SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0270/94 Received:18-MAR-94 Type:FULL

Name: Minster General Housing Ass.
Jubilee House
92 Lincoln Road
Peterborough
PE1 2SN

Agent: Richard Galey & Partners
The Old School
Loughborough Road
Leicester
LE4 5PG

Description: Conversion of existing first floor accommodation from one flat to two bedsits
Location : 28 Winsover Road Spalding
Lincs

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

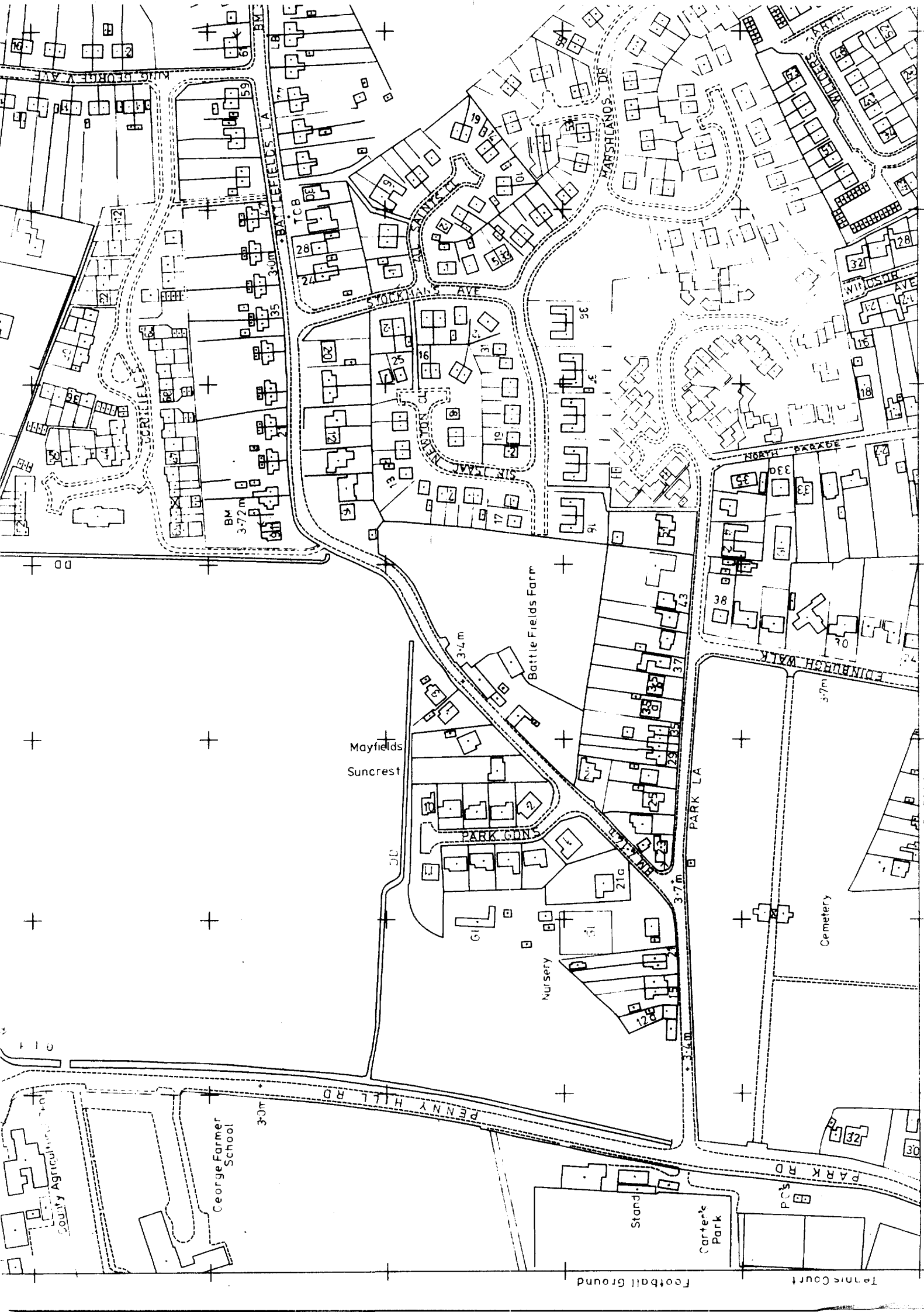
1 The proposed bedsits will gain vehicular access at the rear served by Glen Avenue. Glen Avenue is an unmade private road which already serves seven cottages, two commercial garages and the rear of seven properties which front Winsover Road, including the application site. Due to parked vehicles it is difficult for two vehicles to pass in safety. This could lead to vehicles having to wait or reverse out onto Winsover Road when meeting an oncoming vehicle. Also visibility from Glen Avenue onto the Class I County Road, Winsover Road, is restricted due to parked vehicles. Vehicles emerging have to edge out into the carriageway of Winsover Road before they can see (or be seen by) oncoming traffic. To allow this proposal would increase the residential units served by this inadequate access, and therefore, the number of vehicles gaining access over it thereby exacerbating the problems referred to above, to the detriment of highway safety. If permitted it would be difficult to resist any similar conversions of neighbouring properties which would make matters worse.

