

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Observations of District Planning Authority

Reference: H16/0104/92 Received:24-JAN-92 Type:COUNTY COUNCIL

Name: Chief Constable
Lincolnshire Police
PO Box 999
Nettleham
Lincoln LN5 7PH

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

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

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

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".

Director of Planning and Building Control Services
09-APR-92 H16/0104/92

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.

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ N/A

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

Date First Received 27 JAN 1992

REGISTRATION

REFERENCE H16/0104/92

Cross-Ref B/.....KL

Date 27/1/92 JAB

VALIDATION Date 27/1/92

D COUNTY COUNCIL

Type ~~.....STAT.....~~ Earliest permission date (Cert B) .....

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

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

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

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

Refund £ ..... Issued .....

CONSTRAINTS Date 28.1.

Index Sheets 201 OS Nos ..... Grid Ref 530030 329960

Ward R Parish SPALDING

Inside IDD YES Inside LP Area YES

TR Rural ☐ CA ☐ 3 YES
TR Bypass ☐ LB ☐ Grade
Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref...???.. Linked to property.....Ref.....

Planning Records: C96/92
Earlier apps

S5/83

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

Inputs completed...

C761/92

DEPARTMENT OF HIGHWAYS AND PLANNING

LCP/63

APPLICATION FOR CONSERVATION AREA CONSENT

Town 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|0124|92 *For official use only*
Date received	24 JAN 1992
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 ~~* XXXXX~~ myself ~~the appellant~~ 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 ~~XXXXX~~ ~~appeal~~

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

**Delete whichever is not applicable*

*On behalf of Lincolnshire County Council
(Insert applicant's name if signed by an agent)

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

Date 21 January 1992

ADDITIONAL INFORMATION

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

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)	RM : Previous					
	Current					
	Required					

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

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED P2H .13-2-92. It seems that L.C.C have consulted / advertised as necessary except neighbours [illegible] Though poss not necessary given nature of app. From letter seems we are to inform LCC not S.O.S

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 :

2H 2&12

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJH

date: 25-2-92

Residents notified on site visit:

Case Officer Conclusions (issues) No

Red Brick wall 1.5m high with 2m pillars

Stone copings English Bond

Post Modern ... rejected ... Side wall was seen rendered on Telegraph

Case Officer Recommendation (summary)

(details overleaf) Unsuitable Fence Style ... not worth saving

Delegation

Recommended approvals

Confirmed by Case Officer

Departure from policy — Yes — No

Giant member request — Yes — No

Recommended approval against material objection — Any objection received? No; If yes, is any objection material? No; Yes; No — Yes

Reason:

Other circumstances meriting Committee decision — Yes — Signed by Senior Officer — No

Reason:

All of above

Recommended refusals

Refusal on adopted policy grounds on those applied — No — Signed (Head of Development) — Yes

ANY ONE OF ABOVE — Other Head of Plans — Signed

Committee

Report

Sub-Committee

SP recommended

Panel/Task recommended

Delegation

confirmed by

Senior Officer

Recommendation/design report produced ..... Important / Routine

BRIAN 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: H16/0104/92 Type: COUNTY COUNCIL

Applicant: Chief Constable
Tel: 0522 532222

Agent: Land &Buildings Consultancy
0522 552630

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

---

Valid date: 24-JAN-92 Terminal date: 21-FEB-92
Target dates: Target Committee: 03-MAR-92
To case officer 29-JAN-92 Report deadline: 18-FEB-92
Inspected by 03-FEB-92
Extra contacts 08-FEB-92 Case Officer:
Report if not clear by 14-FEB-92 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

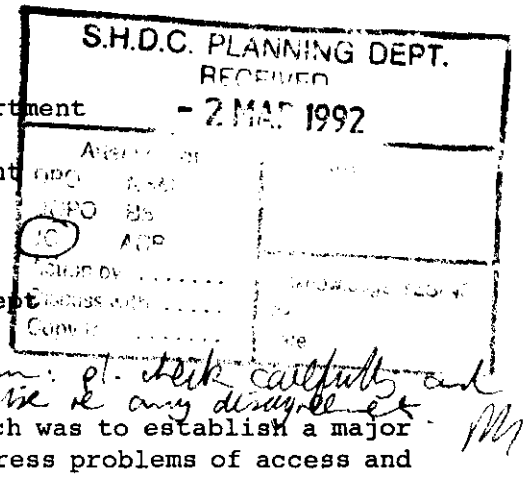
CCC - No obs Jo CB 27/2/92

LINCOLNSHIRE COUNTY COUNCIL

PROPERTY DEPARTMENT

Minutes of meeting for Spalding Police Station proposals held on 18 February 1992 at 15.15 hrs

Present :	PG Bennett)	Property
	PG Grayson)	Department
	D Gregory	LCC Planning Department
	R Smith)	SHDC
	J Curnock)	Planning Department
	M Jones)	Police
	C Hitchens)	Authority
	P Clarke	L&BC Estates Dept
	T Mundy	L&BC Architects Dept



Jim: pl. talk carefully and advise re any disagreement.

Introduction

Mr Bennett outlined the purpose of the meeting which was to establish a major new police presence near the town centre and to address problems of access and streetscape as perceived by S.H.D.C. A scheme was presently under submission for planning and DoE approvals to meet the timescale required for development funding by the Police Authority.

