SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0247/94 Received:16-MAR-94 Type:OUTLINE

Name: Longhurst Housing Assoc. Ltd
Friars House
Shodfriars Office Centre
Quaker Lane, Boston
Lincs, PE21 6DZ

Agent: John Roberts Architects Ltd
1 James Street
Lincoln
LN2 1QD

Description: Erection of dwellings for the elderly

Location : 93-121 Winsover Road Spalding
Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;
(ii) proposals for felling or retention of existing trees;
(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

3 The access to the permitted building shall be to St Johns Road.

Reason: In the interests of road safety.

4 There shall be no means of vehicular (or pedestrian) access to the permitted building to Winsover Road.

Reason: In the interests of the safety and freedom of flow of traffic using this stretch of trunk road.

5 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 When application is made for approval of the "reserved matters", that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision as approved by the Local Planning Authority shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.

Reason: So that adequate on-site motor vehicle parking facilities are

SOUTH HOLLAND DISTRICT COUNCIL

provided, in the interests of the safety and convenience of traffic using St Johns Road.

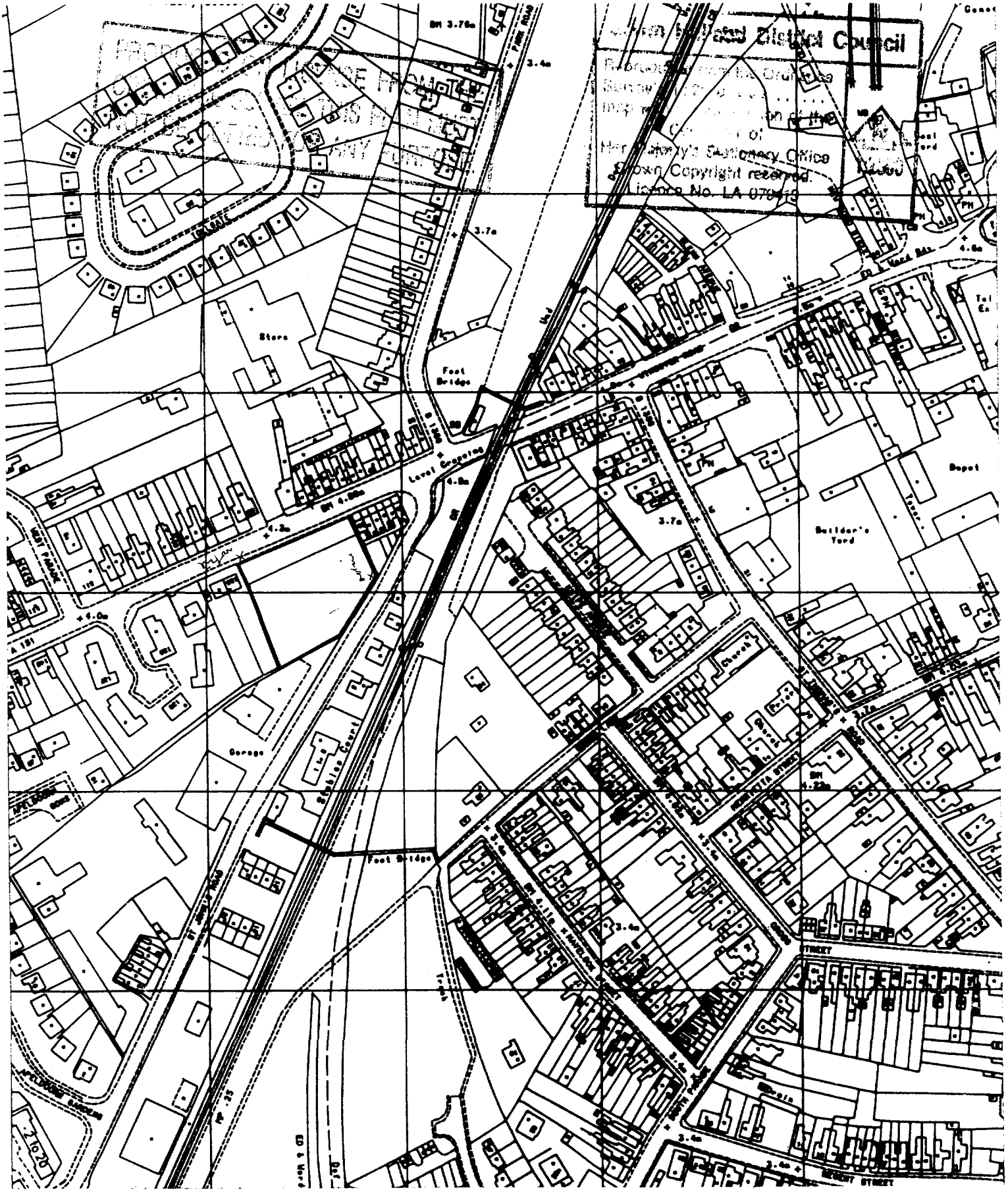
The applicants are advised that the design and layout of the dwellings should take account of the existence of the adjoining commercial garage premises.

Director of Planning and Building Control Services
16-MAY-94 H16/0247/94

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)



LONGHURST HOUSING ASSOCIATION LTD.
RESIDENTIAL DEVELOPMENT - 93/121 WINSOVER ROAD, SPALDING.
LOCATION PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
11 MAR 1994
REF 0247/94

JOHN ROBERTS ARCHITECTS LIMITED

1 James Street Lincoln LN2 1QD ☎ (0522) 533441 Fax (0522) 512888

Job no **4778L / 05**
Scale **1:2500**
Date **MARCH 1994**

UDO 2502/92 (7/112)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16|0247|94

Date Registered 11 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

LONGHURST HOUSING ASSOCIATION LIMITED,
FRIARS HOUSE, SHODFRIARS OFFICE CENTRE,
QUAKER LANE, BOSTON,
LINCOLNSHIRE. PE21 6DZ

Tel. No. 0205 354477

NAME AND ADDRESS OF AGENT

(if form completed by agent)
JOHN ROBERTS ARCHITECTS LIMITED,
1 JAMES STREET,
LINCOLN.
LN2 1QD
Tel. No. 0522 533441
(Personal contact name) R. CROWNSHAW ESQ.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

93 - 121 WINSOVER ROAD, SPALDING, LINCOLNSHIRE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF ELEVEN DWELLING HOUSES FOR THE ELDERLY WITH ASSOCIATED VEHICULAR ACCESS, CAR PARKING, SITE WORKS AND LANDSCAPING.

