition of the boundary wall

- the siting of the police station well back from Westlode Street

All 3 issues need to be considered in relation to the statutory duty, placed on both the County Planning Authority and the Secretary of State, to pay special attention to the need to preserve or enhance the character or appearance of the conservation area.

38. Radio Tower

As proposed, the radio tower would comprise a relatively bulky 148' high lattice-work structure bearing 3 prominent dishes, in addition to whip aerials and warning lights. Although its base would be screened by the police station and a good proportion of its lower parts by other development, its upper parts would be visible from various locations in the town (although no specific assessment of this has been made). In view of the inevitably obtrusive nature of the structure, and the proposed location on the edge of the conservation area, I consider it impossible to show that the tower would enhance or preserve the character or appearance of the conservation area.

39. This conclusion needs to be considered in relation to operational requirements and government advice on telecommunications development. In justification of the tower, the Chief Constable points to existing communications difficulties and indicates that Spalding is an ideal location for a VHF facility which requires a tower of the height proposed. He also indicates that the requisite Micro-wave facility requires a high tower (30m), but that the UHF facility could be provided on a much lower structure (50' tower). In visual terms it would be highly advantageous if the VHF/micro-wave facility were separated from the UHF and located away from the conservation area - leaving a lower and, presumably, commensurately slender UHF only tower to be erected on the police station site. The Chief Constable refers to security difficulties and substantial additional costs in separating the micro-wave facility in particular from the proposed police station.

However, it would seem prudent that the feasibility of such separation should be further explored in view of the reduction in the visual impact on the conservation area and the general locality which would result, bearing in mind the statutory duty incumbent upon the County Planning Authority. Whilst government advice refers to the special needs of telecommunications development, the government's committment to preserving the national heritage is also stressed.

40. Siting of Access and Police Station

The operational requirements include the need for the most rapid means of access to the main highway network. This dictates that access should be provided direct to Westlode Street, rather than via The Green - which would involve negotiation of the junction with Westlode Street prior to access to the main network. In any event, The Green is a secluded residential road, and its use as the main access to the proposed development, even following improvement, would result in disturbance to the peace and quiet enjoyed by local residents. The provision of such access dictates that the front boundary wall would need to be demolished for visibility purposes, and that the new building would need to be set back from the road frontage as proposed - in order to create space for the access. In any event, the proposed building would occupy a similar location to that of the former school, which was also set back.

41. Although boundary walls are sometimes important features of conservation areas, by defining frontages, linking facades and acting as screens, I do not consider this particular example to be an important conservation area feature - in view of its dilapidation, and fragmentation by existing accesses. I do not consider, therefore, that removal of the wall would cause any significant harm to the conservation area. In addition, I consider that the erection of the attractive proposed police station, together with a frontal landscaping scheme, would result in conservation area enhancement - particularly bearing in mind the derelict nature of the site.

42. I therefore recommend:

A That I be authorised to request the South Holland District Council to send the application for conservation area consent (supported by the police station proposals) to the Secretary of State for the Environment forthwith, informing him that:

(i) the Sub-Committee supports the application

(ii) that further consideration is being given to the proposed radio tower in view of its likely impact on the conservation area

B In respect of the proposal seeking deemed planning permission for the police station:

(a) providing that in my view, following discussion with the Chairman, the observations of the District Council, Spalding Civic Society, English Heritage, Lincolnshire and South Humberside Historic Buildings Joint Committee, National

Rivers Authority and the Director of Recreational Services warrant no reconsideration, that upon receipt of the requisite Conservation Area Consent from the Secretary of State, the Chief Executive be authorised to grant deemed planning permission for the police station proposals (excluding the radio tower) subject to the statutory time limit condition (S41 of the 1990 Act) and the following conditions:

(i) Before the proposed police station is brought into use, the vehicular access and car parks shall be provided as indicated on Plan B364/E/6/C.

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

(iii) Before the proposed police station is brought into use, the boundary walls and fences shown on Plan B364/E/6/C shall be erected. Details of such walls and fences including heights, design, materials and lengths shall be submitted to the Director of Highways and Planning prior to erection.

(iv) The proposed kennels for stray dogs shall not be located in the position shown on Plan B364/E/6/C. The kennels shall be located in a position to be approved by the Director of Highways and Planning.

(v) The proposed kennels for stray dogs and police dogs shall be equipped with sound insulation to the satisfaction of the Director of Highways and Planning.

(vi) Before the proposed vehicular access is brought into use, the whole of the existing front boundary wall to Westlode Street shall be removed, together with the existing front boundary wall at the junction with The Green.

REASONS

(i) In order to ensure that an adequate standard of access and car parking is provided in the interests of the safety and convenience of traffic using Westlode Street.

(ii) In order to enhance the appearance of the proposed development and of the Spalding Conservation Area.

(iii) In the interests of local amenity.

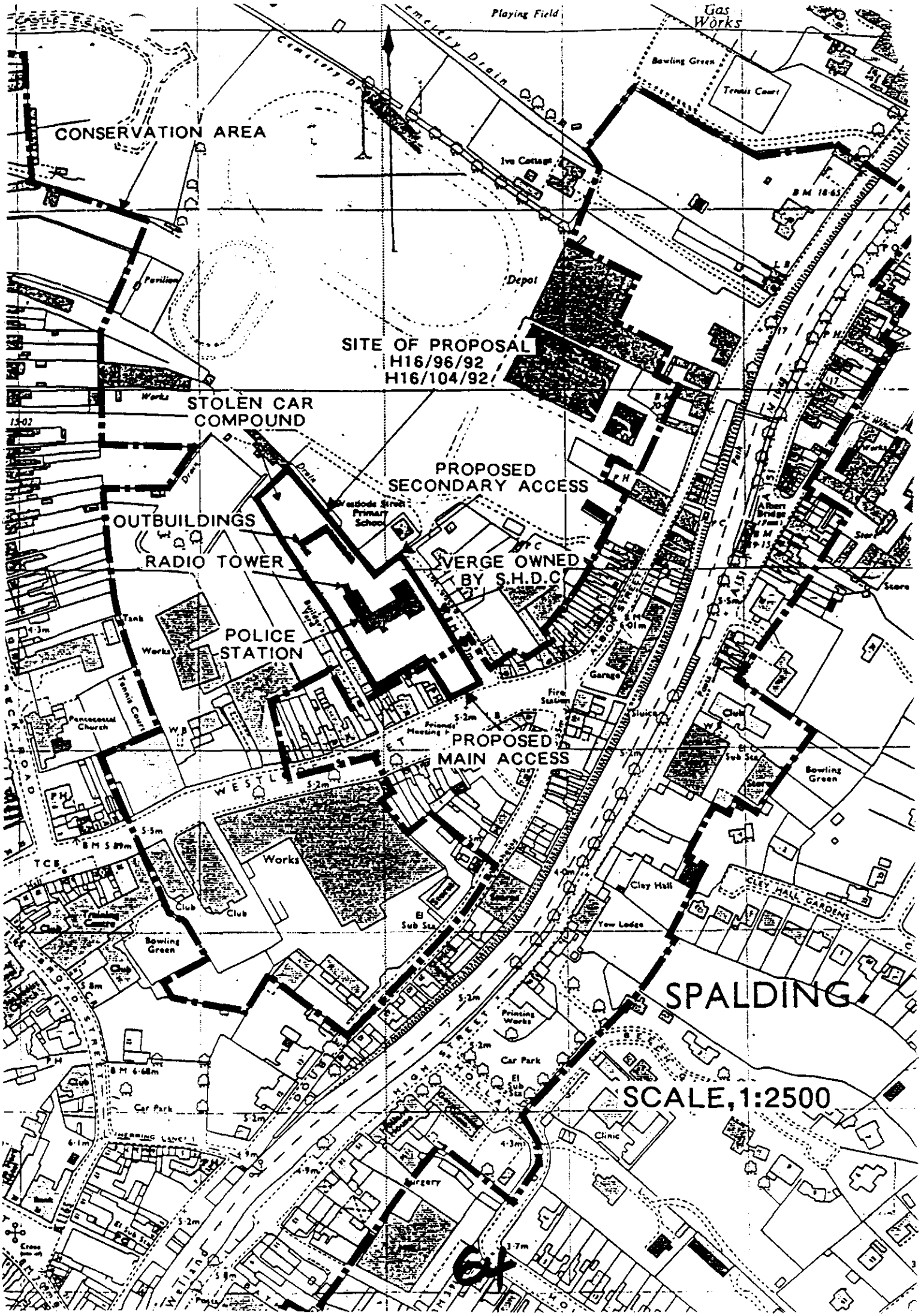
(iv) and (v) In order to conserve the peace and quiet enjoyed by the occupant of an adjoining house, 42 The Green.

(vi) In order to provide adequate visibility at the proposed access.

(b) That I be authorised to inform the Chief Constable that:

the Sub-Committee would have no objection in principle to the provision of a UHF radio facility at the site, subject to the submission and approval of details for a substantially lower radio tower, and that if at all feasible a tower for VHF and micro-wave transmissions should be located away from the Spalding Conservation Area.

(c) That the Chief Property Officer be requested to enter into negotiations with the South Holland District Council, with a view to securing a strip of verge along The Green to accommodate shrub planting to soften the appearance of the proposed metal paling boundary fence.


CONSERVATION AREA
SITE OF PROPOSAL
H16/96/92
H16/104/92
STOLEN CAR
COMPOUND
PROPOSED
SECONDARY ACCESS
OUTBUILDINGS
RADIO TOWER
VERGE OWNED
BY S.H.D.C
POLICE
STATION
PROPOSED
MAIN ACCESS
SPALDING
SCALE, 1:2500
Playing Field
Gas Works
Bowling Green
Tennis Court
Ive Cottage
Depot
Pavilion
Works
Westlode Street Primary School
Garage
Fire Station
Sluice
Clay Hall
Yew Lodge
Printing Works
Car Park
Clinic
Surgery
Pentecostal Church
Training Centre
Club
Tank
Albert Bridge
Store

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng FICE

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Telephone Lincoln 552222 STD 0522

For further information contact

Mr D Gregory

Telephone

Lincoln (0522) 553130

My Ref: H16/96/92
H16/104/92/ES

6 March 1992

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

S.H.D.C. PLANNING DEPT.
RECEIVED
10 MAR 1992

Attention of
DPO
DPO
ACP

File Nos.
A CP 12/3

Acknowledge YES/NO
by
date

Dear Sir

SPALDING: WESTLODE STREET/THE GREEN: (i) APPLICATION TO THE SECRETARY OF STATE FOR THE ENVIRONMENT SEEKING CONSERVATION AREA CONSENT TO DEMOLISH BOUNDARY WALLS, GATES AND FENCES. (ii) PROPOSAL SEEKING DEEMED PLANNING PERMISSION TO ERECT A POLICE STATION

I write further to my letter of 2 March 1992, wherein I asked you to send to the Secretary of State for the Environment, forthwith, the application seeking Conservation Area consent. I omitted to mention that at the meeting on 24 February 1992, the Planning and General Sub-Committee resolved:

(i) to support the application seeking Conservation Area consent;

(ii) that in respect of the proposal seeking deemed planning permission for the police station, they were not minded to agree to the provision of a radio tower on the site, and requested the Chief Constable to consider alternative locations away from the site and the Conservation Area.