Mr Mundy tabled and explained a revised scheme, incorporating the proposals from S.H.D.C.

Access

Mr Curnock explained that the site was within the Spalding Conservation Area and the S.H.D.C. had a statutory duty not only to conserve but to enhance their character and appearance. His concern was in creating a separate police access so close and parallel to "The Green" that this would create confusion and detract from the street scene.

Mr Jones did not object to the alternative proposals for access via "The Green" and S.H.D.C. confirmed that permission would be granted for both the main and secondary access over their grass borders alongside "The Green".

S.H.D.C. suggested that the cost of widening of "The Green" up to the main police access should be borne by the Police Authority development.

Any further widening and extension of "The Green" with a secondary police access should be included in any redevelopment costs for the adjoining site.

The existing wall within the conservation area, would be replaced and extended with a pedestrian access, together with a prominent signboard and metal railing : all to a high specification.

The car park would be for staff and visitors only and had to be some distance from the building for security.

Location

Mr Curnock had proposed an alternative siting for the new police station but the Police Authority had already approved a standard design sited on the

Lincolnshire County Council
Property Department
County Offices
Newlands
Lincoln
LN1 1YC

J Curnock

JC/SJS H16/0104/92
H16/0096/92
P G Grayson

19 March 1992

Dear Sir

Spalding Police Station Proposals

This is to inform you that the two planning submissions relating to this proposal will be considered by the District Council's Planning Committee on the 25 March 1992.

May I draw attention to the notes of our recent meeting, second paragraph under the heading of "Access" where I was not so categoric as the note states but indicated that, in my view, I could not see why the District Council would not grant permission for access over The Green. The Leisure Services Committee is the controlling Committee and the matter will be discussed at their meeting on 31 March 1992.

I will let you know of the outcome of both these Committees.

Yours faithfully

Jim Curnock

J Curnock
Principal Planning Officer
(Local Plans)

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0104/92

Applicant: Chief Constable
Lincolnshire Police
PO Box 999
Nettleham
Lincoln LN5 7PH

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

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

Type: COUNTY COUNCIL Reg 3 Date received: 24-JAN-92

APPLICATION DETERMINED BY SECRETARY OF STATE - SUMMARY OF DECISION

A decision has been made on the application by the Secretary of State, as summarised below. Further details are contained in the Secretary of State's letter dated 26-AUG-93

Demolition/replacement of brick wall would significantly alter the appearance of the frontage and introduce an element of discord with the street scene to the south.
This proposal would be detrimental to the character and appearance of the Spalding Town Centre Conservation Area.

26 August 1992

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)

JED

Department of the Environment
East Midlands Regional Office
Cranbrook House Cranbrook Street Nottingham NG1 1EY
Telex 377681 Telephone 0602 476 21 Ext 6202
GTN 2

S.H.D.C. PLANNING DEPT.
RECEIVED
27 AUG 1992
Attention of
DPO NRM
DEPOT BS
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date

Director of Planning & Building
Control Services
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Your reference AEM/LAB/H16/0104/92

Our reference EMP 2525/443/25 Part 1

Date 26 August 1992

Sir

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
CONSERVATION AREA CONSENT
(APPLICATION NO H16/0104/92)

1. I am directed by the Secretary of State for the Environment to refer to your letter dated 17 March 1992 and to say that consideration has been given to Lincolnshire County Council's application dated 21 January 1992 for conservation area consent for the demolition of front and side brick boundary wall with access gates at Westlode Street on the corner of "The Green", Spalding, Lincolnshire, being structures within the Spalding Town Centre Conservation Area. The application was made to the Secretary of State in accordance with the provisions of Sections 74 and 75 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The Secretary of State has considered the information supplied by the Council in support of their application together with representations from South Holland District Council, Formans Solicitors, Councillor Angela Newton, Anglian Water and National Rivers Authority. The Secretary of State believes that the demolition of the existing brick walls and their replacement by short stretches of wall on either side of the new access road together with the replacement of the return wall to "The Green" would significantly alter the appearance of the site frontage by opening it up and introducing an element of discord with the street scene to the south. He considers that this proposal would be detrimental to the character and appearance of the Spalding Town Centre Conservation Area. Therefore, the Secretary of State hereby refuses to grant conservation area consent for the works described in paragraph 1 as shown in the submitted plans.

3. A separate note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged in the High Court and I am to draw your attention to the 6 weeks time limit on such a challenge.

4. A copy of this letter is being sent to all interested parties.

I am Sir
Your obedient Servant

Wendy Webster

WENDY WEBSTER
Authorised by the Secretary of State
to sign in that behalf

100%
RECYCLED PAPER

Department of the Environment
East Midlands Regional Office
Cranbrook House Cranbrook Street Nottingham NG1 1EY
Telex 377681 Telephone 0602 476121 ext 547
GTN 6202

S.H.D.C. PLANNING DEPT.
RECEIVED
26 AUG 1992
Attention of NFM ACP
File Nos.
Acknowledge YES/NO
by
with

FAX: NOTIFICATION

Your reference

Our reference

Date 26.8.92

FROM: Anne Tomaneh.

BRANCH: UPPBI (EXT NO. 564)

TO: Principal Planning Officer

ADDRESS: South Holland D.C.