Please complete

Signed. JOHN ROBERTS ARCHITECTS LTD. Date 10 MARCH 1994

I attach
* Four copies of all plans
* an ownership certificate *(see back page)*
* a fee of £560.00 . . . If you consider no fee is payable include a written explanation instead.

Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application [✓] ⬇

Please state Site Area 0.328 (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ] ⬇

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

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

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

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

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings	✓	If so, how many: ELEVEN
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	
E. Please state type and colour of roofing materials.	
F. Has a survey of the site been undertaken? State Yes or No	

5. **GENERAL INFORMATION** Please complete each section

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

VACANT SITE, LAST USED FOR RESIDENTIAL PURPOSES.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

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

or

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

If so, name of road: EITHER WINSOVER ROAD OR ~~ST. JOHNS ROAD~~

Will there be—

Individual access(es)	NO
New estate road	YES

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

TREES Please tick **one** box

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

B. The proposal does involve the felling of one or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	TO PUBLIC SW SEWER
B. For estate developments, please state how highway surface water will be disposed of	TO PUBLIC SW SEWER
C. Please state whether a land drain will be affected	NO

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

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

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

PROSPECTIVE PURCHASER

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name: SOUTH HOLLAND DISTRICT COUNCIL

Address of owner at which notice was served:
COUNCIL OFFICES,
PRIORY ROAD,
SPALDING, LINCOLNSHIRE. PE11 2XE

State Date notice served:
10 MARCH 1994

Signed JOHN ROBERTS ARCHITECTS LTD (~~Applicant~~ / Agent) Date 10 MARCH 1994

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed JOHN ROBERTS ARCHITECTS LTD (Applicant / ~~Agent~~) Date 10 MARCH 1994

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ 560.

Receipt No P4004

Date first Rec'd 10 MAR 1994

Registration

Reference H16/0247/94

Cross-Ref

Date 14/3

Validation

TYPE OUTLINE

Site area 0.328
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Erection of ~~Elevat~~ Dwelling Houses for the Elderly. ✓ done 17/3 ✓ see letter dated 21/3

Invalid: Site plans / Certificate / Fee / Fee (not free) / Inaccurate / Incomplete / Unclear

Fees: Correct fee £560. Nil fee / Discounted / Previous app – ref: / Type of app / Reason:

Additional £ / Refund £ / Receipt No / Voucher No / Date / Date

Information

Index sheet 201 OS Plots
Grid ref 524150 322470

Ward T Parish SPALDING

Inside IBD YES Inside LP area YES

Linked to site Ref 2007

Linked to property Ref

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –

Dist Bound

Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:
Earlier apps

49/82

759/85

B Reg Records:
Already submitted – Ref:
Request needed
Requested

DC INSTRUCTION SHEET

APPLICATION REF: H16|0247|94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only)

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

Publicity: >>

Departure .....
Setting of LB .....
Public Right of Way .....
Discretionary .....

Consultations:
County .....
E Heritage .....
Societies ..... G ROW

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport TRA	D/Transp A15	..... G* T15	
	D/Transp A18	..... ✓	
	B Rail	..... ✓	
Environment/ Drainage WAT	Env Services	..... ✓	
	NRA	.....	
	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: [signature]

Senior Officer Confirmed ....[initials]..... Date 23/7 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Site between old terrace of cottages
and pair of semi
garage & parking area to rear
Subject to acceptable design / access etc
this should be ok

Inspected by DR
Date 25/3

Site Notice posted by DR
Date
Expiry 25/3

x 2 + one on [illegible]
[illegible] on St Johns Road

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda ✓ ✓ n/s .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

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

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ✓

Departure approval confirmed ☐

Flag for on-site review ☐

BRIAN SMITH Dip TP MRTPI
Director nning & 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4004
Date received : 11-MAR-94

Received from

Longhurst Housing Association

Address

Friars House
Shodfriars Office Centre
Quaker Lane
Boston

Fee paid	£	560.00
VAT	£	0.00
Total received	£	560.00

Cash/Cheque : Cheque

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0247/94

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H16/0725/94 Received:02-AUG-94 Type:RESERVED MATTERS

Name: Longhurst Housing Assoc. Ltd
Friars House
Quaker Lane
Boston
Lincs PE21 6DZ

Agent: John Roberts Architects Ltd
1 James Street
Lincoln
LN2 1QD

Description: Erection of eleven aged- persons dwellings

Location : 93-121 Winsover Road Spalding
Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

2 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

Note: Approval is granted in respect of Drawing Nos. 4778L/8C: 4778L/9: 4778L/10.

sgd B SMITH
Director of Planning and Building Control Services

30-SEP-94 H16/0725/94

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0247/94 Received:16-MAR-94 Type:OUTLINE

Name: Longhurst Housing Assoc. Ltd
Friars House
Shodfriars Office Centre
Quaker Lane, Boston
Lincs, PE21 6DZ

Agent: John Roberts Architects Ltd
1 James Street
Lincoln
LN2 1QD

Description: Erection of dwellings for the elderly

Location : 93-121 Winsover Road Spalding
Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;
(ii) proposals for felling or retention of existing trees;
(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 The access to the permitted building shall be to St Johns Road.

Reason: In the interests of road safety.

5 There shall be no means of vehicular (or pedestrian) access to the permitted building to Winsover Road.

Reason: In the interests of the safety and freedom of flow of traffic using this stretch of trunk road.

6 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

7 When application is made for approval of the "reserved matters", that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision as approved by the Local Planning Authority shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using St Johns Road.

The applicants are advised that the design and layout of the dwellings should take account of the existence of the adjoining commercial garage premises.

13-MAY-94 AD check.....16/5.....

Authorised to issue (inc Delegation).....AD.....

APPLICATION REFERENCE: H16/0247/94 DATE RECEIVED: 16-MAR-94

TYPE: Outline

DESCRIPTION: Erection of dwellings for the elderly

LOCATION: 93-121 Winsover Road, Spalding

APPLICANT: Longhurst Housing Association Ltd AGENT: John Roberts Architects

---

REASON FOR COMMITTEE CONSIDERATION

Site owned by District Council.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 11 MAY 1994

RECOMMENDATION

Grant permission.

COMMENTS

1 Site situated at junction of Winsover Road/St Johns Road, between dwellings with garage partly to rear: Site area is 0.33 ha. Site presently used for temporary car storage in connection with garage.

2 Application is in outline but informal discussions indicate up to 11 elderly persons units will be erected.

REPRESENTATIONS

Environmental Services: No objections in principle, subject to design, layout and screening being provided to protect against activities of garage premises. Activated car alarms during the night are likely to be a problem. Bedrooms facing away from garage should be considered.