Director of Planning and Building Control Services
17-MAY-94 H16/0270/94

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)


BATTLEFIELDS LA
STOCKTON AVE
SIR ISAAC NEWTON CL
ST ANNS CT
MARSHLANDS DR
NORTH PARADE
EDINBURGH WALK
PARK GDNS
PARK LA
PARK RD
PENNY HILL RD
Battle Fields Farm
Mayfields
Suncrest
Nursery
Cemetery
George Farmer School
Football Ground
Tennis Court
Carter's Park
Stand
BM 3·72m
3·4m
3·7m
3·6m

FOC. COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16|0270|94

Date Registered 18 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MINSTER GENERAL HOUSING ASSOC LTD
JUBILEE HOUSE, 92 LINCOLN ROAD
PETERBOROUGH PE1 2SN

Tel. No.

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

RICHARD GALEY & PARTNERS
THE OLD SCHOOL, LOUGHBOROUGH ROAD
LEICESTER LE4 5PG

Tel. No. 0533 610333
(Personal contact name) Joseph Amoah-Nyako

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

28 WINSOVER ROAD, SPALDING, LINCS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CONVERSION OF EXISTING FIRST FLOOR ACCOMODATION FROM ONE FLAT TO TWO (2) BEDSITS

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £140.00 If you consider no fee is payable include a written explanation instead.

Signed ..... Date 7 MARCH 1994

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 (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 many2
(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:	2.24	sq. metres
C. Please state size of any new structure:- (a) max. height:	5.4	metres
(b) max. length:	2.8	metres
(c) max. width:	0.8	metres
D. Please state type and colour of materials for facing external walls:	RENDERED PANELS	
E. Please state type and colour of roofing materials.	PITCHED TO MATCH EXISTING	
F. Has a survey of the site been undertaken? State Yes or No	YES	

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

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

RESIDENTIAL

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:
Will there be—
Individual access(es)
New estate road

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

NONE

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

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

TO BE CONNECTED TO EXISTING DRAIN

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).

POTENTIAL LEASEHOLDER

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: MR S BURTON

Address of owner at which notice was served:
28 WINSOVER ROAD
SPALDING, LINCS

State Date notice served:
7 MARCH 1994

Signed ..... ~~(Applicant~~ / Agent) Date 7 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 ..... ~~(Applicant~~ / Agent) Date 7 MARCH '94

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H16/0270/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

Press
PC
WM
Residents

Extra Consultations:

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

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	...✓ DONE 23-MAR-94	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer: DR

Senior Officer Confirmed ..... Date.....22/3 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

See no great problem from planning
Part of rear
(Meaning of word) unit may be appreciated
by new owner. – Flat above gift ware shop.