FAX NO: 0775 710772

NO. OF SHEETS (INCLUDING THIS ONE): 4

FOR YOUR INFORMATION

WE ARE ABLE TO ACCEPT FACSIMILE TRANSMISSIONS ON THE FOLLOWING LINES:

0602 799743 - GENERAL OFFICE (DEPTS OF THE ENVIRONMENT AND TRANSPORT)
0602 586047 - URBAN PROGRAMME BRANCH (DOE)
0602 799210 - (DOE) EMERGENCY PLANNING (REC)

GTN USERS PLEASE USE 6202-560 (SECURE) DOE/DTp

MESSAGE: Please find copies of attached decision letters — copies also faxed to Lincs C.C. (originals will follow in the post).

JED

Department of the Environment
East Midlands Regional Office
Cranbrook House Cranbrook Street Nottingham NG1 1EY
Telex 377681 Telephone 0602 476121 ext 564
GTN 6202

Director of Planning & Building
Control Services
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Your reference AEM/SAH/H16/0343/92
Our reference EMP 2525/443/25 Pt 2
Date 24 August 1992

Sir

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
CONSERVATION AREA CONSENT
(APPLICATION NO H16/0343/92)

1. I am directed by the Secretary of State for the Environment to refer to your letter dated 28 April 1992 and to say that consideration has been given to your application dated 11 March 1992 for conservation area consent for the demolition of front and side brick boundary wall and fence with access gates at Westlode Street, on the corner of "The Green", Spalding, Lincolnshire, being unlisted structures within the Spalding Town Centre Conservation Area. The application was made to the Secretary of State in accordance with the provisions of Sections 74 and 75 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The Secretary of State has considered the information supplied by the Council in support of their application together with representations from Lincolnshire and South Humberside Historic Buildings Joint Committee. In the Department's opinion the wall, fence and access gates are of no particular architectural merit and in considering their demolition and the redevelopment of the site special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Spalding Town Centre Conservation Area. Therefore, the Secretary of State hereby grants conservation area consent for the works described in paragraph 1 above as shown in revised plan B364E/45 Revision A, 10 March 1992 subject to the following conditions:-

(i) the boundary wall brickwork shall be Ibstock Ltd, Leicester Dorset Multi Red Stock with Y82 (dark) mortar; and

(ii) the existing natural stone copings to the front wall boundary to Westlode Street shall be re-used as far as possible.

3. The works to which this consent relates shall be begun within 5 years of the date of this letter.

100% RECYCLED PAPER

4. This letter does not convey any consent or approval required under any enactment, byelaw, order or regulation other than Sections 74 and 75 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. A separate note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged in the High Court and I am to draw your attention to the 6 weeks time limit on such a challenge.

6. A copy of this letter is being sent to all interested parties.

I am Sir
Your obedient Servant

Wendy Webster

WENDY WEBSTER
Authorised by the Secretary of State
to sign in that behalf

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.

8 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.

H16/0104/92 - 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.)

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

J Mullen
Principal Planning Officer
Development Control

Enc.

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.

brIAN .TH 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

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 553130

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

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

Land and Buildings Consultancy

A Professional Consultancy of Lincolnshire County Council

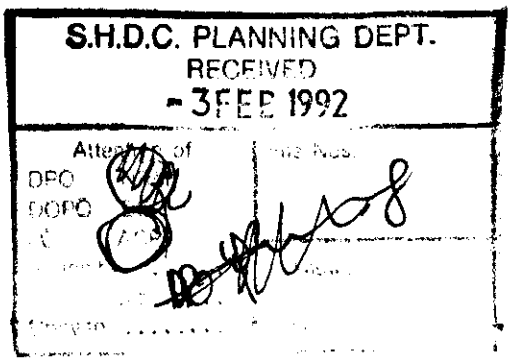
Estate Management Land Agency
Design & Building Services

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

L&BC

Keith Stevens
Dipl Arch RIBA
General Manager

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



When calling please ask for
MRS H WILCOCK
Direct Line (0522) 552646

MY REF: 178/HW/SJW

30 January 1992

Dear Sir

PROPOSED DEVELOPMENT AT WESTLODE STREET AND THE GREEN, SPALDING

I attach, herewith, a copy of a Notice relating to proposed development at Westlode Street and The Green, Spalding, which will be published in the Spalding Guardian on 7 February 1992 and posted on and in the vicinity of the site during the period 7 February 1992 - 21 February 1992 inclusive. It would be appreciated if the proposal for Deemed Planning Permission and all plans and other documents relating thereto could be available for inspection at your offices until 28 February 1992.

Yours faithfully

H. Wilcock

for General Manager

A. M. Hey FRICS
Head of Practice
Estate Services

J. D. Trafford FRICS
Head of Practice
Design Services

J. L. Wilcox BSc CEng MIEE MCIBSE
Head of Practice
Building Services

S. J. Parkinson MAAT
Business Manager

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.