SCHEDULE OF CONDITIONS

1 SC1 (Estate details).
2 SC27 (Implementation of planting).
3 B1 (Siting of access) to St Johns Road.
4 B2 (No access) to Winsover Road.
5 B21 (Turning space).

6 F1 (Parking on site).
Reason: F1 ... St Johns Road.

Note

The applicants are advised that the design and layout of the dwellings should take account of the existence of the adjoining commercial garage premises.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0247/94
OUTLINE

Applicant: Longhurst Housing Assoc. Ltd
Tel: 0205 354477

Agent: John Roberts Architects Lt
0522 533441 R Crownshaw

Description: Erection of dwellings [redacted] ✓ done 25/4
for the elderly

Location: 93-121 Winsover Road
Spalding
Lincs

Valid date:	16-MAR-94	Terminal date:	11-MAY-94
Target dates:		Target Committee:	11-MAY-94
To case officer	23-MAR-94	Report deadline:	27-APR-94
Inspected by	30-MAR-94	Agreed TD Ext:	
Extra contacts	06-APR-94	Case Officer:	
Report if not clear by	20-APR-94	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

Size: .33 HA
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MAJ		29-MAR-94	19-APR-94
Dir of Environmental		24-MAR-94	07-APR-94
Department of Transp	0602 476121	24-MAR-94	07-APR-94
British Rail Propert	071-837 5800	24-MAR-94	07-APR-94
Cllr C F Fisher	0775 725983	24-MAR-94	31-MAR-94
Cllr Mrs A M Newton	0775 762210	24-MAR-94	31-MAR-94
Cllr R C West	0775 760231 (Of	24-MAR-94	31-MAR-94

SITE RECORD

Grid ref: 524150 322470
OS Sheet: 201 Parcel:

L.C.C - Obs Attached [illegible] 31/3/94

247/94

N. W

Chris Briggs is on holiday today :. I can't get hold of him to discuss.

However his stated reason 'R1' says -- "In the interests of road safety". - this is a bit woolly. Perhaps reason R2 would be more appropriate as this includes the following -- "... and the freedom of flow of traffic using this stretch of A class road"..

As a secondary issue there are also desirable planning reasons to prevent private road access to ensure a "continuous" frontage development to reflect the original terraced character of the original development on this site.

Ultimately, if the committee didn't want this condition then we could leave it off (subject to further clarification from chris) But the applicants are preparing a scheme with access off of Holmes Road anyway so I don't think they will be bothered one way or the other.

D.L. 11/5.

JA

HIGHWAYS AGENCY

Cranbrook House
Cranbrook Street
Nottingham NG1 1EY
Facsimile 0602-7[illegible] 352479
Switchboard: 0602-350602
GTN: 6202

Direct Line: 352567

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

My Ref:
H16/0247/94
Your Ref:
F 240224

14 April 1994

For the attention of D J Roberts

Dear Sir

PLANNING APPLICATION - 93-121 WINSOVER ROAD, SPALDING, LINCS
REF: H16/0247/94

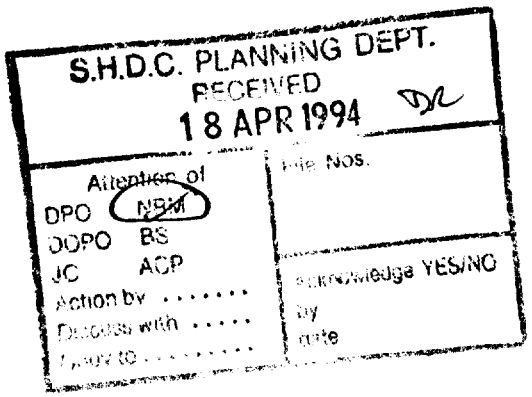
Thank you for your consultation of 24 March 1994, regarding the above subject.

I have no objection in principle to this application in relation to the safety or operation of the nearby level crossing at this time. However I wish to be consulted when details of the access arrangements are provided.

Yours faithfully

T S Gammons.

T S GAMMONS
Regional Level Crossing Officer



John Roberts Architects Ltd,
1 James Street,
Lincoln.
LN2 1QD.

Mr D Roberts

DJR/JJ H16/247/94

RC/HH/4778L

13 Apr 1994

Dear Sir,

PROPOSED RESIDENTIAL DEVELOPMENT FOR THE ELDERLY, WINSOVER ROAD, SPALDING.

Further to your letter of 23rd March 1994, referring to a draft layout for the proposed development. My initial comments on the layout are that it forms the basis of an acceptable scheme. I would however wish to discuss with you the possibility of further minor amendments to the layout prior to the formulation of final plans.

County Highways have also raised no problems, subject to being assured that the occupancy of the dwellings will be restricted to the elderly, and to minor adjustments to the access position.

I hope this is satisfactory for the time being, and look forward to further discussions at a future date.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Ron Oldham MBIAT
Ray Crownshaw Dip Arch ARIBA AMBIM
Alan T Dawkins MCSD MBIAT
Anthony J Hunt MBIAT ABEng
Pennie Dolby
Associates
Geoffrey Bonser Dip Arch RIBA
David Broughton Dip Arch ARIBA
Colin Duller
David North CEng FICE FinstHE
Consultants
Kenneth Giddens FRIBA
Robert L Stirling MRTPI ARICS MICE
Company Secretary
Roy Shingler

JOHN ROBERTS ARCHITECTS LIMITED

ARCHITECTS DESIGN AND PLANNING CONSULTANTS

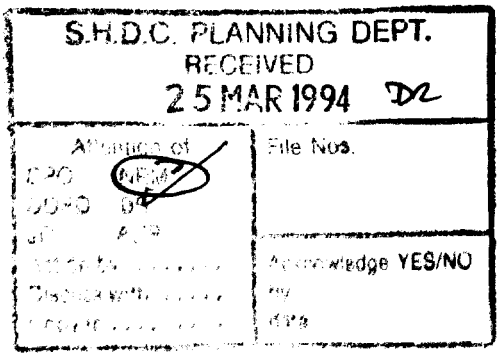
1 James Street Lincoln LN2 1QD
Telephone 0522 533441
Fax No 0522 512888

RC/HH/4778L

23rd March 1994

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

For attn. of D. Roberts Esq.



Dear Sirs,

Proposed Residential Development for the Elderly at
Winsover Road, Spalding for Longhurst Housing Association Ltd.

We confirm leaving at your offices yesterday two copies of our plan 4778L/06, for your consideration. This does not form part of the Outline Application at present before you, but results from our meeting on the 2nd March with your Mr Udy.