In addition, I enclose plans which precisely indicate the stretches of wall, fences and gates to which the Conservation Area consent application relates.

It will be most helpful if you would convey this additional information to the Secretary of State. Please accept my apologies for any inconvenience this might have caused.

Yours faithfully

Director of Highways and Planning

34371.f21

My Ref: H16/96/92
H16/104/92/ES

6 March 1992

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

Mr D Gregory

Lincoln (0522) 553130

Dear Sir

SPALDING: WESTLODE STREET/THE GREEN: (i) APPLICATION TO THE SECRETARY OF STATE FOR THE ENVIRONMENT SEEKING CONSERVATION AREA CONSENT TO DEMOLISH BOUNDARY WALLS, GATES AND FENCES. (ii) PROPOSAL SEEKING DEEMED PLANNING PERMISSION TO ERECT A POLICE STATION

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(ii) that in respect of the proposal seeking deemed planning permission for the police station, they were not minded to agree to the provision of a radio tower on the site, and requested the Chief Constable to consider alternative locations away from the site and the Conservation Area.

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Yours faithfully

Director of Highways and Planning

PU.

S.H.D.C. PLANNING DEPT.
RECEIVED
16 MAR 1992

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

File Nos.
25/3 Cttee

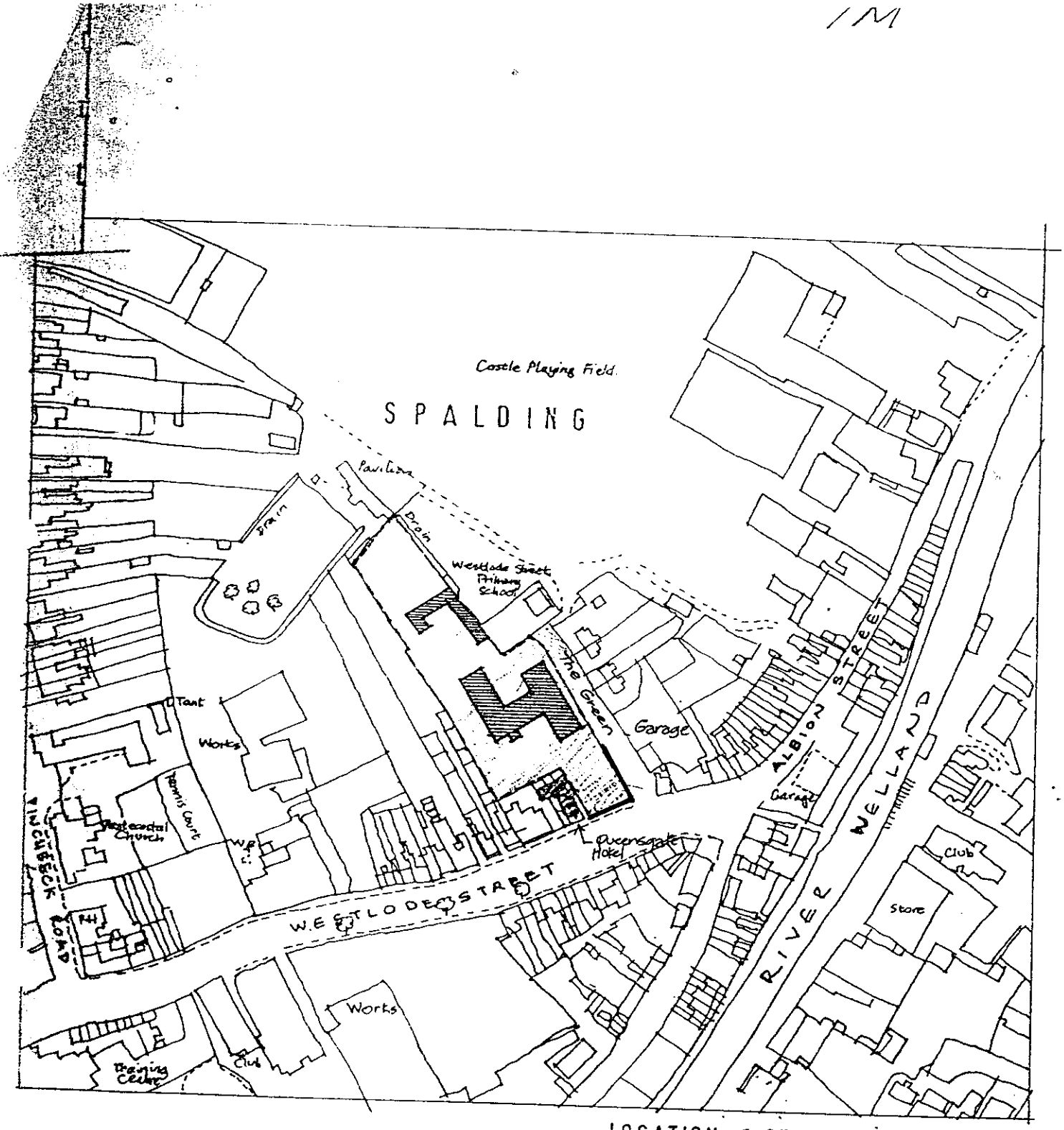
Acknowledge YES/NO
by
date

34371.f21

ACP - here we sent a copy of the appn BS yet. I think this is a copy letter
M
16/3

This is a 2nd copy.

1M



LOCATION 1:2500

——— Conservation Area Demolitions

My Ref: SMD/H.16/92/CAC/CC/JS

22 January 1992

Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
PE11 2XE

Mr D Gregory

Lincoln 553130

Dear Sir

APPLICATION TO THE SECRETARY OF STATE FOR THE ENVIRONMENT FOR CONSERVATION AREA CONSENT

TO DEMOLISH FRONT AND SIDE BRICK BOUNDARY WALL WITH ACCESS GATES
AT WESTLODE STREET ON CORNER OF "THE GREEN", SPALDING

I enclose for your attention a copy of the above application which should be taken in conjunction with a separate deemed application for the site to erect a police station and adjoining radio mast together with garage and outbuildings, and to construct an access and car park at site to the rear of Queensgate Hotel, Westlode Street, Spalding

Would you please let me have a planning reference number and your Council's observations as soon as possible for eventual transmission to the Secretary of State.

Please note that I have consulted the following:

English Heritage
Lincs. & South Humbs. Historic Buildings Joint Committee

The application will be publicised by site notice and press insertion pursuant to:

Section 65 of the Town and Country Planning Act 1990.
Section 67 & 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

Should you wish to discuss any aspects of this case with my staff, perhaps you would contact Mr Gregory on Lincoln 553130.

Yours faithfully

Director of Highways and Planning

My Ref: SMD/H.16/92/CAC/CC/JS

22 January 1992

Dawn Anderson
English Heritage
Room 335
Fortress House
23 Savile Row
LONDON
W1X 2HE

Mr D Gregory

Lincoln 553130

Dear Madam

APPLICATION TO THE SECRETARY OF STATE FOR THE ENVIRONMENT FOR CONSERVATION AREA CONSENT

TO DEMOLISH FRONT AND SIDE BRICK BOUNDARY WALL WITH ACCESS GATES
AT WESTLODE STREET ON CORNER OF "THE GREEN", SPALDING

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I would appreciate your observations as soon as possible but in any case within 28 days of the date of this letter.

Should you feel that you require an extension to the period of consultation for any reason, please do not hesitate to contact Mr Gregory at this office on Lincoln 553130.

Yours faithfully

Director of Highways and Planning

My Ref: SMD/H.16/92/CAC/CC/JS

22 January 1992

Mrs C Waby
Lincolnshire and South Humberside
Historic Buildings Joint Committee
94 West Parade
LINCOLN
LN1 1JZ

Mr D Gregory

Lincoln 553130

Dear Madam

APPLICATION TO THE SECRETARY OF STATE FOR THE ENVIRONMENT FOR CONSERVATION AREA CONSENT

TO DEMOLISH FRONT AND SIDE BRICK BOUNDARY WALL WITH ACCESS GATES
AT WESTLODE STREET ON CORNER OF "THE GREEN", SPALDING

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I would appreciate your observations as soon as possible but in any case within 28 days of the date of this letter.

Should you feel that you require an extension to the period of consultation for any reason, please do not hesitate to contact Mr Gregory at this office on Lincoln 553130

Yours faithfully

Director of Highways and Planning

My Ref: SMD/H.16/92/CAC/CC/JS

22 January 1992

Councillor Mrs A M Newton
234 Pennygate
SPALDING
Lincs
PE11 1LN

Mr D Gregory

Lincoln 553130

Dear Councillor Mrs Newton

APPLICATION TO THE SECRETARY OF STATE FOR THE ENVIRONMENT FOR CONSERVATION AREA CONSENT

TO DEMOLISH FRONT AND SIDE BRICK BOUNDARY WALL WITH ACCESS GATES
AT WESTLODE STREET ON CORNER OF "THE GREEN", SPALDING

Please find attached a copy of the above proposal for conservation area consent which should be taken in conjunction with a separate deemed application for the site to erect a police station and adjoining radio mast together with garage and outbuildings, and to construct an access and car park.

The proposal is sent to you primarily for information purposes, but if you have any observations I shall be pleased to receive them, either in writing or by telephone within 14 days of receipt of this letter.

Should you wish to discuss the case before replying, please contact either Ted Banks (ext. 3115) or Dave Gregory (ext. 3130) who will be pleased to assist.

Yours sincerely

Director of Highways and Planning

My Ref: SMD/H.16/92/CAC/CC/JS

Dave Gregory
3130

21 January 1992

To: Chris

APPLICATION TO THE SECRETARY OF STATE FOR THE ENVIRONMENT FOR CONSERVATION AREA CONSENT

TO DEMOLISH FRONT AND SIDE BRICK BOUNDARY WALL WITH ACCESS GATES
AT WESTLODE STREET ON CORNER OF "THE GREEN", SPALDING

I enclose for your information a copy of the above application which should be taken in conjunction with a separate deemed application for the site to erect a police station and adjoining radio mast together with garage and outbuildings, and to construct an access and car park at the site to the rear of Queensgate Hotel, Westlode Street, Spalding.

I would appreciate your observations as soon as possible but in any case within 28 days of the date of this Memorandum.



My Ref: SMD/H.16/92/CAC/CC/JS

22 January 1992

National Rivers Authority
(Anglian Region)
Northern Area
Aqua House
Harvey Street
LINCOLN
LN1 1TF

Mr D Gregory

Lincoln 553130

Dear Sirs

APPLICATION TO THE SECRETARY OF STATE FOR THE ENVIRONMENT FOR CONSERVATION AREA CONSENT

TO DEMOLISH FRONT AND SIDE BRICK BOUNDARY WALL WITH ACCESS GATES
AT WESTLODE STREET ON CORNER OF "THE GREEN", SPALDING

I enclose for your attention a copy of the above application which should be taken in conjunction with a separate deemed application for the site to erect a police station and adjoining radio mast together with garage and outbuildings, and to construct an access and car park at the site to the rear of Queensgate Hotel, Westlode Street, Spalding.

I would appreciate your observations as soon as possible but in any case within 28 days of the date of this letter.

I should be grateful if you would also please arrange to consult the appropriate Internal Drainage Board should you deem it necessary.