Inspected by DC
Date 25/3

Site Notice posted by DC
Date
Expiry 25/3

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 ..... ✓ 12/1

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 ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £140

Receipt No P4035

Date first Rec'd 18 MAR 1994

Registration

Reference H16/0270/94

Cross-Ref R

Date 21-MAR-94 LAC

Validation

TYPE FULL.

Site area
No of dwellings
Floorspace

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

Description to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £140.

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 534350 322990

Ward R Parish SPALDING

Inside IBD YES Inside LP area YES

Constraints:

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

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards –

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref

Linked to property Ref 0230911

Dist Bound

Other:

Planning Records:
Earlier apps 834/93

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

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H16/0270/94 Received:18-MAR-94 Type:FULL

Name: Minster General Housing Ass.
Jubilee House
92 Lincoln Road
Peterborough
PE1 2SN

Agent: Richard Galey & Partners
The Old School
Loughborough Road
Leicester
LE4 5PG

Description: Conversion of existing first floor accommodation from one flat to two bedsits
Location : 28 Winsover Road Spalding Lincs

South Holland District Council hereby give notice that permission has been refused etc for the following reasons:

1 The proposed bedsits will gain vehicular access at the rear served by Glen Avenue. Glen Avenue is an unmade private road which already serves seven cottages, two commercial garages and the rear of seven properties which front Winsover Road, including the application site. Due to parked vehicles it is difficult for two vehicles to pass in safety. This could lead to vehicles having to wait or reverse out onto Winsover Road when meeting an oncoming vehicle. Also visibility from Glen Avenue onto the Class I County Road, Winsover Road, is restricted due to parked vehicles. Vehicles emerging have to edge out into the carriageway of Winsover Road before they can see (or be seen by) oncoming traffic. To allow this proposal would increase the residential units served by this inadequate access, and therefore, the number of vehicles gaining access over it thereby exacerbating the problems referred to above, to the detriment of highway safety. If permitted it would be difficult to resist any similar conversions of neighbouring properties which would make matters worse.

13-MAY-94 AD check.....

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

APPLICATION REFERENCE: H16/0270/94 DATE RECEIVED: 18-MAR-94

TYPE: Full

DESCRIPTION: Conversion of existing first floor accommodation from one flat to two bedsits

LOCATION: 28 Winsover Road, Spalding

APPLICANT: Minster General Housing Association Ltd AGENT: Richard Caley & Ptnrs

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REASON FOR COMMITTEE CONSIDERATION

County Highways requests refusal.

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

RECOMMENDATION

Refuse permission.

*The proposed bedsits will gain vehicular access at the rear served by Glen Avenue. Glen Avenue is an unmade private road which already serves seven cottages, two commercial garages and the rear of seven properties which front Winsover Road, including the application site. Due to parked vehicles*it is difficult for two vehicles to pass in safety. This could lead to vehicles having to wait or reverse out onto Winsover Road when meeting an oncoming vehicle. Also visibility from Glen Avenue onto the Class I County Road, Winsover Road is restricted due to parked vehicles.* Vehicles emerging have to edge out into the carriageway of Winsover Road before they can see (or be seen by) oncoming traffic. To allow this proposal would increase the residential units served by this inadequate access and therefore the number of vehicles gaining access over it thereby exacerbating the problems referred to above, to the detriment of highway safety. If permitted it would be difficult to resist any similar conversions of neighbouring properties which would make matters worse.*

COMMENTS

1 Application is to convert first floor above offices into two bedsits. Permission was granted under reference H16/0834/93 to use the first floor for a single flat.

2 No objections in principle to use but Highways Department has requested refusal.

REPRESENTATIONS

County Highways: Request refusal.