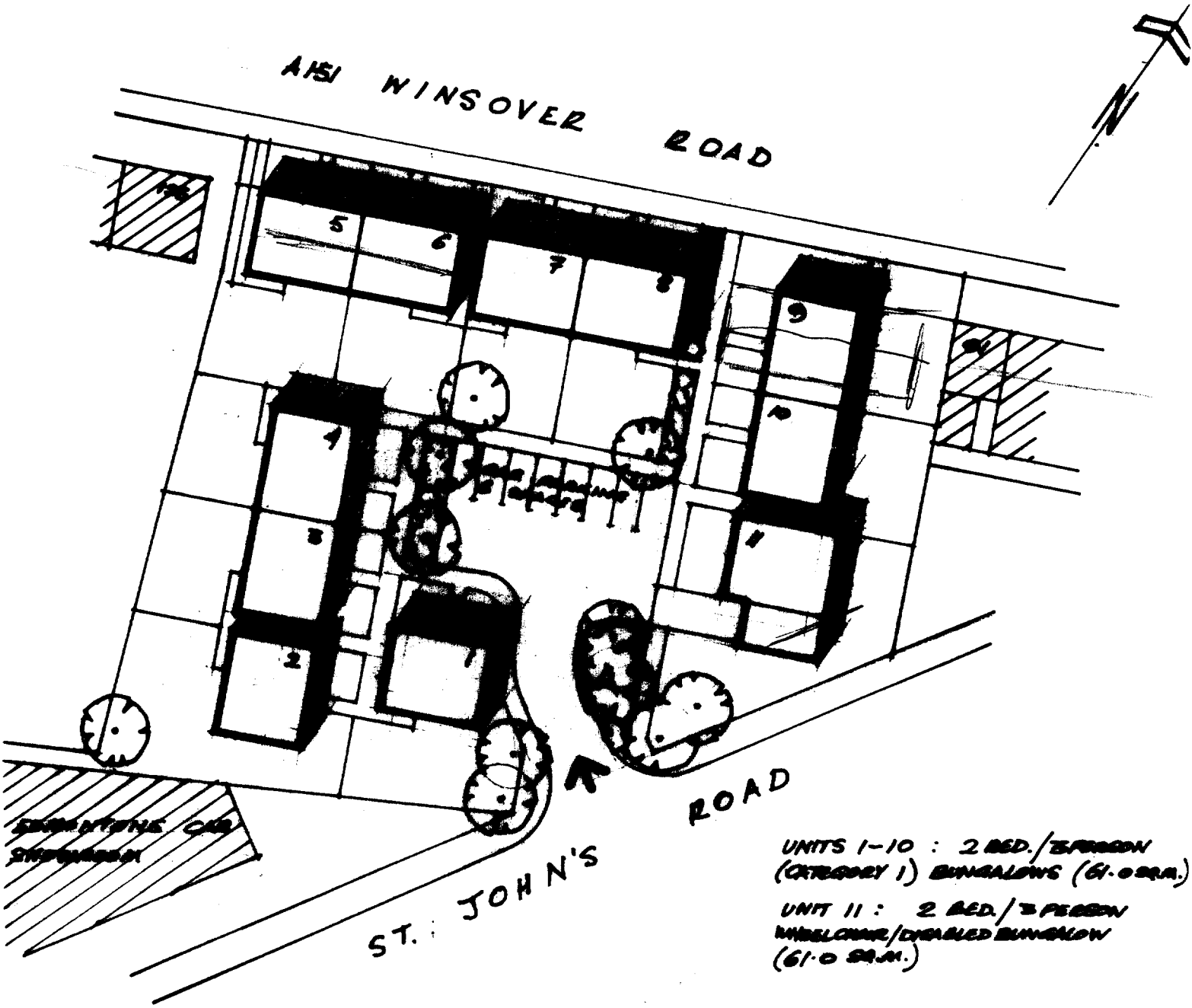
The layout as now amended represents our clients' preferred option.

We would be grateful for your informal response to the concept in terms of siting/arrangement of the units, means of access, car parking and landscaping.

We look forward to hearing from you at your earliest convenience.

Yours faithfully,

John Roberts Architects Limited



LONGHURST HOUSING ASSOCIATION LTD.

RESIDENTIAL DEVELOPMENT - 93/121 WINSOVER ROAD, SPALDING.

ALTERNATIVE LAYOUT - VEHICULAR ACCESS

FROM ST. JOHN'S ROAD.

JOHN ROBERTS ARCHITECTS LIMITED

1 James Street Lincoln LN2 1QD ☎ (0522) 533441 Fax (0522) 512888

Job no **4778L / 06**
Scale **1:500**
Date **MARCH 1994**

UDO 2502/92 (7/112)

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Roberts SHDC

Planning Reference.....

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

Development At Wimarer Road / St Johns Road Spalding. Homes For The Elderly For Longhurst Housing Association

I refer to the letter from John Roberts Architects dated 23rd March and prepared plan 4778L/06.

If the dwellings are genuinely for the elderly and if sales are restricted to elderly then the car parking will be adequate.

If the dwellings become available for general use then there will be insufficient parking room.

Also due to the ~~f~~ boundary fence around the car showroom site, I would require the access portion to be moved 3 metres to the north ~~west~~ east.

Date 31/3/94

Signed ..... Director of Highways and Planning

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 31.03.94

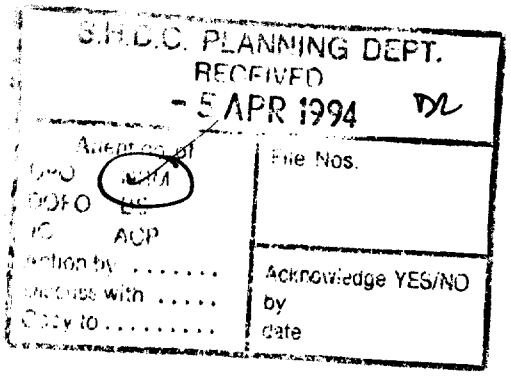
OUR REF: JC/RCP/PC

TO: DIRECTOR OF PLANNING YOUR REF:

Planning Application H16/0247/94
Dwellings, Winsover Road, Spalding.

I write with reference to the above and would confirm that I have no objections in principle to dwellings on this site subject to their design, layout and screening providing protection from the activities of the abutting garage premises. Activated car alarms during the night are likely in this situation and are therefore potentially a problem. Bedrooms facing away from the garage should be considered.

pp Director of Environmental Services



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0247/94

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

93-121 Winsover Road Spalding

3. Name, classification and number of road

I

4. Date application referred 31-3-94

5. State whether outline, detailed application etc.

02.

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

Erection of Dwelling Houses For the Elderly.