Should you feel that you require an extension to the period of consultation for any reason, please do not hesitate to contact Mr Gregory at this office on Lincoln 553130.

Yours faithfully

Director of Highways and Planning

My Ref: SMD/H.16/92/CAC/CC/JS

22 January 1992

Anglian Water Services Ltd
PO Box 62
Waterside House
Waterside North
LINCOLN
LN2 5HA

For the Attention of Mr L Outram

Mr D Gregory

Lincoln 553130

Dear Sir

APPLICATION TO THE SECRETARY OF STATE FOR THE ENVIRONMENT FOR CONSERVATION AREA CONSENT

TO DEMOLISH FRONT AND SIDE BRICK BOUNDARY WALL WITH ACCESS GATES
AT WESTLODE STREET ON CORNER OF "THE GREEN", SPALDING

I enclose for your attention a copy of the above application which is being considered together with a separate deemed application for the site to erect a police station and adjoining radio mast together with garage and outbuildings, and to construct an access and car park at the site to the rear of Queensgate Hotel, Westlode Street, Spalding.

These applications are sent to you solely for information purposes.

Yours faithfully

Director of Highways and Planning

My Ref: DG/H16/-/92/JS

31 January 1992

The Manager, Queensgate Hotel, Westlode Fisheries
& Swan Street Motors
The Occupier, 32-36 (incl.) & 49-52 (incl.),
Westlode Street, Spalding
1-4 (incl.) & 42 The Green, Spalding

Mr D Gregory

Lincoln (0522) 553130

Dear Sir/Madam

SPALDING: WESTLODE STREET/THE GREEN:

(i) APPLICATION TO THE SECRETARY OF STATE FOR THE ENVIRONMENT SEEKING CONSERVATION AREA CONSENT TO DEMOLISH BOUNDARY WALLS, FENCES AND GATES BORDERING WESTLODE STREET AND THE GREEN

(ii) PROPOSAL SEEKING PLANNING PERMISSION TO ERECT A POLICE STATION WITH OUTBUILDINGS AND A 45 METRE HIGH RADIO MAST, A GAS METER SHED AND SIGN, AND TO CONSTRUCT ACCESSES AND CAR PARKS

I am writing to notify you that the County Council are seeking planning permission to erect a police station on the cleared site on the former Westlode Street Primary School. It will be necessary to demolish the existing boundary walls and fences to Westlode Street and The Green, to enable a suitable main access to be constructed. The boundary walls and some of the fences are within the Spalding Conservation Area and it will therefore be necessary to obtain Conservation Area Consent from the Secretary of State for the Environment in respect of the proposed demolition. Copies of the proposal for deemed planning permission and the application for Conservation Area Consent are enclosed.

Two features of the scheme to which I would draw your attention at this stage are:

(i) The proposal to erect a 148 ft high radio mast at the rear of the proposed police station.

(ii) The proposal to construct two points of access - the primary access being from Westlode Street, with a secondary access from The Green. I understand that the Police Authority do not anticipate that the access from The Green would be in regular use, but consider that it is essential to have this secondary facility in case of emergency - involving, say, breakdown/power failure at the electronically controlled main gates off Westlode Street.

/continued

Should you wish to make any comments or representations you might care to write to me within 21 days of the date of this letter. Any response received from you will be drawn to the attention of the Planning and General Sub-Commitee at such time as the planning proposal is considered. Should you wish to discuss the matter please contact David Gregory (0522 553130) who will be pleased to speak to you.

Yours faithfully

Director of Highways and Planning

Enc.

My Ref: SMD/H.16/92/CAC/CC/JS

10 February 1992

Mr James Smith
Spalding & District Civic Society
16 Sheep Market
SPALDING
Lincs
PE11 1BE

Mr D Gregory

Lincoln 553130

Dear Sir

APPLICATION TO THE SECRETARY OF STATE FOR THE ENVIRONMENT FOR CONSERVATION AREA CONSENT

TO DEMOLISH FRONT AND SIDE BRICK BOUNDARY WALL WITH ACCESS GATES
AT WESTLODE STREET ON CORNER OF "THE GREEN", SPALDING

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I would appreciate your observations as soon as possible but in any case within 21 days of the date of this letter.

Should you feel that you require an extension to the period of consultation for any reason, please do not hesitate to contact Mr Gregory at this office on Lincoln 553130.

Yours faithfully

Director of Highways and Planning

My Ref: SMD/H.16/92/CAC/CC/JS

David Gregory
3130

10 February 1992

To: Director of Recreational Services
(For the Attention of the County Archaeological Officer)

From: Chief Planning Officer

APPLICATION TO THE SECRETARY OF STATE FOR THE ENVIRONMENT FOR CONSERVATION AREA CONSENT

TO DEMOLISH FRONT AND SIDE BRICK BOUNDARY WALL WITH ACCESS GATES
AT WESTLODE STREET ON CORNER OF "THE GREEN", SPALDING

I enclose for your information a copy of the above application which should be taken in conjunction with a separate deemed application for the site to erect a police station and adjoining radio mast together with garage and outbuildings, and to construct an access and car park at site to the rear of Queensgate Hotel, Westlode Street, Spalding. I would appreciate your observations as soon as possible but in any case within 21 days of the date of this Memorandum.

Should you feel that you require an extension to the period of consultation for any reason, please do not hesitate to contact David Gregory on extension 3130.

for Director of Highways and Planning

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

NRA

National Rivers Authority
Anglian Region

30 January 1992

Our ref.GT/92/1/LCC/0012

Dear Sir

PLANNING APPLICATION NO. H16/92/SPALDING
PROPOSED ERECTION OF POLICE STATION AND RADIO MAST AND DEMOLITION OF BOUNDARY WALLS AT WESTLODE STREET, SPALDING, BY LINCOLNSHIRE COUNTY COUNCIL.

With regard to the above-mentioned application received on 23 January 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Please note that the Welland and Deepings Internal Drainage Board were consulted and wished to make no observations on this proposal.

Yours faithfully

R F Morgan
Planning Engineer

VJC

ALLOC	CIRC	INITIAL	DATE
DHP			
AD (H)			
AD (S)			
AD (D)			

HIGHWAYS PLANNING
31 JAN 1992

REPLY DATE

DR KEVIN BOND
Regional General Manager

Apex House
Monks Street
Lincoln
LN1 1XF
Tel. 0522 513100
Fax 0522 512927

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

NOTICE UNDER:

S65 of the Town and Country Planning Act 1990.
S67 & 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

In respect of proposed demolition and development within the Spalding Conservation Area at Westlode Street and The Green.

NOTICE IS HEREBY GIVEN that the Lincolnshire County Council propose to:

i) Apply to the Secretary of State for the Environment for Conservation Area Consent to demolish boundary walls, gates and fences.

ii) Seek Deemed Planning Permission to erect a Police Station with a 45 m high radio mast, garages and outbuildings and to construct vehicular accesses and a car park.

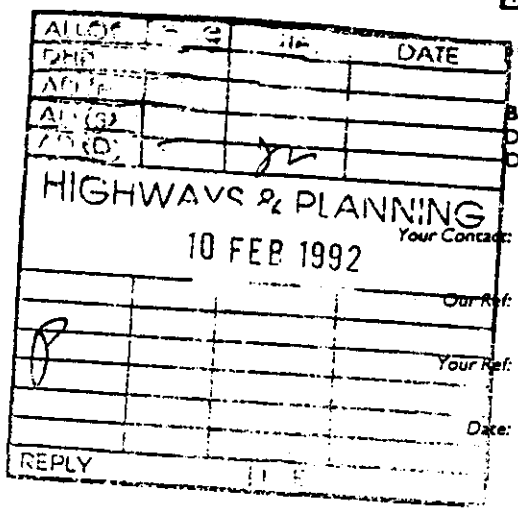
Copies of the application for Conservation Area Consent and the Proposal for Deemed Planning Permission, of all plans and other documents relating thereto may be inspected by members of the public either at the Department of Highways and Planning, City Hall (Fourth Floor), Beaumont Fee, Lincoln or at the Planning Department, South Holland District Council, Priory Road, Spalding at all reasonable hours until 28 February 1992.

Any person who wishes to object to the application should do so in writing, by the above date, to the County Council addressed to the Director of Highways and Planning, City Hall (Fourth Floor), Beaumont Fee, Lincoln,
LN1 1DN.

J EMMERSON
Director of Highways and Planning

7 February 1992

SOUTH HOLLAND DISTRICT COUNCIL



PLANNING

BRIAN SMITH
Dip TP MRTPI
District Planning Officer

The Chief Constable
Lincolnshire Police
P O Box 999
Nettleham
Lincoln LN5 7PH

F.A.O. Mr C Hitchens
Property Manager

Your Contact: Mr J Curnock

Our Ref: JC/JP/H16/0096/92

Your Ref: H16/0104/92

Date: 7 February, 1992

Dear Sir

Planning Proposal - New Police Station, Spalding

The District Council welcome the proposal to build a new Police Station on the site of the old County School off Westlode Street. There are, however, a number of important issues that I would like to raise.

Firstly, the site is in a prominent site within the Spalding Conservation Area and Local Planning Authority's have a statutory duty not only to conserve but to enhance their character and appearance. We are concerned that the demolition of the old school walls and the opening up of the frontage for an access road and car parking will seriously detract from the street scheme and the character of the area.

Secondly, we feel that a busy access road so close and parallel to The Green would create confusion and be a danger to road users.

Also, on a minor point, the secondary access is over land not owned by the County Council. In short, although the building itself is attractive, we have some fairly serious reservations about the scheme as submitted.

I enclose a plan on which I have shown an alternative siting for the Police Station. From the District Council's point of view, it overcomes two of the main reservations we have. From the Police Authority's point of view, it makes the new Station highly visible to the community and the associated public access road costs are substantially reduced. If for operational reasons it is not possible to relocate the main building as I have indicated, there may be other means by which the street scheme can be enhanced. I would welcome the opportunity to discuss these matters with you at the earliest opportunity.

On a wilder issue, the site is somewhat elongated and intrudes into the Castle Playing Field. The adjoining site to the west is vacant with limited development potential and the owners may be willing to negotiate a land swop. The County Council and District Council as land owners in the area may also have an interest in this.

/Cont...

Planning Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire, PE11 2XE

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

I am anxious that the scheme can proceed forward as quickly and smoothly as possible and I have therefore sent copies of this letter to Mr Gregory of the County Planning Department, to Mr Mundy and Mr Hey of Land and Buildings Consultancy.