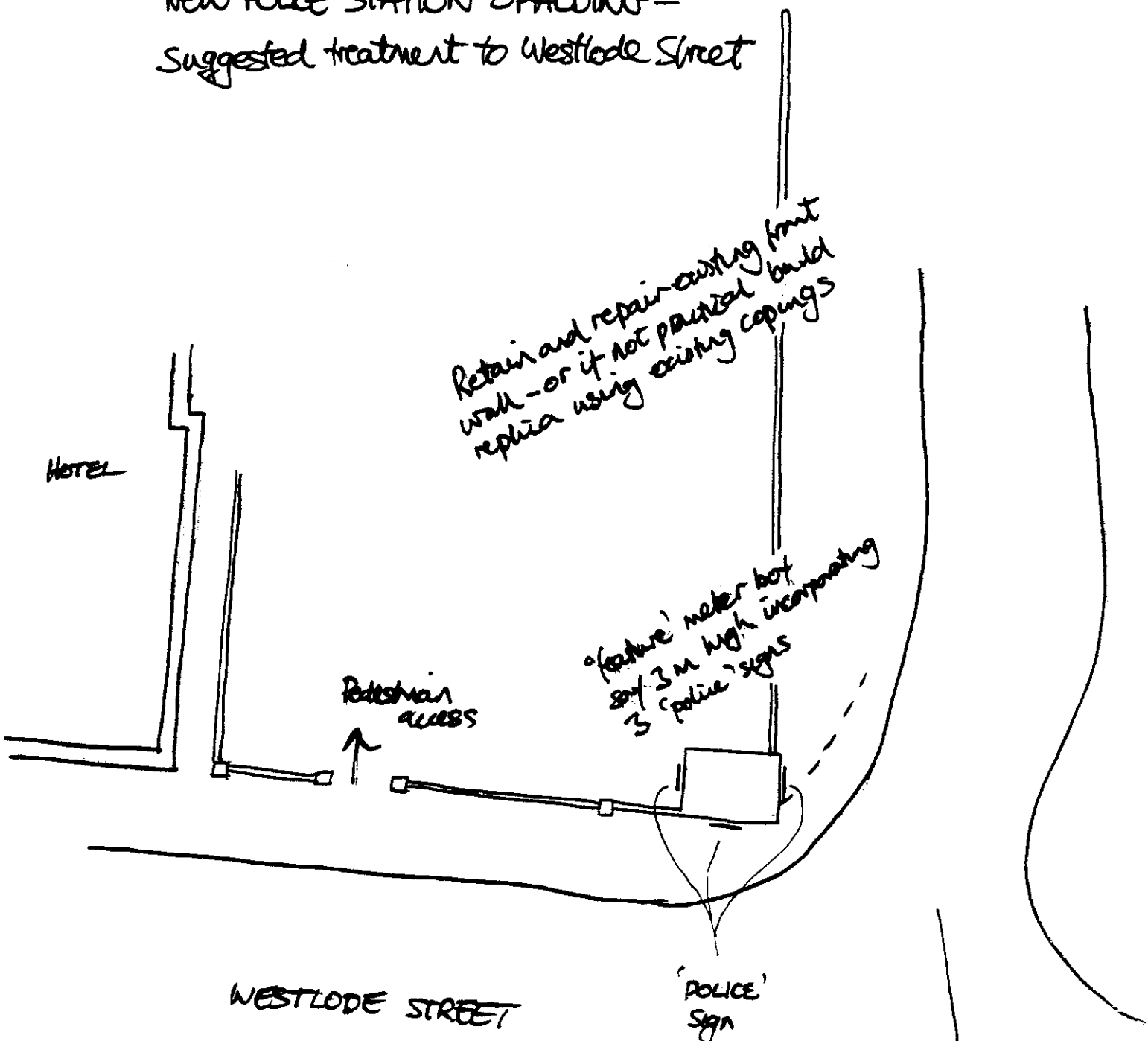
Copies of the application for Conservation Area Consent and the Proposal for Deemed Planning Permission, of all plans and other documents relating thereto may be inspected by members of the public either at the Department of Highways and Planning, City Hall (Fourth Floor), Beaumont Fee, Lincoln or at 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

NEW POLICE STATION SPALDING –
Suggested treatment to Westlode Street



POST CTTEE: AS RECOMMENDED AGENDA ITEM NO. 9 ST

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: THE PLANNING COMMITTEE 7TH OCTOBER 1992

BY: THE DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

1.0 SUBJECT APPLICATIONS FOR THE DEMOLITION OF FRONT AND SIDE BRICK BOUNDARY WALL WITH ACCESS GATES ADJ QUEENSGATE HOTEL, WESTLODE STREET, CORNER OF "THE GREEN" FORMER PRIMARY SCHOOL, SPALDING (APPLICATION NUMBERS H16/0104/92 AND H16/0343/92)

PURPOSE **To report the decisions of the Secretary of State for the Environment.**

1.1 Background

1.2 These applications relate to alternative schemes for access to the proposed Police Station which involve works to the southern boundary fronting Westlode Street, within the Conservation Area.

1.3 Application number H16/0104/92, submitted by Lincolnshire County Council for Conservation Area Consent was considered by the Planning Committee on 25th March 1992 the decision being to inform the Secretary of State for the Environment that this Authority objects to the above development in accordance with the Director of Planning & Building Control Services recommendation.

1.4 A revised scheme, application number H16/0343/92, was subsequently submitted and was considered by the Planning Committee on 13th May 1992 the decision being to inform the Secretary of State for Environment that this Authority objects to the proposed colour of the replacement bricks for the revised scheme and that consideration should be given to the use of the natural stone cappings on the existing wall.