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason overleaf).~~

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b~~ as shown overleaf.

Date: 31-3-94 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B1 - - - - - buildings - - - St Johns Road

(2) B2 - - - schedules - - - Wansey Road

(3) B21

(4) F1

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B6

(2) B1

(3) B21

(4) F1 - - - - - - St Johns Road

Note:— use continuation sheet(s) as necessary.

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Longhurst Housing Assoc. Ltd
is applying to the Council for planning permission for the following:

Reference No: H16/0247/94
Description: Erection of dwelling houses
for the elderly

Location: 93-121 Winsover Road
Spalding
Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 19-APR-94
Any observations should be sent to me by 19-APR-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

29-MAR-94

SOUTH HOLLAND DISTRICT COUNCIL

Ron Oldham MBIAT
Ray Crownshaw Dip Arch ARIBA AMBIM
Alan T Dawkins MCSD MBIAT
Anthony J Hunt MBIAT ABEng
Pennie Dolby
Associates
Geoffrey Bonser Dip Arch RIBA
David Broughton Dip Arch ARIBA
Colin Duller
David North CEng FICE FinstHE
Consultants
Kenneth Giddens FRIBA
Robert L Stirling MRTPI ARICS MICE
Company Secretary
Roy Shingler

JOHN ROBERTS ARCHITECTS LIMITED

ARCHITECTS DESIGN AND PLANNING CONSULTANTS

1 James Street Lincoln LN2 1QD
Telephone 0522 533441
Fax No 0522 512888

RC/HH/4778L

21st March 1994

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

For attn. of D. Roberts Esq.



Dear Sirs,

Application No. H16/0247/94
Proposed Residential Development for the Elderly at
Winsover Road, Spalding for Longhurst Housing Association Ltd.

We refer to Mr David Robert's telephone call today following our letter of the 16th March 1994, from which we understand you now require the Description on the Outline Application to be further amended to read:-

"Erection of Dwelling Houses for the Elderly"

As requested we hereby confirm our agreement to the above.

Will you please be good enough to confirm to us that the Application is now acceptable to you and that processing is progressing.

Yours faithfully,

John Roberts Architects Limited

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: H16/0247/94

Applicant: Longhurst Housing Assoc. Ltd
Friars House
Shodfriars Office Centre
Quaker Lane, Boston
Lincs, PE21 6DZ

Agent: John Roberts Architects Ltd
1 James Street
Lincoln
LN2 1QD

Description: Erect 11 dwellings for the elderly with associated vehicular access, car parking, site works and landscaping

Location: 93-121 Winsover Road
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
16 MAR 1994
REF ..... Valid.

Type: OUTLINE

Date received: 11-MAR-94

14-MAR-94

Dear Sir/Madam

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

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

Please confirm if access, site works, car parking and landscaping should be included as part of the application at this stage. If so details are required. If this is not the case they need to be deleted from the description. — See change of Description.

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

Yours faithfully

K Lowe
Principal Administrative Officer

TO: SOUTH HOLLAND DISTRICT COUNIL,
COUNCIL OFFICES, PRIORY ROAD,
SPALDING, LINCOLNSHIRE. PE11 2XE

FOR THE ATTENTION OF MR. SCARSBROOK - LEGAL DEPT.

SOUTH HOLLAND D.C.
PLAN DEPT.
11 MAR 1994
REF ..0247/94...

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 93 - 121 WINSOVER ROAD, SPALDING, LINCOLNSHIRE

I give notice that *(b)* LONGHURST HOUSING ASSOCIATION LIMITED

is applying to the *(c)* SOUTH HOLLAND DISTRICT Council

for planning permission to *(d)* ERECT 11 DWELLINGHOUSES FOR THE ELDERLY

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* DIRECTOR OF PLANNING AND BUILDING CONTROL
COUNCIL OFFICES,

by *(f)* 31 MARCH 1994

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. or. in the case of development consisting of the winning or working of minerals. a person entitled to an interest in a mineral in the land (other than oil. gas. coal. gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed JOHN ROBERTS ARCHITECTS LTD

†On behalf of LONGHURST HOUSING ASSOCIATION

Date 10 MARCH 1994

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property. unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† delete where inappropriate

Insert:
(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service. or 14 days beginning with the date of publication. of the notice (as the case may be)

Ron Oldham MBIAT
Ray Crownshaw Dip Arch ARIBA AMBIM
Alan T Dawkins MCSD MBIAT
Anthony J Hunt MBIAT ABEng
Pennie Dolby
Associates
Geoffrey Bonser Dip Arch RIBA
David Broughton Dip Arch ARIBA
Colin Duller
David North CEng FICE FinstHE
Consultants
Kenneth Giddens FRIBA
Robert L Stirling MRTPI ARICS MICE
Company Secretary
Roy Shingler

JOHN ROBERTS ARCHITECTS LIMITED

ARCHITECTS DESIGN AND PLANNING CONSULTANTS

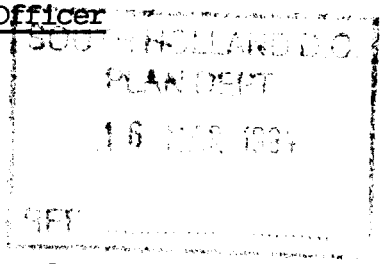
1 James Street Lincoln LN2 1QD
Telephone 0522 533441
Fax No 0522 512888

RC/STB/4778L

16 March 1994

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

For the attention of Mrs. Lowe, Principal Administrative Officer



Dear Sir,

Application No. H16/0247/94
Proposed Residential Development for the Elderly at
Winsover Road, Spalding for Longhurst Housing Association Ltd

Thank you for your notice of the 14 March 1994 - one copy is returned herewith as requested.

We also refer to the writers telephone discussion today with Mrs. Lowe, when it was explained that the matters of associated vehicular access, car parking, site works and landscaping are still under discussion with our clients, your own Department and Lincolnshire County Highways.

Accordingly, it was agreed the Description on the Outline Application should be appropriately amended to read:-

"Erection of Eleven Dwelling Houses for the Elderly" and we write to now so confirm.

We trust this rectifies the administrative process and the Application may now proceed to determination.

Yours faithfully,

John Roberts Architects Limited.

c.c. Longhurst Housing Association - Marianne Buckley

Enc.