Yours faithfully

Jim Curnock

J CURNOCK
PRINCIPAL PLANNING OFFICER
LOCAL PLANS

Encl.

cc Lincolnshire Director of Highways & Planning
F.A.O. D Gregory

A Hey Esq.,
Land & Building Consultancy
Lincolnshire County Council
Orchard House
Orchard Street
Lincoln LN1 1ZA

Trevor Mundy
Land & Buildings Consultancy

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING

BRIAN SMITH
Dip TP MRTPI
District Planning Officer

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

Your Contact: J Curnock
Our Ref: JC/SJS H16/0096/92
H16/0104/92
Your Ref:
Date: 20 February 1992

For attention of D Gregory

Dear Sir

Erection of Police Station etc - Westlode Street, Spalding

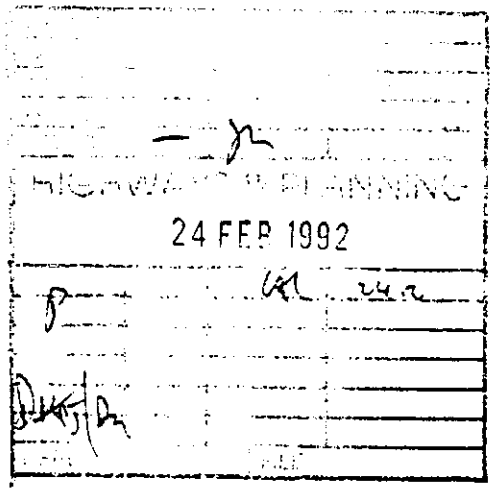
The District Council is pleased to see development proposals for this site which has lain derelict for a number of years. It does, however, feel concerned that the application, which was not valid until 24 January 1992, is being dealt with by the County Council so quickly, leaving very little time for the District Council or members of the public to make comment on this locally very important proposal.

Nevertheless we were pleased to be involved in the constructive discussions with you and all parties concerned earlier this week to enable the development of the main building to proceed as quickly as possible whilst safeguarding the opportunity to reach agreement on other aspects of the development.

Yours faithfully

Jim Curnock

J Curnock
Principal Planning Officer
(Local Plans)



Planning Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557022

Director of Highways & Planning
Lincolnshire County Council
City Hall
Beaumont Fee
LINCOLN
LN1 1DN

Our ref SH/920014

Your ref SMD/H.16/92/

03-FEB-92

Dear Sir,

Proposal : ERECT RADIO MAST AT SPALDING POLICE STATION
Location : WESTLODE STREET CORNER OF THE GREEN SPALDING
Applicant: CHIEF CONSTABLE LINCOLN POLICE

With regard to the above-mentioned Application, I would inform you that Anglian Water has no objections to raise to the proposals from the planning aspect and has no comment to make thereon.

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

ALLOC	CIRC	INITIALS	DATE
DHP			
AD (H)			
AD (S)			
AD (D)			

HIGHWAYS & PLANNING
-5 FEB 1992

Registered in England No 2366656
Registered Office:

234 Pennygate
Spalding

7th February 1992

Your ref. SMD/H.16/92/CAC/CC/JS

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

Dear Sirs,

re. New Police Station, Spalding.
Application to demolish front and side boundary wall etc.

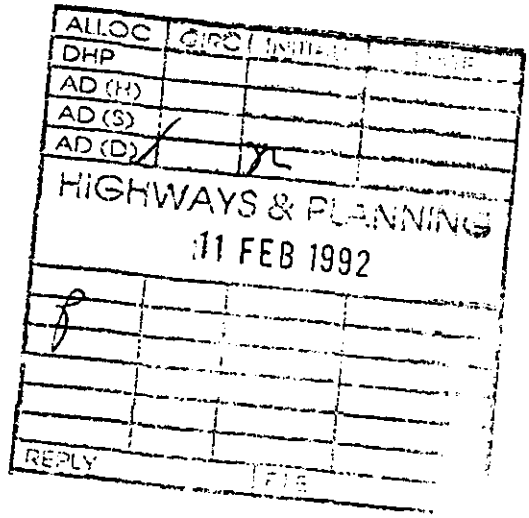
Thank you for your letter of the 22nd January 1991, together with plans.

Firstly, I would say that I like to look of the proposed new Police Station.
I think the radio mast is rather high and will stand out, but accept the need for such a structure.
I am not too happy with access off the existing road called "The GreeN". This roadway giv es vehicular to only about 7 properties, but in addition it does provide a pedestrian access to the District Council Swimming Pool, Sports Hall, Planing fields etc. and is well used.

Yours f aithfully,

Angela Newton

Cllr Angela Newton



FORMANS

SOLICITORS — COMMISSIONERS FOR OATHS

JOHN W. S. FORMAN LL.B.

5, RUTLAND ROAD, SKEGNESS, LINCS. PE25 2AD

TEL. SKEGNESS (0754) 610321

ALLOC	CIRC	INITIALS	DATE
DIR			
AD (H)			
AD (S)			
AD (D)			

HIGHWAYS & PLANNING
21 FEB 1992

REPLY | FILE

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

Date: 20th February 1992 Your ref:DG/H16/ /92/JS

Dear Sir,

PROPOSAL FOR DEEMED PLANNING PERMISSION AND APPLICATION FOR CONSERVATION AREA CONSENT - SPALDING POLICE STATION AND ANCILLARY WORKS

I represent Mrs. Pamela Moore of 42, The Green, off Westlode Street, Spalding, who is both an owner and the occupier of her residence and garden 42, The Green.

Mrs Moore appreciates that the Police Station will be erected on the proposed site but has asked me to put forward objections to the layout of the site and secondary access to it as shown on your drawings.

The location plan on your Drawing No. B364 E/6 Revision C is much out of date and is therefore misleading. The lettering on the plan seems to infer that my client's property is the Westlode Street Primary School. I enclose a copy of the up-to-date Ordnance Survey Plan and would request that the drawing is amended before it goes before your Committee, so that an up to date Location Plan is substituted. Also, your drawing has the legend "Back Gardens" along the Southwestern boundary of the Police Station Site. This is not correct - the Police Station Site is bounded by commercial property on this side.

On the copy Ordnance Survey Plan enclosed, I have coloured my client's home and garden in red. I have coloured the proposed Police Station site in yellow. I have coloured the access road from Pinchbeck Road in blue, to which I will refer later.

When considering this Proposal and Application, your Council should remember that a Police Station is used 24 hours a day, 365 days a year and thus is more intrusive into an environment than most other developments.

The Green is a narrow road off Westlode Road, with 4 semi-detached houses on its North Eastern side and my client's property at the bottom of the road. The Green is also a pedestrian access to the Childrens' Play Area at the rear of my client's property, the Castle Playing Fields Sports Complex and the Indoor Swimming Pool.

My client's objections to your proposed layout are as follows:-

1. SECONDARY ACCESS

Your drawing shows what your call a "Secondary Access" immediately adjoining my client's property and immediately adjoining her vehicular and pedestrian access to her property. I note that this " Secondary Access" is very close to the Van Dock serving the Custody Wing and the nearest point of access to the Vehicle Garages and Stolen Car Compound. Human nature being what it is, it is obvious that this access will be used continually both day and night by Police Vehicles, which will disturb the peace of The Green both for my client and her family and for the other householders in The Green. My client's lounge, dining room and bedroom windows are right in front of the proposed secondary access. Any increase in traffic using The Green will be a potential danger to the adults and children using The Green as a pedestrian access to the Childrens' Play Area, Castle Playing Fields Sports Complex and the Indoor Swimming Pool.

If you will refer to the up -to-date Ordnance Survey Map, you will see that instead of having an access onto a totally unsuitable residential and pedestrian road, such as The Green, there is a perfectly good alternative access to the site from Pinchbeck Road marked blue on the copy Ordnance Survey Plan. This access road is not shown at all on your location plan. The junction of this access road onto Pinchbeck Road is approximately 45 feet wide. From the junction onto Pinchbeck Road up to the Swimming Pool site, the actual road is 22 feet wide and there is a pathway 7 feet wide on the South side of the road. The road then has a width of approximately 24 up to the back boundary of the Police Station site. This road is a properly metalled carriageway and would surely be a better secondary access for emergency and operational purposes.

A secondary access to the Police Station site onto The Green is not necessary. The secondary access should be along the access road from Pinchbeck Road. This will avoid the threat of continuous noise from vehicles and danger to pedestrians using The Green as access to the playing fields and the swimming pool.

2. STRAY DOG COMPOUND.

You will see from your Drawing B364 E/6 Revision C that the proposed Stray Dog Compound is proposed to be situate immediately on my client's garden boundary. The other boundaries of the site are all surrounded by either public amenities or commercial property. It would seem to be totally wrong that the Stray Dog Compound, which will result in noise, be anywhere near my client's property and can easily be situated well away from it.

3. REFUSE BAY

It would appear from Drawing B364E/28 that the Refuse Bay will immediately back on to my client's garden. This is clearly wrong and can easily be situated somewhere else on this considerable site.

4. FENCING ALONG MY CLIENT'S SOUTH EASTERN AND SOUTH WESTERN GARDEN BOUNDARIES.

It is noted that you propose to put up a mesh fence. You will appreciate the noise and disturbance that will emanate from the vehicle turning area and the garages adjoining my client's property demand that my client be screened from the noise and disturbance as much as possible. It is suggested that the presence of a mesh fence will not provide any protection from noise and disturbance - thus it would be more proper to erect a 6 foot brick wall along these boundaries to provide such protection.

5. RADIO MAST

Your letter of 31st January 1992 states that the Radio Mast will be 45 metres high. You will see from your plans that this mast will be only nine metres from the southern corner of my client's property. By it's very nature, the mast will be towering above my client's garden. You are requested to re site the mast preferably to the rear of the Police Station site to minimise the visual impact of the mast on my client's environment.

6. GARAGES

The garages and vehicle wash could well be set further back on the site to minimise the noise and inconvenience to my client. Also their design will not be a pretty sight over looking my client's garden. At present part of the garage block is situate at the rear of my client's garden boundary.

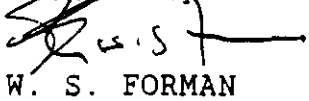
7. AUXILIARY GENERATOR

This is shown on your drawing within 16 metres of my client's house. I know that this will not be constantly used but could well be situate further from my client's property, on another part of the site, where it will cause no nuisance or annoyance to the occupiers of The Green.

My client feels very strongly that the details of the design have not really considered her entitlement to amenity and preservation of the value of her property. If the amendments suggested above are implemented, the intrusive presence of the proposed new Police Station will be minimised.

I shall be glad if this letter (21 copies enclosed) can be put before your Committee. Copies are being sent to South Holland District Council, the County Councillor for the area and to the Police.

Yours sincerely



JOHN W. S. FORMAN

This firm is regulated by the Law Society in the conduct of investment business.

E N SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

~~Lincolnshire County Council~~
Department of Highways & Planning
City Hall
Beaumont Fee
Lincoln

~~J Curnock~~

JC/SJS H16/0096/92
H16/0104/92

For attention of D Gregory

20 February 1992

Dear Sir

Erection of Police Station etc - Westlode Street, Spalding

The District Council is pleased to see development proposals for this site which has lain derelict for a number of years. It does, however, feel concerned that the application, which was not valid until 24 January 1992, is being dealt with by the County Council so quickly, leaving very little time for the District Council or members of the public to make comment on this locally very important proposal.

Nevertheless we were pleased to be involved in the constructive discussions with you and all parties concerned earlier this week to enable the development of the main building to proceed as quickly as possible whilst safeguarding the opportunity to reach agreement on other aspects of the development.

Yours faithfully

J Curnock
Principal Planning Officer
(Local Plans)

Faxed 21/2/92

The Chief Constable
Lincolnshire Police
P O Box 999
Nettleham
Lincoln LN5 7PH

Mr J Curnock

JC/JP/H16/0096/92
H16/0104/92

F.A.O. Mr C Hitchens
Property Manager

7 February, 1992

Dear Sir

Planning Proposal - New Police Station, Spalding

The District Council welcome the proposal to build a new Police Station on the site of the old County School off Westlode Street. There are, however, a number of important issues that I would like to raise.