1.5 Conclusion.

1.6 Replies have been received from the Department of the Environment stating that it has been decided to refuse application number H16/0104/92 and to grant application number H16/0343/92. An extract from their replies are as follows:

> H16/0104/92 - Reasons for refusal:
>
> "The Secretary of State believes that the demolition of the existing brick walls and their replacement by short stretches of wall on either side of the new access road together with the replacement of the return wall to "The Green" would significantly alter the appearance of the site frontage by opening it up and introducing an element of discord with the street scene to the south. He considers that this proposal would be detrimental to the character and appearance of the Spalding Town Centre Conservation Area."

H16/0343/92 - Conditions for grant:

"The Secretary of State hereby grants conservation area consent subject to the following conditons:

(i) The boundary wall brickwork shall be Ibstock Ltd, Leicester Dorset Multi Red Stock with Y82 (dark) mortar.

(ii) The existing natural stone copings to the front wall boundary to Westlode Street shall be re-used as far as possible.

The works to which this consent relates shall be begun within 5 years of the date of this letter"

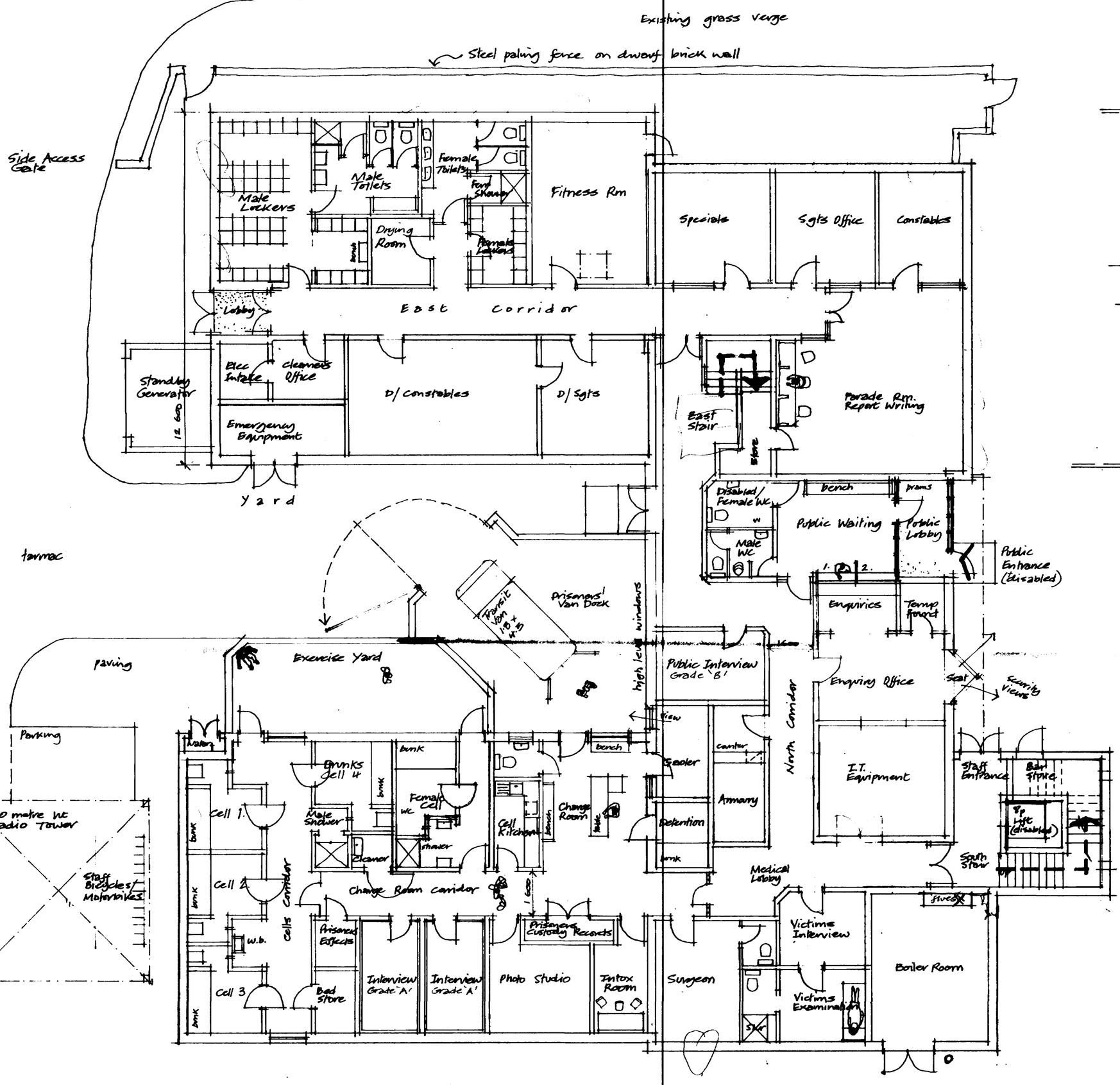
1.7 RECOMMENDATION

That the decisions of the Secretary of State for the Environment be noted.