Ron Oldham MBIAT
Ray Crownshaw Dip Arch ARIBA AMBIM
Alan T Dawkins MCSD MBIAT
Anthony J Hunt MBIAT ABEng
Pennie Dolby
Associates
Geoffrey Bonser Dip Arch RIBA
David Broughton Dip Arch ARIBA
Colin Duller
David North CEng FICE FinstHE
Consultants
Kenneth Giddens FRIBA
Robert L Stirling MRTPI ARICS MICE
Company Secretary
Roy Shingler

JOHN ROBERTS ARCHITECTS LIMITED

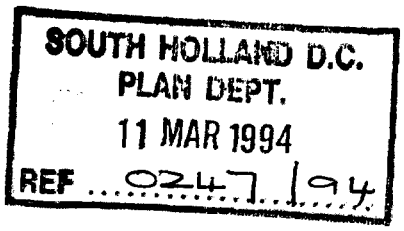
ARCHITECTS DESIGN AND PLANNING CONSULTANTS

1 James Street Lincoln LN2 1QD
Telephone 0522 533441
Fax No 0522 512888

RC/STB/4778L

10 March 1994

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



Dear Sir,

Proposed Residential Development for the Elderly at
Winsover Road, Spalding for Longhurst Housing Association Ltd

We refer to our recent informal meeting with Mr. Udy at your office and now enclose the following:-

a) Duly completed Application for Outline Planning Permission (quadruplicate copies), with Ownership Certificate attached.

b) Quadruplicate copies of our Location Plan with the site edged red.

c) Copy of Notice under Article 12 served this date on South Holland District Council, as present owners of the land.

d) Our Clients' cheque in the sum of £560.00 being the appropriate fee.

The present owner of the subject land is your Council and we would confirm that it has been agreed between the Housing Department and the Applicant that the housing mix on this site should comprise:

10 No. 2 Bedroom/3 person (Category 1) bungalows (61.0 sq.m)

1 No. 2 Bedroom/3 person Wheelchair/Disabled bungalow (61.0 sq.m)

We confirm leaving with Mr. Udy a copy of our Sketch Plan No. 4778L/01. This being for illustrative and discussion purposes only, it does not form part of the present Application. In our discussions, a number of topics were raised concerning form and siting of the units together with the possibility of alternate vehicular access to the development taken from St. Johns' Road. Such matters are on-going and we shall write separately, after further consideration with our Clients and County Highways.

/Continued. . .

RC/STB/4778L

10 March 1994

Director of Planning & Building Control Services,
South Holland District Council,

2/Continued. . .

In the meantime, Outline Planning Permission is necessary in order to complete the exchange of contracts in May for the site purchase by our Clients. Accordingly we trust this Application can be placed before your Committee for determination as soon as possible.

Please let us know if you require any further information at this stage in support of the Application.

Yours faithfully,

John Roberts Architects Limited.

c.c. Longhurst Housing Association Limited.

Enc.

S.H.D.C. PLANNING DEPT.
RECEIVED
24 JUN 1994 DL
File Nos.

JOHN ROBERTS ARCHITECTS LIMITED

Ron Oldham MBIAT
Ray Crownshaw Dip Arch ARIBA AMBIM
Alan T Dawkins MCSD MBIAT
Anthony J Hunt MBIAT ABEng
Pennie Dolby
Associates
Geoffrey Bonser Dip Arch RIBA
David Broughton Dip Arch ARIBA
Colin Duller
David North CEng FICE FinstHE
Consultants
Kenneth Giddens FRIBA
Robert L Stirling MRTPI ARICS MICE
Company Secretary
Roy Shingler

ARCHITECTS DESIGN AND PLANNING CONSULTANTS

1 James Street Lincoln LN2 1QD
Telephone 0522 533441
Fax No 0522 512888

RC/HH/4778L

22nd June 1994

The Director of Planning and Building Control Services,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Steve File on 24/7/94 N.F.A. At this stage DL 28/6

Dear Sirs,

Proposed erection of dwellings for the elderly, 93-121 Winsover Road, Spalding for Longhurst Housing Association Ltd.

We refer to the writer's recent meeting with Mr D. Roberts and wish to confirm various points raised:-

1) Outline Planning Permission Ref. H16/0247/94 dated 16th May 1994. At this stage our Clients wish to receive their position in respect of Condition 4), which prohibits any pedestrian access to the units from Winsover Road. As explained to you, it is our contention that such imposition is both unworkable and inappropriate to the development of the site, having regard to the intended layout and nature of the occupancies.

I can't agree! 14/6

2) The layout as shown on our sketch drawing 4778L/06 previously sent to you is agreed as the basis of the scheme; the only modification required being relocation of the vehicular access point from St. John's Road approx. 3 metres eastwards from that shown.

3) We confirm the development will comprise 11 single-storey 2-bedroom houses for the aged, one of which will be designed for wheelchair-bound disabled occupancy and include a car port. The remaining 10 units will be served by central "shared" on-site parking to comply with standard LCC recommendations.

4) We will endeavour to retain existing trees (3 No.) in the layout.

5) We discussed elevational treatment and we note your preference for a roof pitch of around 27° and fenestration arrangements to provide a vertical emphasis. It was thought facing bricks should be soft-red in colour and roof coverings of brownish-red profiled interlocking tiles or similar.

Continued ...

South Holland District Council 22nd June 1994

Finally we anticipate submitting the detail scheme to you by mid-July for Approval of Reserved Matters and we understand you do not anticipate reverting to Committee unless so required by virtue of representations.

Yours faithfully,

John Roberts Architects Limited

c.c. Marianne Buckley - Longhurst Housing

(i) [illegible] of the Boundaries of the South Holland Internal Drainage District;

(ii) The repeal of Section 18 of the "South Holland Embankment Act" 1793;

(iii) the repeal of Section 6(1) and part of Section 30 of the Moulton and Salt Marshes Act 1873;

(ivi) Matters supplemental thereto or consequential thereon.

The Scheme affects land lying partly within the parish of Fosdyke in the district of Boston and partly within the parishes of Gedney, Holbeach, Lutton and Moulton in the district of South Holland all in the County of Lincoln and may affect the liability to drainage rates of properties in the areas.

A copy of the Order may be seen during normal office hours at the OFFICES OF THE SOUTH HOLLAND INTERNAL DRAINAGE BOARD, "MARSH REEVES", FOXES LOWE ROAD, HOLBEACH, SPALDING, LINCOLNSHIRE, PE12 7PA; THE NATIONAL RIVERS AUTHORITY, ANGLIAN REGION, KINGFISHER HOUSE, GOLDHAY WAY, ORTON GOLDHAY, PETERBOROUGH, PE2 5ZR; and THE MINISTRY OF AGRICULTURE, FISHERIES AND FOOD, ROOM 308, EASTBURY HOUSE, 30-34 ALBERT EMBANKMENT, LONDON, SE1 7TL.