Firstly, the site is in a prominent site within the Spalding Conservation Area and Local Planning Authority's have a statutory duty not only to conserve but to enhance their character and appearance. We are concerned that the demolition of the old school walls and the opening up of the frontage for an access road and car parking will seriously detract from the street scheme and the character of the area.

Secondly, we feel that a busy access road so close and parallel to The Green would create confusion and be a danger to road users.

Also, on a minor point, the secondary access is over land not owned by the County Council. In short, although the building itself is attractive, we have some fairly serious reservations about the scheme as submitted.

I enclose a plan on which I have shown an alternative siting for the Police Station. From the District Council's point of view, it overcomes two of the main reservations we have. From the Police Authority's point of view, it makes the new Station highly visible to the community and the associated public access road costs are substantially reduced. If for operational reasons it is not possible to relocate the main building as I have indicated, there may be other means by which the street scheme can be enhanced. I would welcome the opportunity to discuss these matters with you at the earliest opportunity.

On a wilder issue, the site is somewhat elongated and intrudes into the Castle Playing Field. The adjoining site to the west is vacant with limited development potential and the owners may be willing to negotiate a land swop. The County Council and District Council as land owners in the area may also have an interest in this.

/Cont...

I am anxious that the scheme can proceed forward as quickly and smoothly as possible and I have therefore sent copies of this letter to Mr Gregory of the County Planning Department, to Mr Mundy and Mr Hey of Land and Buildings Consultancy.

Yours faithfully

J Curnock

J CURNOCK
PRINCIPAL PLANNING OFFICER
LOCAL PLANS

Encl.

cc Lincolnshire Director of Highways & Planning
F.A.O. D Gregory

A Hey Esq.,
Land & Building Consultancy
Lincolnshire County Council
Orchard House
Orchard Street
Lincoln LN1 1ZA

Trevor Mundy
Land & Buildings Consultancy

Cllr Mrs Teale came in 14-2-92 re Police Stn application. The occupier of the dwelling at the bottom of the lane has seen plans & says that her property is not properly shown. See annotation on 1:2500 plan on Site Plan. I told Cllr Mrs Teale that L.C.C will determine the application & the results query should be directed to the L.C.C.

JS/DG

Director of Highways and Planning
Lincolnshire County Council
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Dear Sir

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

TO ERECT A POLICE STATION AND ADJOINING RADIO MAST TOGETHER WITH GARAGE AND OUTBUILDINGS, AND TO CONSTRUCT AN ACCESS AND CAR PARK
AT SITE TO THE REAR OF QUEENSGATE HOTEL, WESTLODE STREET, SPALDING

This resolution was placed in my Council's Statutory Register of Planning Applications on and the number allocated to the proposal was .

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

CONSULTATIONS

	A	B		A	B
English Heritage	[✓]	[ ]	Lincolnshire and South Humberside Historic Buildings Joint Cttee.	[✓]	[ ]
Regional Water Authority	[✓]	[ ]			
Drainage Board	[✓]	[ ]			

PUBLICITY
TOWN AND COUNTRY PLANNING ACT 1990

	A	B
s.65 Notices	[ ]	[✓]
s.67 Notices	[ ]	[ ]
Neighbouring Residents	[ ]	[✓]

S.H.D.C. PLANNING DEPT.
RECEIVED
10 FEB 1992
Attention of
DPO NHM
DOPO BS
JC ACP
action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Yours faithfully

B N SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0096/92

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

Agent: Lincolnshire County Council
Dept Highways & Planning
4th Floor City Hall
Beaumont Fee
Lincoln LN1 1DN

Description: Erect a Police Station & adjoining radio mast with garage & outbuildings, & to construct access & car park

Location: Site to rear of Queensgate Hotel
Westlode Street
Spalding

Type: COUNTY COUNCIL

Date received: 24-JAN-92

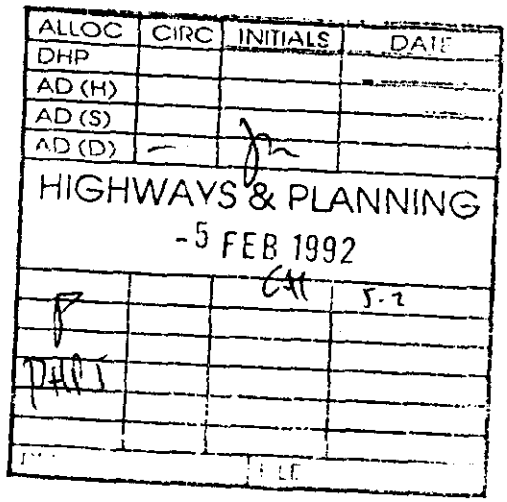
30-JAN-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
ACKNOWLEDGEMENT OF NOTIFICATION

Your submission for the above has been received. If you wish to contact the department at any time, the officer dealing with the application at present is P J UDY .

Yours faithfully
B SMITH
District Planning Officer



Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557022

Our ref SH/920014

Your ref SMD/H.16/92/

03-FEB-92

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

Dear Sir,

Proposal : ERECT RADIO MAST AT SPALDING POLICE STATION
Location : WESTLODE STREET CORNER OF THE GREEN SPALDING
Applicant: CHIEF CONSTABLE LINCOLN POLICE

With regard to the above-mentioned Application, I would inform you that Anglian Water has no objections to raise to the proposals from the planning aspect and has no comment to make thereon.

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

10/2/92
S.H.D.C. PLANNING DEPT.
RECEIVED
- 5FEB 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

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

SOUTH HOLLAND D.C.
PLAN DEPT.
05 FEB 1992
REF. H/S/96/92.

Planning Department
South Holland District Council
Priory Road
Spalding
Lincs
PE11 2XE

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976

NOTICE UNDER SECTION 66 OF THE ACT

Proposed development at Westlode Street and The Green, Spalding

TAKE NOTICE that the Lincolnshire County Council propose to carry out the following development on the above land, namely:- to construct a new Police Station with a 45m high radio mast, garages and outbuildings and to construct vehicular accesses and a car park.

A copy of the proposal for deemed planning permission is enclosed and, if you should wish to make representations about the proposal, you should make them in writing, not later than 26 February 1992 to the Director of Highways and Planning, City Hall (Fourth Floor), Beaumont Fee, Lincoln LN1 1DN.

Signed

On behalf of Lincolnshire County Council

Date 4 February 1992

Land and Buildings Consultancy

A Professional Consultancy of Lincolnshire County Council

Estate Management Land Agency
Design & Building Services

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

L&BC

Keith Stevens
Dipl Arch RIBA
General Manager

URGENT

5.2.92

Proposal for Deemed Planning Permission at Westlode St & The Green, Spalding:

With reference to the Section 66 Notice, copies of applications/proposals and plans sent to your office by first class post on 4.2.92, unfortunately the wrong copy of the 'Proposal for Deemed Planning Permission' was sent. A copy of the correct Proposal form is attached and I would be grateful if you could substitute this for the one stapled to the Section 66 Notice.

I apologise for any inconvenience caused.

With Compliments

Lucy Marschner
(Tel: 0522 552653)

Lincolnshire County Council
Proposal for Deemed Planning Permission

LCP.7

Town and Country Planning Act 1971

Town and Country Planning General Regulations 1976

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

Planning Ref. No.	*For official use only* H16/0096/92
Date received	24 JAN 1992
Grid reference	

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

namely, to ERECT A POLICE STATION AND ADJOINING RADIO MAST TOGETHER WITH GARAGE AND OUTBUILDINGS, AND TO CONSTRUCT AN ACCESS AND CAR PARK

at SITE TO REAR OF QUEENSGATE HOTEL, WESTLODE STREET, SPALDING

Drg Nos SITE PLAN DRAWING B364E/6 REV "C", PLAN B364E/5 REV "G", ELEVATIONS B364E/10 (DATED 20.12.91), PROPOSED OUTBUILDINGS B364E/28 OFFICE REF: LBC/B364E/TM/EXT 2630.

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

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

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

namely, to .....

.....

at .....

Drg Nos .....

2. Particulars of the proposal

(a) Council's interest, e.g. owner, tenant, prospective purchaser. — OWNER (POLICE COMMITTEE) OTHER THAN THE GRASSED VERGE TO 'THE GREEN'

(b) State whether Council owns or controls any adjoining land and, if so, give its location and identify the land on a plan. — NONE

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

Date N/A

Number N/A

● *Complete as appropriate*

★ *Delete as appropriate*

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

(d) State whether the proposal involves:-

		State Yes or No	
(i) Construction of a new access to a highway	vehicular	YES	(TO "GREEN LANE")
	pedestrian	YES	
(ii) Alteration, including change of use, of an existing access to a highway	vehicular	YES	
	pedestrian	YES	

(e) State whether the proposal involves:-

(i) New building(s)	YES
(ii) Alteration or extension	NO
(iii) Change of use	YES

(f) Size of any new structure:-

(a) height	RADIO MAST 45M, BUILDING 2 STOREY 10.5M
(b) length	32M
(c) width	34M

(g) Type and colour of materials for facing external walls — YELLOW FACING BRICKS
DARK BROWN FACING BRICKS

(h) Type and colour of roofing materials — CONCRETE INTERLOCKING TILES
REDLAND GROVEBURY BROWN 02/RED 03

(i) What provision exists or is proposed for parking vehicles on the site?

(indicate also on the submitted plans)

Operational vehicles 10

Non-operational vehicles 31

(j) If school development, state:-

(i) the number of teachers, pupils and other staff	N/A
(ii) the number and size of school buses calling	
(iii) whether joint use is planned	

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

State

(i) Present use of buildings/land	VACANT
(ii) If vacant, the last previous use including the date when the use was discontinued	PRIMARY SCHOOL 1984

4. Additional information

	State Yes or No	
(a) Is the proposal for industrial, office, warehousing, storage or shopping purposes?	NO	If yes, further particulars may be requested.
(b) Is the proposal in connection with agriculture?	NO	If yes, give full information on separate sheet.
(c) Does the proposal affect a listed building?	NO	
(d) Does the proposed development involve the felling of any trees?	NO	If yes, indicate their positions on plan.
(e) Does the proposal affect a land drain?	NO	If yes, indicate position(s) on plan.

(f) (i) How will surface water be disposed of? BY SEPARATE SYSTEM TO ROAD SEWER.
(ii) How will foul sewage be dealt with? BY SERVICE TO EXISTING FOUL INTERCEPTOR AT ENTRANCE

5.

Date 13 · 1 · 92

Signed A M Hey

~~*Designation: County Solicitor, Lincolnshire County Council*~~

FROM K. MOON

LINCOLNSHIRE POLICE
HEADQUARTERS
PO BOX 999
LINCOLN LN5 7PH

(0522) 532222

J.P. Bensley Esq.,
Deputy Chief Constable

LINCOLNSHIRE C.C.
PROPERTY DEPARTMENT
REC'D. 23 DEC 1991
PGB
FILE

DCC/PK/GB

18 December 1991

Mr. P. Bennett
Property Officer
Lincolnshire County Council
County Offices
Newland
Lincoln

Dear Peter

STATEMENT FOR THE PLANNING COMMITTEE
RADIO MAST AT SPALDING POLICE STATION

The decision to seek approval for a 50m mast at the above site was arrived at after considering the following communications priorities.