Background Papers: H16/0104/92
H16/0343/92

Local Government (Access to Information) Act 1985
The Officer to whom reference should be made concerning inspection of the background papers is the Director of Planning and Building Control Services, Council Offices, Priory Road, Spalding, Lincs. Tel: (0775) 761161

'THE GREEN'



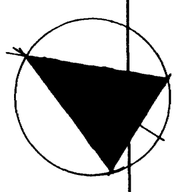
Main Access Road 4.8m wide

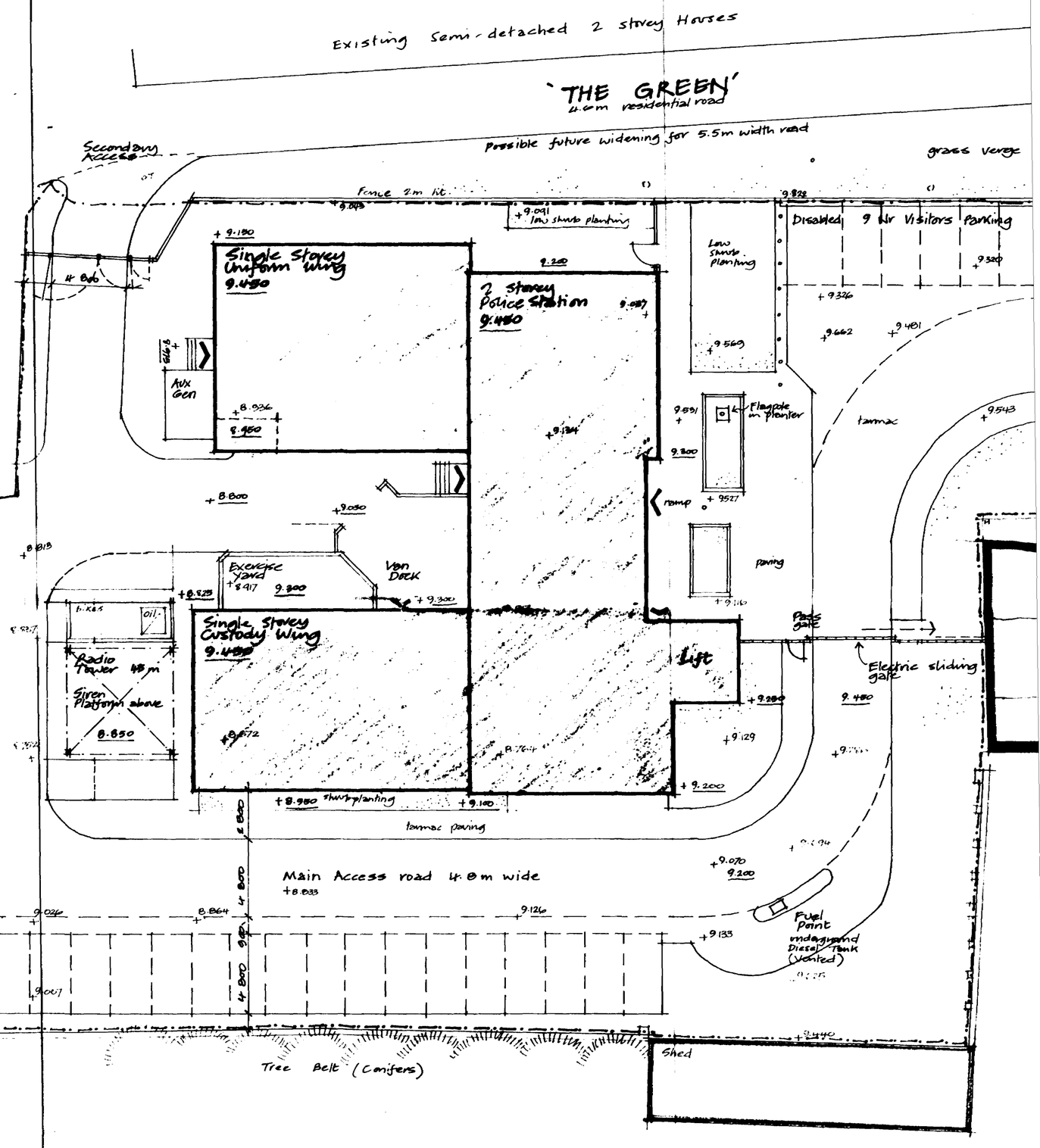
GROUND FLOOR PLAN

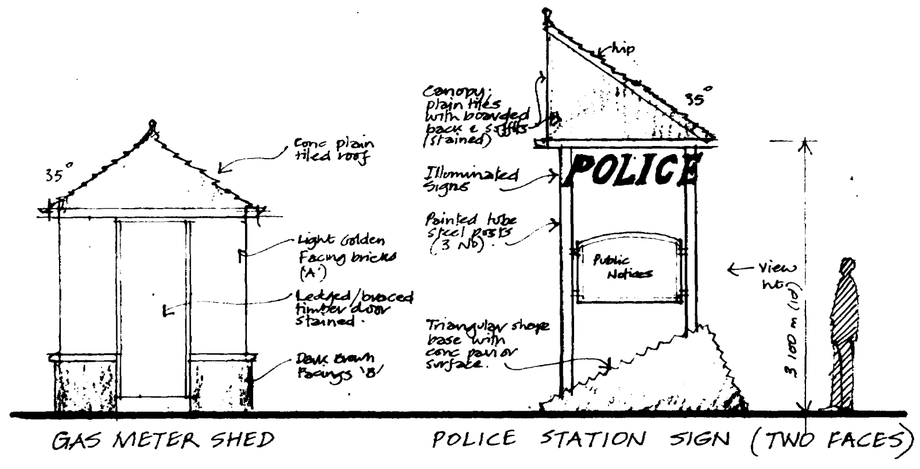
UPPER FLOOR PLAN

PF 16065.91





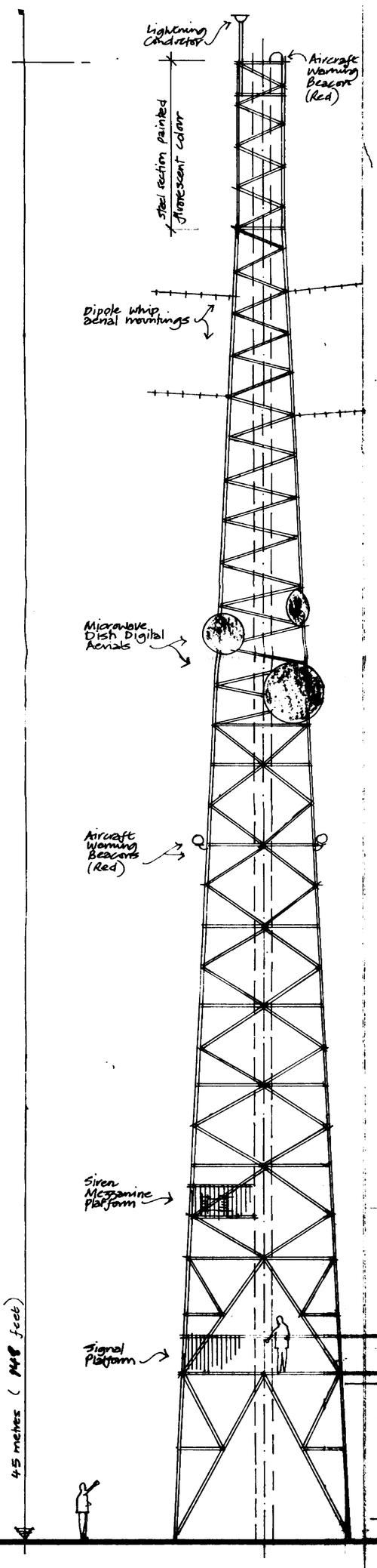


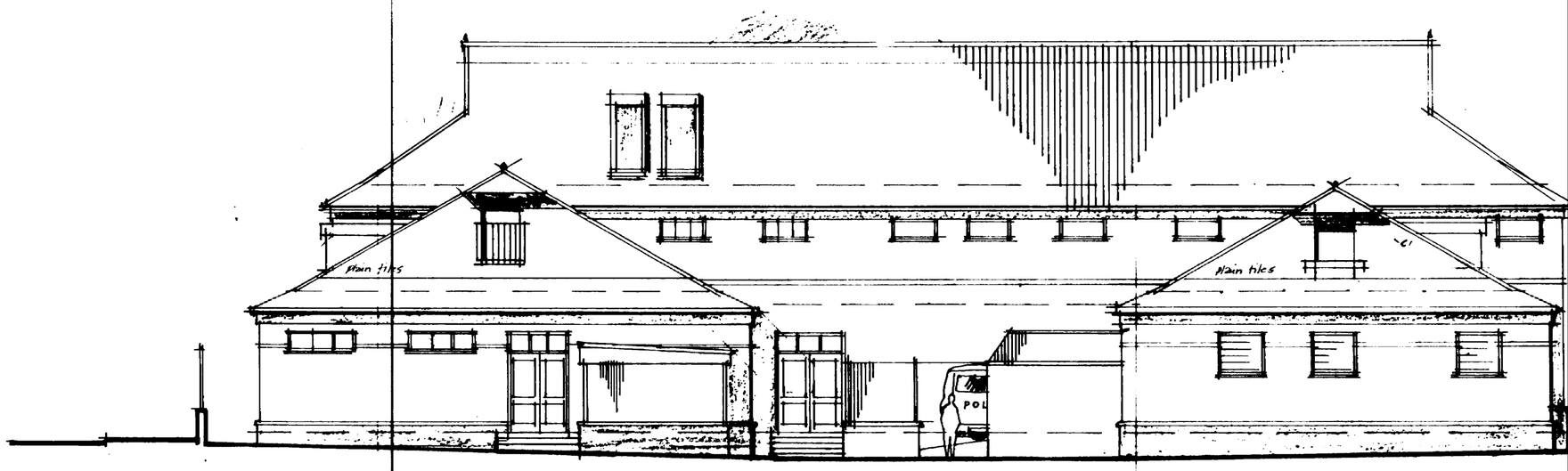


GAS METER SHED

POLICE STATION SIGN (TWO FACES)