By paragraph 7 of Schedule 3 to the Land Drainage Act 1991, it is provided that if any person aggrieved by an Order desires to question its validity on the grounds that it is not within the powers of the Act or that any requirement of the Act has not been complied with he may, within six weeks after the publication of the Notice, make an application for the purpose to the High Court, and if any such application is duly made, the Court, if satisfied that the Order is not within the powers of the Act, or that the interests of the applicant have been substantially prejudiced by any requirements of the Act not having been complied with, may quash the Order either generally or in so far as it affects the applicants.

R. A. HATHAWAY, Assistant Secretary.
Ministry of Agriculture, Fisheries and Food.

[illegible]: March 17, 1994.

187/507 SG29-3

PLANNING APPLICATION

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

H14/0272/94 Eastman Securities Ltd
Residential development
RESERVED MATTERS
Surfleet Road, Pinchbeck, Spalding, Lincs.

H16/0247/94 Longhurst Housing Assoc Ltd
OUTLINE
Erection of dwelling houses for the elderly
93-121 Winsover Road, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H05/0088/94 D. Brown (Building Cont) Ltd
PERMISSION RENEWAL
Erect house and garages, convert farm buildings to joinery workshop and electrical stores (Renewal of H05/0320/90)
Haycroft Lane Fleet, Spalding, Lincs.

H06/0258/94 C. Hannah Esq OUTLINE
Erection of two bungalows
Tops Gate, Gedney, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H09/0246/94 Nationwide Building Society
FULL
Refurbishment of building society branch office
3 West End, Holbeach, Spalding, Lincs.

H11/0235/94 Pledgers FULL
Erection of radio mast
26 Market Place, Long Sutton, Spalding, Lincs.

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

B. Smith
Director of Planning and Building Control Services
March 29, 1994.

SOUTH HOLLAND DISTRICT COUNCIL

By©WVN 5294 187/507 LF29-4

Monday, May 9, 1994 [illegible]
Monday, June 6, 1994 (in lieu of) Monday

NB: Collections commence a

SOUTH HOLLAND DISTRICT COUNCIL

COLUMN STOCK PLANTS
Order now for Spring Planting under glass.
D. W. PANTER & SON
Tel: 0406 370212
II4032 ©WVN

R. Bl (QUADI
M
cauliflo
for
Flo
Perfe
various
in 34
Tele
0775

R. Dela
AVAILABLI
Cash & Carry o
50,000 FU
100,000 PA
20,000 NE
15,000 TR
65,000 PIN
10,000 HE
40,000 F1
100,000 IM
80,000 BE
Plus full range of you
88 SUTTON
Tel: 0945 584091.

DS VEHICLE OPERATOR'S LICENCE
LABETH COATES and GRAHAM TES, trading as Straightaway Express, of 21, East Coast Storage, Clenchwarton d, West Lynn, King's Lynn, Norfolk, is lying to replace without change a licence to Units 33/34 East Coast Business Park, lenchwarton Road, West Lynn, King's Lynn, rfolk, as an operating centre for two goods icles and no trailers.

ners or occupiers of land (including dings) in the vicinity of the operating centre entres, who believe that the use or enjoyment hat land will be prejudicially affected, may e written representations to the Licensing thority at Eastern Traffic Office, Terrington use, 13-15 Hills Road, Cambridge, CB2 1NP hin 21 days following the publication of this ice.

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

289 187/507 LF29-3

fp ITEMS FOR SALE

KITCHEN SPECIALISTS
Solid wood replacement kitchen door and drawer fronts
Complete new look to your present kitchen
10 year guarantee
Worktops - Sinks -
All built-in appliances.
Any make and model. Best prices
Phone for FREE colour brochure
TRANSFORM ANGLIA
(0553) 840734
c4637

LOOKING FOR YOUR IDEAL HOME?
Then read the Property Pages in
The Lincolnshire Free Press
EVERY WEEK

Lincs Free Press Tuesday 29th March 1994

HOME SERVICES

fp TO ADVERTISE – 0775 725484

PLUMBING AND HEATING

PLUMBING/ HEATING & ELECTRICAL
M. R. HARVEY
Tel: Spalding 725303
2ex5576
Federation of Small Businesses

TOM REPAIRS
HOLBEACH 350093
Servis, Hotpoint, Hoover, Indesit
ALL MAKES OF WASHERS REPAIRED
ex101

ROGER H. LOWMAN
PLUMBING, HEATING, KTICHENS, BATHROOMS AND TILING
[illegible] Fuel & Oil

REPAIRS & MAINTENANCE

SAME DAY SERVICE
Repairs to washing machines, cookers, fridges, freezers, dryers, etc
All work guaranteed
Very reasonable rates
ex152 Telephone
FENLAND APPLIANCES
on Wisbech 870152 or Mobile phone 0860/620936
(We are in the Spalding area daily)

APPLIANCE REPAIR SERVICE
All Washing Machines, Tumble Dryers, Dishwashers, Cookers etc.
NO CALL-OUT CHARGE
Tel:
0205 357310 or 0831 598934
Reliable service covering Lincolnshire

- INTERIOR & EXTERIOR PAINTING & DECORATING
- ROOFING
- GLAZING
- PLUMBING
- HOUSEHOLD ELECTRICAL
- FENCING
- CARPENTRY
- TILING
- BRICKWORK

NO VAT

M. METCALFE & SONS

RE-UPHOLSTERY



My suite is old, but now looks new. Re-upholstery could suit you too!

For Free Estimate
Tel Free Phone 0800 387669
K. WATKINS 17 New Road, Spalding
Agents for Vesta Upholstery
Member of the Master Upholsterers' Association
4i8557 504vx

SKIP HIRE

TRIPLE SSS
SKIP HIRE
Mini Skips up to 6 cu yds
COMPETITIVE RATES
Tel: (0775) 840353 anytime
(0945) 65471 office hours
Licensed Waste Carriers 2ex3618

SKIP HIRE
MINI SKIP UP TO 8 CU YDS
If you find you are in a mess, why not call for GHS
They'll bring your skip with a a smile
And beat the others by a mile!
Tel GHS (406) 330213/330259
anytime
Loading service available if required.
Sand and ballast also delivered.

TV/VIDEO

QUALITY S-H TV
TV & Video Rep
RICHARD MA
Open: Mon-Sat 10am
CLOSED WEDNES
48 HIGH STREET, HC
Tel 0406 490

TV/VIDEO/A CD/SATELLITE
No call-out c
Free estim
GOSBERTON VIDE
0775 840
2v4859

WINDSCR

YOUR LOCAL WINDSCR SPECIALISTS FOR PRIC QUALITY -SERVICE
EMERGENCY

315. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

Plan No. and Applicant		Proposal
H16/0247/94 Longhurst Housing Association Limited	O.A.	Dwellings for the elderly at 93-121 Winsover Road, Spalding.
H16/0288/94 Mr & Mrs R J Tinkler		First floor extension at 31 Fairview Way, Spalding.
H04/0308/94 Mrs R Hunt		Residential development at Station Street, Donington.