1. UHF RADIO COVERAGE

The proliferation of residential construction on the outskirts of Spalding has been presenting a problem in recent times. Foot patrols and beat officers leaving their cars have experienced difficulty in contacting the Control Room.

2. VHF RADIO

VHF coverage (in-car communications) has been particularly bad, historically, in the area south of Spalding. This has become more acute since the population explosion in the Deepings/Long Sutton etc. There have been numerous instances of officers in trouble being unable to summon assistance.

3. MAJOR REVIEW

The major review of national Police communications, which is currently ongoing, is expected to recommend radical changes to the composition of radio and data communications nationally. Among the likeliest developments are trunked radio and inter-Force links with mobile data a probability within a foreseeable time scale, but future developments cannot be predicted with certainty.

4. DIGITAL LINKS

Provision of digital facilities to Spalding and, in time, through to Stamford will prove much more cost effective if accomplished through microwave radio. British Telecom megastream costs are almost twice as expensive in the medium term.

The erection of a 50m mast is essential to the provision of these services and is expected to cater for any expansion of demand in the area during the 1990's.

SITING

The position of the VHF hill-top site at Grangewood, while producing optimum coverage for the south of the County as a whole, has resulted in deficiencies of service in the area between Spalding and Sutton Bridge. The Spalding site is ideally located to fill this "hole" in our coverage plan.

Security is also a paramount consideration and this can best be achieved by locating at a manned site.

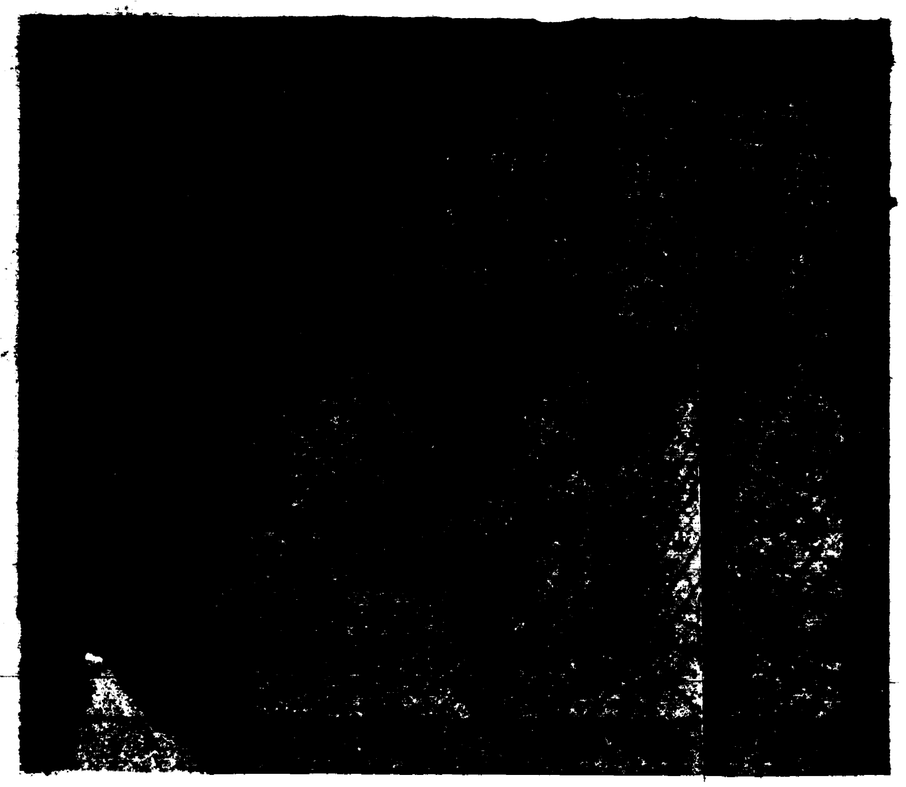
Technical considerations also favour the Spalding site. Spalding is likely to become a node on our digital network and possible a major connection point to Norfolk and Cambridge. The obvious and most cost-effective means of establishing such links is through microwave radio. If the mast were to be sited remotely from Spalding then this would require twice as much equipment at twice the cost and with twice the fault liability.

The cost of establishing another linking site outside Spalding would be high, involving land purchase, building construction, laying in of services etc. Such an option would also be difficult to complete in the time available.

I consider that any decision to locate this mast elsewhere than Spalding must raise serious doubts about proceeding with the existing proposals to build the new Police Station itself.

Yours sincerely,

Peter Bembridge



'SWAN STREET MOTORS'

Existing Semi-detached 2 storey Houses

'THE GREEN'
20m residential road

Possible future widening for 5.5m width road

Large Tree

Trees

grass verge existing

Secondary Access

Existing 1.5m wattle-like fence 2m ht.

Existing wall removed

Wall 1.2m ht

Disabled & 9 Hr Visitors Parking

Single storey Uniform wing 9.450

2 storey Police Station 9.450

Low shrub planting

Gas Meter Shed

Police station signs

Coloured Setts

Public Access Road 5.5m wide

tarmac

tarmac paving

Low shrub planting

Existing brick walls removed

Existing Traffic Refuge

WESTLODE STREET

2 Xmas Trees

Playing field

garden

Wooden fence 1.8 ht existing

new mesh fence

Garages & Stores
Steel framed. Insulated sheet steel walls/roof on N/C a 1.0m ht brick base wall

Traffic Store
Bulk Store
Police Dog
oil store
Garages
G1 G2 G3 G4 G5 G6 G7 G8 G9
Stores

Old fence

Vehicle Turning Area
tarmac

Stolen Car Compound
(blinded hardcore surface)

Vehicle Wash

Access

Back Gardens

Fuel Point
underground Diesel Tank (vented)

Flagpole in Planter

ramp

Hotel Escape Stair

Concrete ledge

New timber Screen Fence

Existing brick walls removed

QUEENSGATE HOTEL

Electric sliding gate

Patio Gate

Escape Yard

Main Bank

Single storey Custody Wing 9.450

Radio Tower 48m

Siren Platform above

8.850

Low shrub planting

tarmac paving

Main Access road 4.0m wide

22 Nr Parking Places

Tree Belt (Conifers)

Brick/block wall — 1.8m

Shed

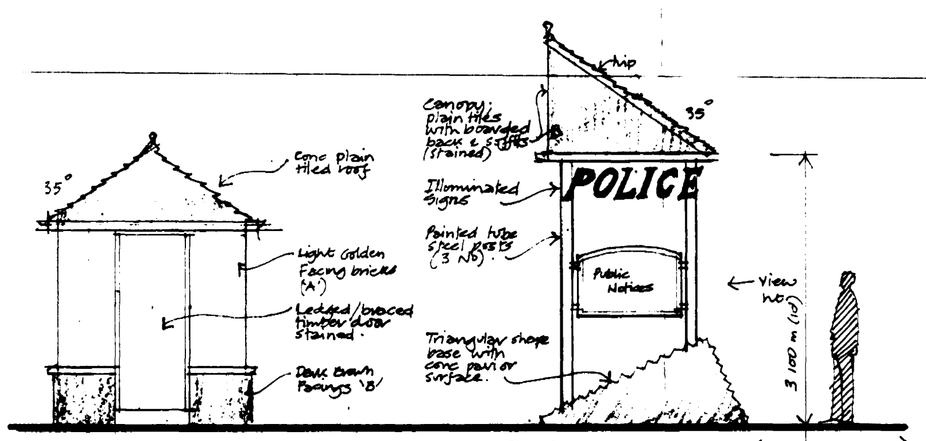
Bikes

Oil

Duct

Paving

Gas Meter Shed



SOUTH HOLLAND D.C.
PLAN DEPT.
24 JAN 1992
REF. 0096/92/

'C' Planning Application 23.12.91

'B' Rev'd & some detail 1.7.91 Adapted to suit sketch plan

project
NEW POLICE STATION SPALDING

SITE PLAN

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

drawing no. B364 E/6 | revision C

scale 1/200
date / July 91
drawn TM

L&BC
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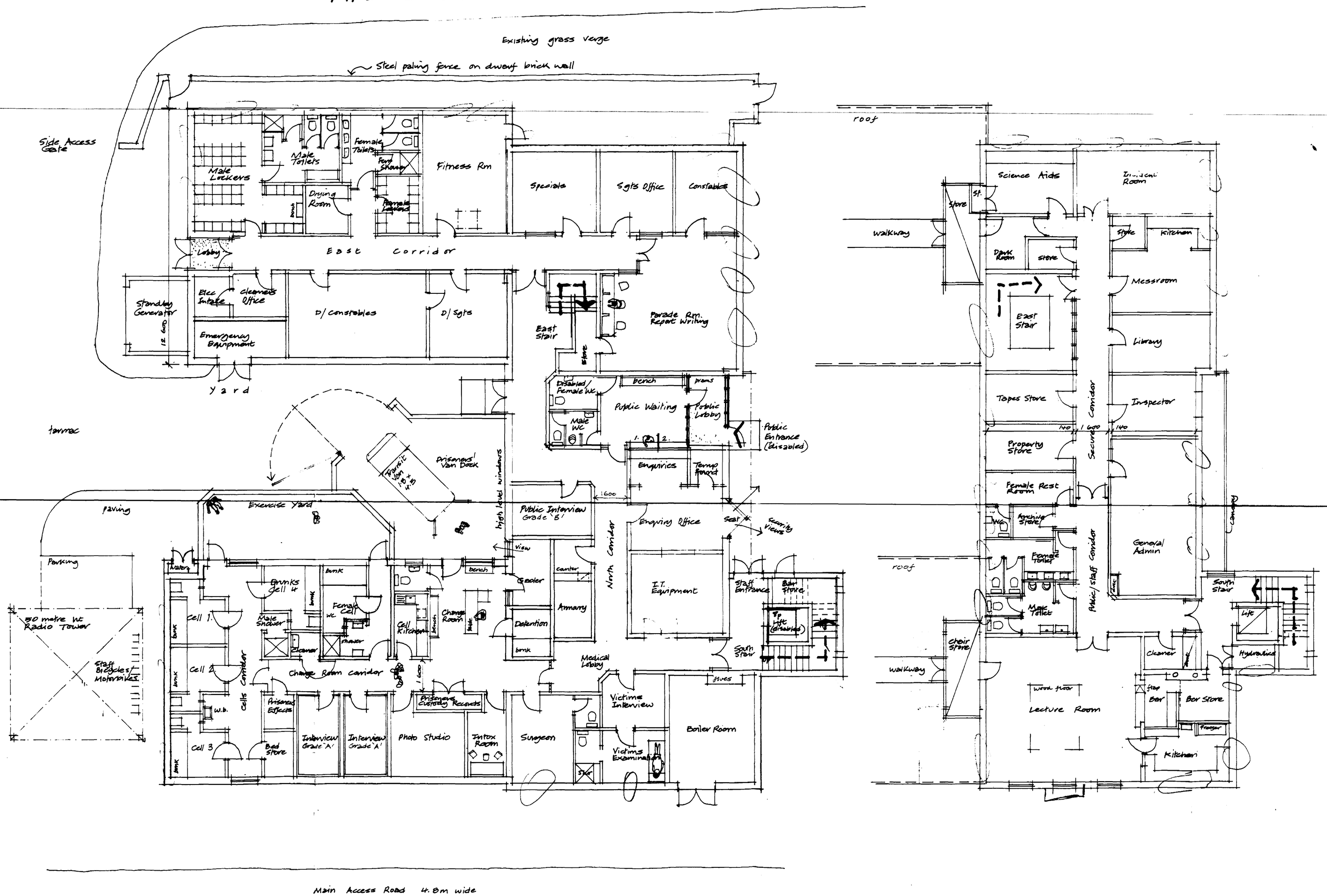
14 JAN 1992
HIGHWAYS AND PLANNING