PF 18065.91

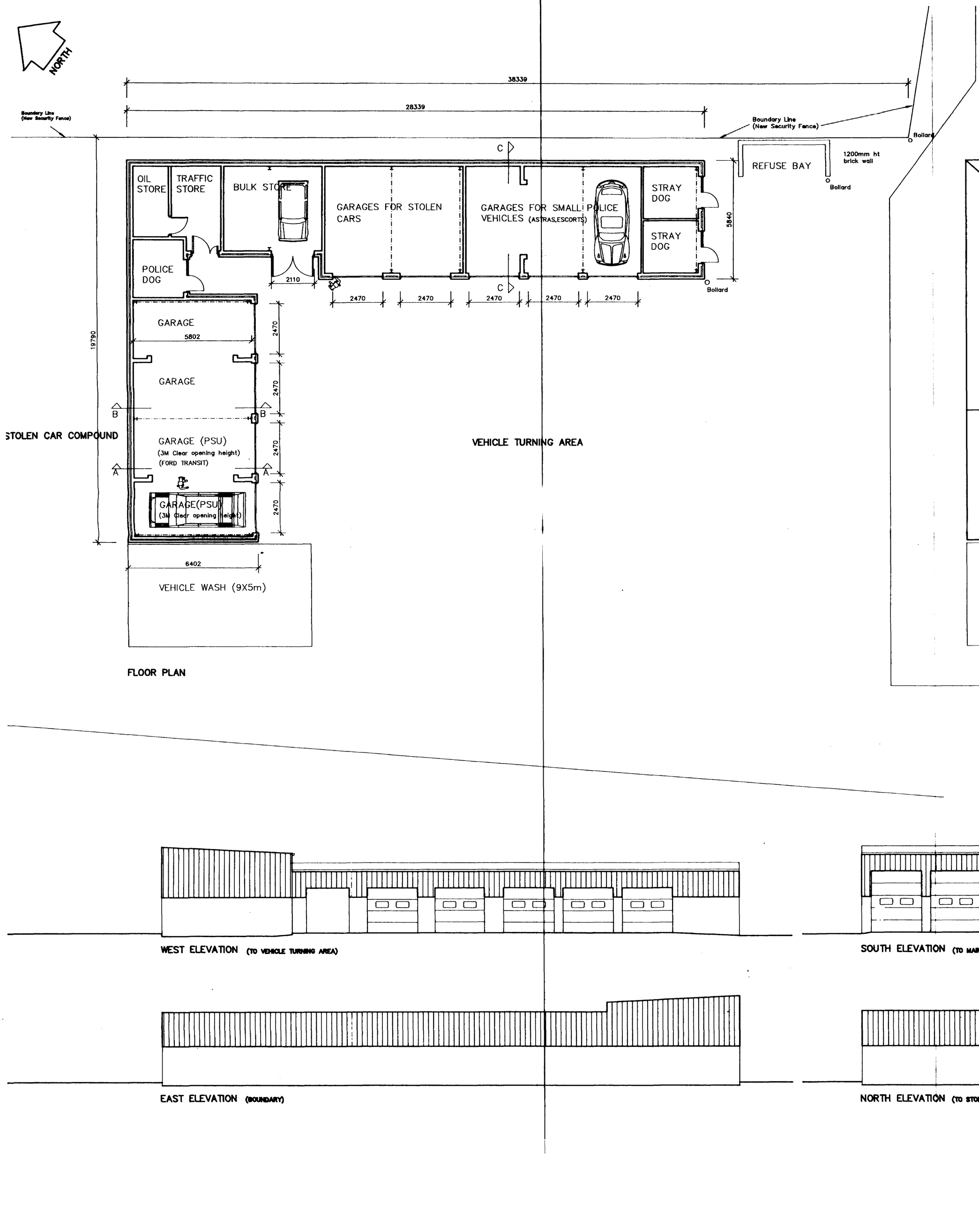

Lightning conductor
Aircraft Warning Beacon (Red)
Steel section painted fluorescent colour
Dipole whip aerial mountings
Microwave Dish Digital Aerials
Aircraft Warning Beacons (Red)
Siren Mezzanine Platform
Signal Platform
45 metres (148 feet)


Main tiles
Main tiles
POL


Uniform


B'
3 courses
A'
POLICE
Main tiles
C'
B'
A'
Cell Wing
B'
A'
B'
Access Road

PF 16065.91


NORTH
38339
28339
Boundary Line
(New Security Fence)
Boundary Line
(New Security Fence)
Bollard
1200mm ht
brick wall
REFUSE BAY
Bollard
C
OIL
STORE
TRAFFIC
STORE
BULK STORE
GARAGES FOR STOLEN
CARS
GARAGES FOR SMALL POLICE
VEHICLES (ASTRAS,ESCORTS)
STRAY
DOG
STRAY
DOG
5840
Bollard
POLICE
DOG
2110
2470
2470
2470
2470
2470
C
GARAGE
5802
2470
GARAGE
2470
B
B
GARAGE (PSU)
(3M Clear opening height)
(FORD TRANSIT)
2470
A
A
GARAGE(PSU)
(3M Clear opening height)
2470
19790
6402
VEHICLE WASH (9X5m)
Valley Gutter
Fall
STOLEN CAR COMPOUND
VEHICLE TURNING AREA
FLOOR PLAN
WEST ELEVATION (TO VEHICLE TURNING AREA)
SOUTH ELEVATION (TO MAIN BUILDING)
EAST ELEVATION (BOUNDARY)
NORTH ELEVATION (TO STOLEN CAR COMPOUND)