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H14/0108/93 G F Scrupps		Commercial vehicle hire at Crown Hall Farm, Dozens Bank, Pode Hole.
H16/1173/93 Springfields Horticultural Society Limited	O.A.	Retail foodstore with associated petrol filling station, car parking, landscaping and highway works at Springfields Garden Centre, Camel Gate, Spalding.

(Subject to (i) reason 1 being amended to include reference to the proposal being at variance with the East Midlands Regional Policy Guidance; (ii) the addition of the Department of Transport's reasons and (iii) to the Director of Planning and Building Control Services responding appropriately to the reported letter from Healey and Baker in the light of the Council's Consultants further advice.)

Prior to determination of the above application the Director of Planning and Building Control Services read out in full a letter from Healey and Baker, agents for the applicant, concerning the contents of the Director's circulated report and a letter from the Council's consultants, Chesterton's, in response together with his own views and advice on the Healey and Baker letter.

The Director of Planning and Building Control Services further reported on the Department of Transport advice which had now been received, which expressed concern at the possible effects the development would have on the A16/A151 roundabout and therefore recommended refusal at the present time. It was also reported that the proposal was at variance with paragraph 4.16 of the regional policy guidance for the East Midlands relating to retailing developments wherein the guidance in the case of small market towns was that planning authorities should allocate sites in local plans which would enable new food stores to locate in, or at the edge of, the town centres in order to maintain their continuing viability and vitality.

(Councillor C F Fisher declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

247/94

file note

discussion with Mr Crownshaw of John Roberts

over proposed development 21/6/94

Mentioned

- Need to ensure satisfactory design / hoppital / materials.
- ? pedestrian access onto Winsover Rd / He would discuss with C. Bazzi - but may be unhappy given condition - secured by design
- Mentioned need to move aim.

Left that he would prepare further plans.

Longhurst Housing Association Ltd
Friars House
Quaker Lane
Boston
Lincolnshire
PE21 6DZ

D J Roberts

DJR/SJS
H16/0247/94
SWSHDC/ABW/BJW

27 May 1994

Dear Sir

Bungalow Schemes - Spalding

I have been forwarded a copy of your letter of 13 April 1994 by Mrs Waltham.

With specific regard to the Winsover Road site I would offer the following comments:

Previous discussions with my department were carried out on an informal basis. Although two storey development would be most appropriate I do realise that it may not meet your needs.

In this instance, therefore, I would suggest that single storey could be acceptable, subject to appropriate design. It may be that a 'steeper' pitched roof details, particularly to the Winsover Road frontage, would fulfil all aims. In this respect the aim should be to recreate something of the original character of the development, ie, a frontage of relatively modest town cottages.

I would welcome further discussions with you prior to the formulation of detailed plans.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

cc - Mrs Sally Waltham, Director of Housing & Property Services

Longhurst Housing Association Limited

Friars House, Quaker Lane,
Boston, Lincs. PE21 6DZ
Fax No. 0205 366854

Head Office – Boston
☎ 0205 354477

Nottingham Area Office
☎ 0602 582199

Skegness Area Office
☎ 0754 769415

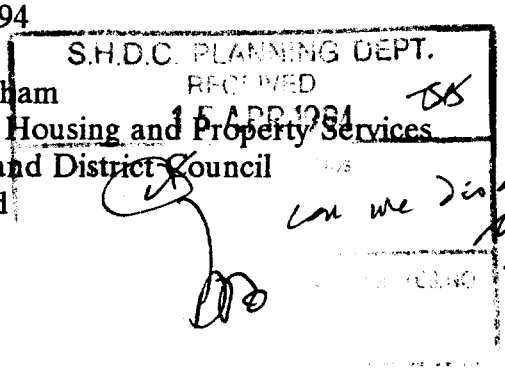
Lincoln Area Office
☎0522 722979

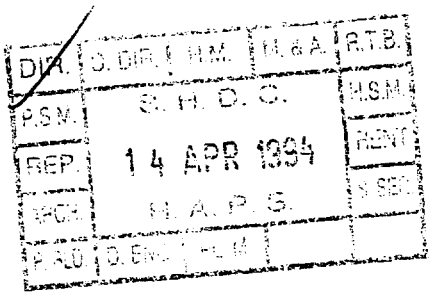
Care & Repair (Lincoln)
☎0522 560333

Chairman: Alan Ostler
Director: Bob Walder B.Sc. (Hons) FIH.

Our Ref: SWSHDC/ABW/BJW

13 April 1994





H16/247/94

Dear Sally

RE: BUNGALOW SCHEMES IN SPALDING

I should like to raise two matters with you regarding our funding allocation to provide twenty bungalows for the elderly in Spalding this year.

Firstly, I should like to confirm our discussion with Glen Turner in your office to the effect that we will take up part of the allocation (ie for nine bungalows) at Chaldean Way adjacent to the Daniels Gate site. We have agreed in principle terms with Broadgate Builders for the site, and Glen was of the opinion that this would be a very popular location for your own tenants and nominations.

I should also,however, like to raise with you our concern regarding the Winsover Road site. I understand that the Planning Officer is of the opinion that two-storey development would be most appropriate on the site. We have had very considerable difficulty in letting first floor accommodation for the elderly (ie where no lift is provided) and all proposals that we have discussed between us over the past 6 months or so have been for eleven bungalows on the site.

In view of the relative lack of townscape quality of the site and its immediate surroundings, I am more than a little surprised that the preference of the planning officer is as pronounced as it appears to be. Before we plough on and exchange contracts for the site (the contract at draft stage is to dispose of the site to us quite specifically for eleven bungalows) I felt it would be useful if you could make your own enquiries.

continued.....

A Not-For-Profit Organisation for the Provision of Housing
Registered with the Housing Corporation under the Housing Associations Act 1985 (Reg. No. LO873)
Registered under the Industrial & Provident Societies Act 1965 (Reg. No. 20030R)
VAT Reg. No. 613 5655 47

A member of the National Federation of Housing Associations

13 April 1994

Please let me know how things are proceeding on this matter. I look forward to hearing from you.

Yours sincerely

p.p. E. Faunt

ALAN WHYTE
DEVELOPMENT MANAGER