PF 15 05.91

'THE GREEN'



GROUND FLOOR PLAN

UPPER FLOOR PLAN

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PLAN DEPT.
24 JAN 1992
REF 0096/92

'G' 8.8.91 Minor revisions/client Mtg today TM instructions of 28.6.91 Rev 'E'
'F' 1.7.91 Redesign to comply with client

project
NEW POLICE STATION SPALDING

SKETCH PLAN

Land & Buildings Consultancy
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drawing no.	revision
B 364 E/ 5	G

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scale 1/100
date 1.7.91
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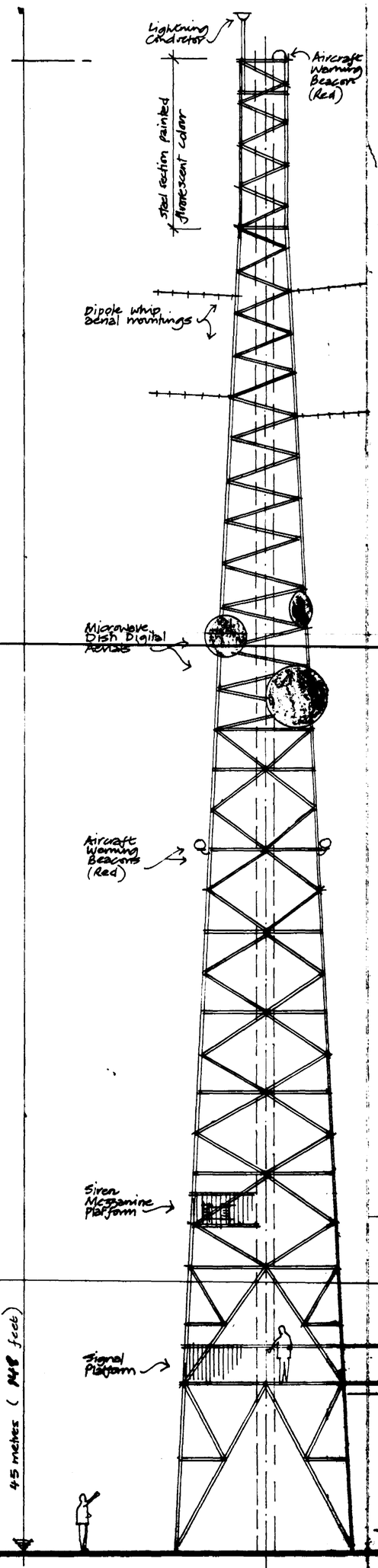
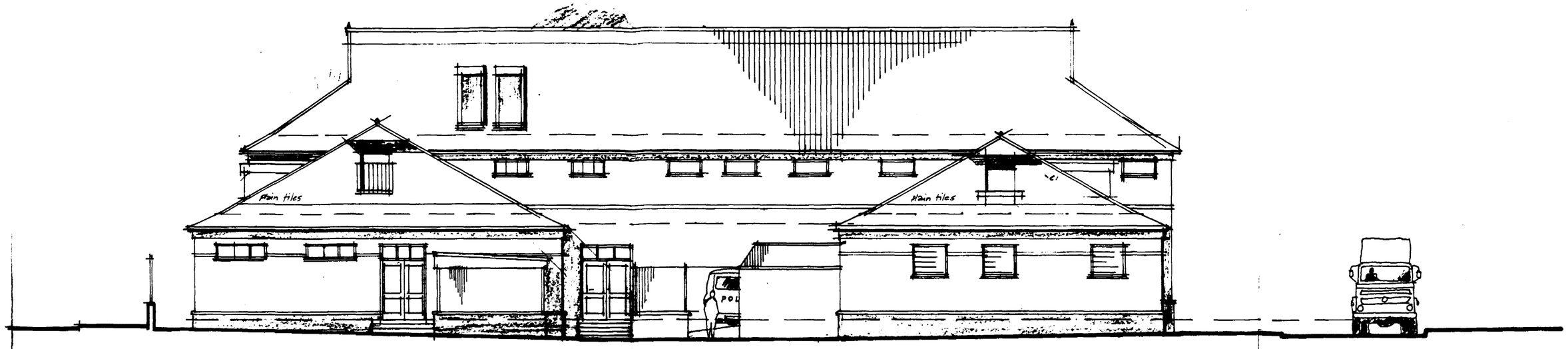
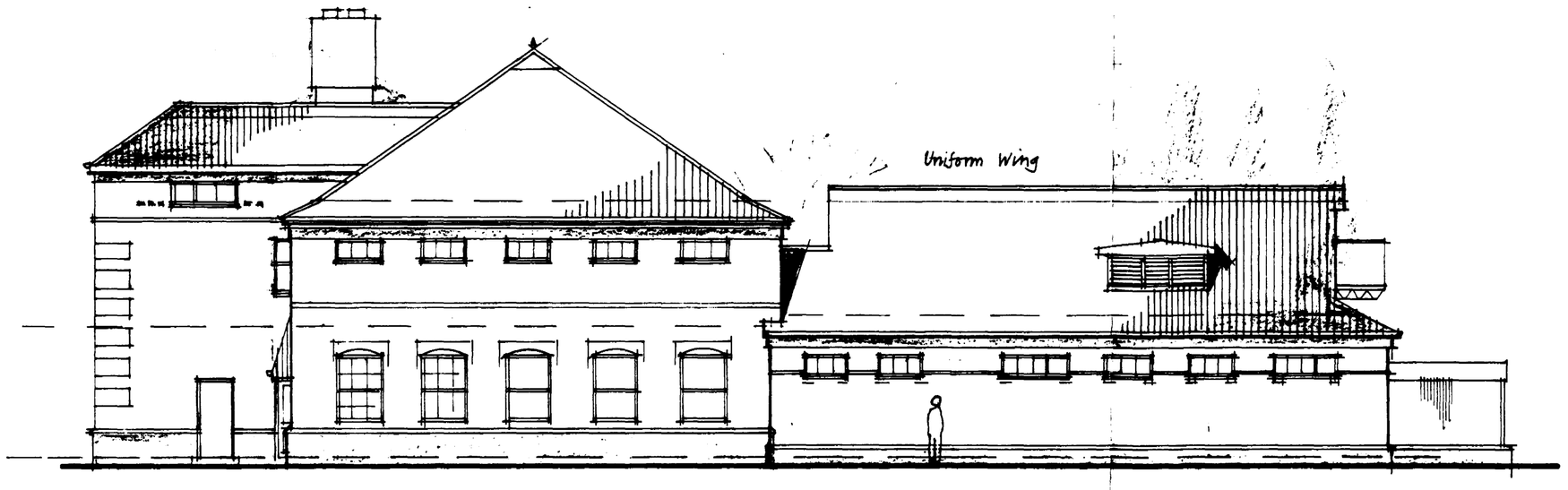
PF 16065.91











MATERIALS LIST	
Bricks Facings 'A'	Butterley Wainwrights Cavendish 9/672 Yellow Multi
'B'	Thurcroft Westbury 11/182 Brown Multi
Mortar	Tilcon Y99 Marigold for both.
Tiles 'A'	Redland Cambrian '02' Brown
'B'	ditto '04' Terra Cotta
'C'	Plain Tiles (Concrete) '02' Brown with 'Club Tile' mixed.
'Stone'	Ludo Concrete cills/string courses 'A8' colour

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14 JAN 1992.

project
NEW POLICE STATION
SPALDING

ELEVATIONS

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drawing no. B364E/10 | revision

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date 20.12.91
drawn TMundy

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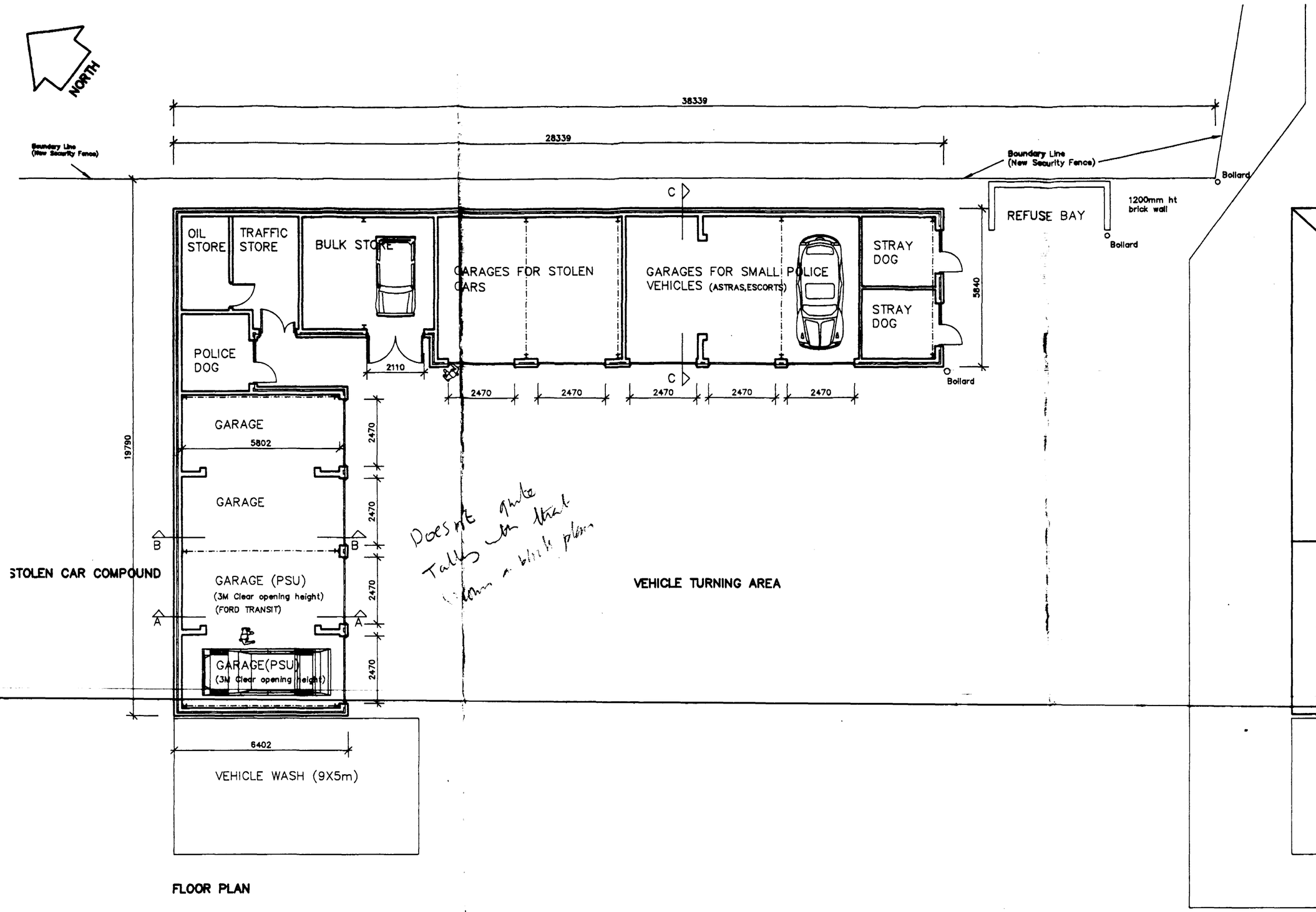
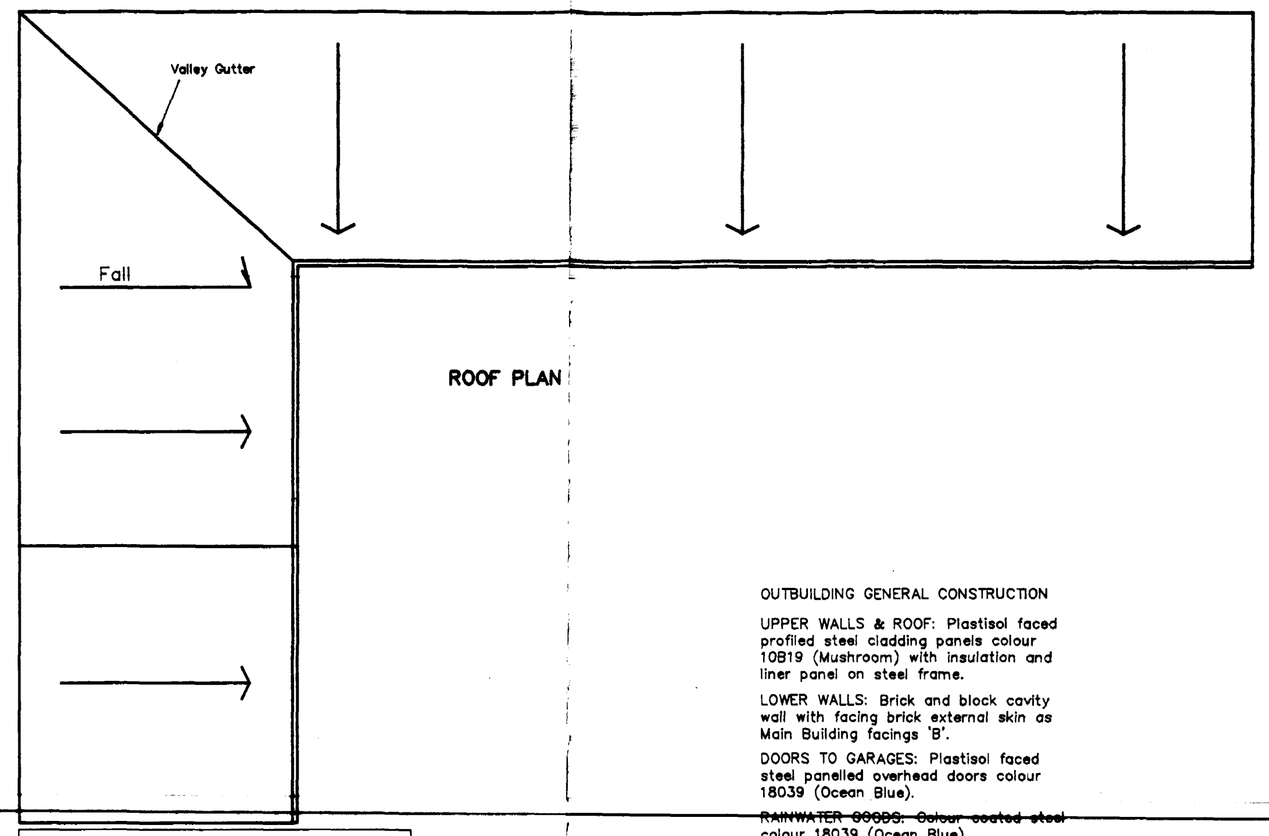


FLOOR PLAN



ROOF PLAN

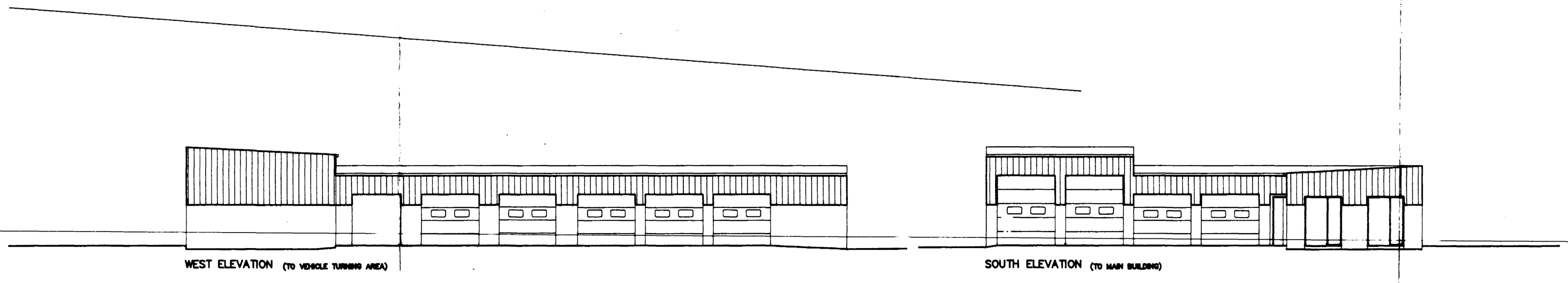
OUTBUILDING GENERAL CONSTRUCTION

UPPER WALLS & ROOF: Plastisol faced profiled steel cladding panels colour 10B19 (Mushroom) with insulation and liner panel on steel frame.

LOWER WALLS: Brick and block cavity wall with facing brick external skin as Main Building facings 'B'.

DOORS TO GARAGES: Plastisol faced steel panelled overhead doors colour 18039 (Ocean Blue).

~~RAINWATER GOODS: Colour coated steel~~ colour 18039 (Ocean Blue).



WEST ELEVATION (TO VEHICLE TURNING AREA)

SOUTH ELEVATION (TO MAIN BUILDING)

EAST ELEVATION (BOUNDARY)

NORTH ELEVATION (TO STOLEN CAR COMPOUND)

HIGHWAYS AND PLANNING
14 JAN 1992

SOUTH HOLLAND D.C.
PLAN DEPT.
24 JAN 1992
REF. 0096/92

project
NEW POLICE STATION
AT SPALDING

PROPOSED OUTBUILDING

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drawing no. B364E/28
revision

L&BC

scale 1:100
date 31/12/91 [11:52]
drawn DMB

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CONSERVATION AREA CONSENT AND PLANNING PERMISSION

C1. WESTLODE STREET/ THE GREEN, SPALDING













grassed verge

tree

close boarded fence with upper wire mesh

10.077

rendered brick wall

T.P

LP

MH

10.158

framed chain link double gate entrance

9.814

9.320

10.133

1.4m ht brick wall & chain link fence at rear

Existing Yard

10.073

9.534

timber gate

timber gate

10.129

traffic island

WESTLODE STREET

10.115

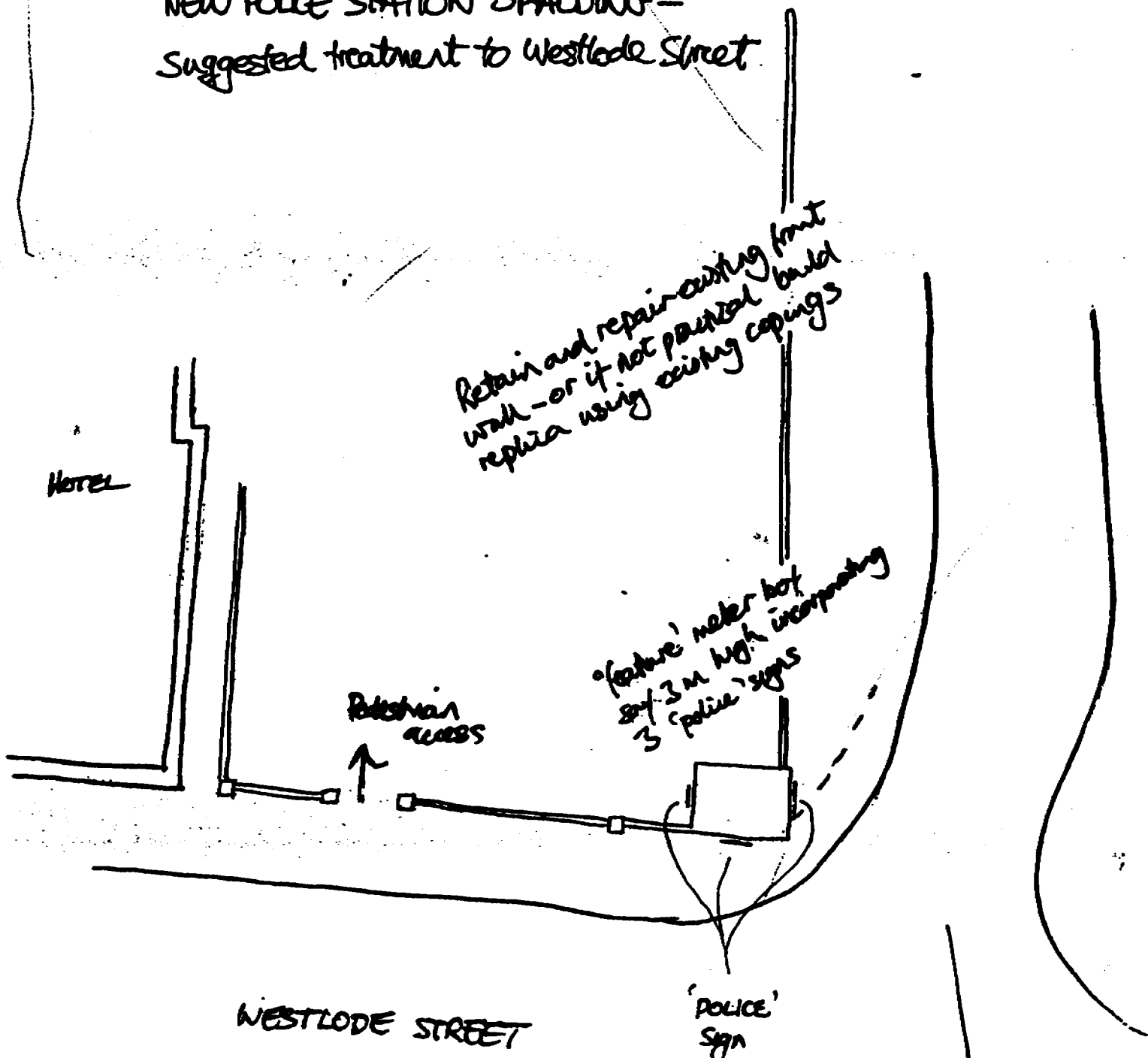
Hotel Escape Stair & Exit Route

QUEENSGATE HOTEL

conservation kerb Demolitions

H16/104/92

NEW POLICE STATION SPALDING –
Suggested treatment to Westlode Street



H16/102/92
H16/104/92