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

H16/0270/94

FULL

Applicant: Minster General Housing Ass. Agent: Richard Galey & Partners
Tel: 0533 610333

Description: Conversion of existing first floor accommodation from one flat to two bedsits

Location: 28 Winsover Road
Spalding
Lincs

Valid date:	18-MAR-94	Terminal date:	13-MAY-94
Target dates:		Target Committee:	11-MAY-94
To case officer	25-MAR-94	Report deadline:	27-APR-94
Inspected by	01-APR-94	Agreed TD Ext:	
Extra contacts	08-APR-94	Case Officer:	
Report if not clear by	22-APR-94		D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 2.24 M2
Category: Alteration
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~23~~ 25-MAR-94	~~13~~ 15-APR-94
Dir of Environmental	22-MAR-94	05-APR-94
Cllr Mrs A J Teale 0775 766412 (Of	22-MAR-94	29-MAR-94

L.C.C - Obs Attached 24/3/94
Plan taken off 24.3.94

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0270/94

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

28 Winsmere Road, Spalding

3. Name, classification and number of road

I

4. Date application referred 24-3-94

5. State whether outline, detailed application etc.

Full

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

Conversion of Existing Flat into Two Basits

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 appr .l in consultation with the Director of Highways and Planning

(ii) For other applications

Delete as appropriate

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

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

The proposed bedsits will gain vehicular access at the rear served by Glen Avenue. Glen Avenue is an unmade private road which already serves 7 cottages, 2 communal garages and the rear of 7 properties which front Wanstead Road, including the application site. Due to parked vehicles it is difficult for 2 vehicles to pass in safety. This could lead to vehicles having to wait or reverse out onto Wanstead Road when meeting an oncoming vehicle.

Also visibility from Glen Avenue onto the Clarendon Road, Wanstead Road is restricted due to parked vehicles. Vehicles emerging have to edge out into the carriageway of Wanstead Road before they can see (or be seen by) oncoming traffic.

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

To allow this proposal would increase the

Form No. H/A/3J

Lincolnshire
DEPARTMENT OF HIGHWAYS AND PLANNING

To.....

Planning Reference H16/0270/94

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

The residential units served by this inadequate access and therefore the number of vehicles gaining access over it thereby exacerbating the problems refered to above, to the detriment of highway safety.

If permitted it would be difficult to resist any similar conversions of neighbouring properties which would make matters worse.

Date 31-3-94

Signed .....
Director of Highways and Planning

·R·G+P·

Richard Galey & Partners
Architects, Interior Designers

The Old School. Loughborough Road
Leicester. Leicestershire LE4 5PG
Tel: (0533) 610333. Fax: (0533) 610678

25 February 1994

Your Ref:
Our Ref: JAN/LN/4378/MGHA

South Holland District Council
Planning & Building Control Services
Council Offices
Priory Road
Spalding
Lincs.
PE11 2XE

SOUTH HOLLAND D.C.
PLAN DEPT
18 MAR 1994
REF. 0270/94

Dear Sirs

Re: **LIVING OVER THE SHOPS**
28 WINSOVER ROAD, SPALDING, LINCS

We wish to submit a planning application for the above project.

The following information as required has been enclosed.

1. Planning Application (4 copies)

2. Application Fees (£140.00)

3. Four copies of our drawing numbers:
4378/MGHA/01B
4378/MGHA/02
4378/MGHA/03

Yours faithfully

Joseph Amoah-Nyako
For and on behalf of
RICHARD GALEY & PARTNERS

Partners
R. I. Galey. Dip. Arch. (LEICS) MASI
W. D. Smedley. BA(Hons). Dip. Arch. (LEICS). RIBA
Associate
S. J. Jackson. ACIOB. AFS. AMMSST. AMASI
VAT Reg. No. 316 1409 88. Reg in England

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4035
Date received : 18-MAR-94

Received from

Minster General Housing Ass.

Address

Jubilee House
92 Lincoln Road
Peterborough

Fee paid	£	140.00
VAT	£	0.00
Total received	£	140.00

Cash/Cheque : Cheque

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

DRAWING ISSUE RECORD

RGP/P□P/06

SOUTH HOLLAND D.C.
PLAN DEPT
18 MAR 1994
REF. 02.10.94

JOB REF: 4378/MGHA.

TO :

DAY / MONTH / YEAR	DATE OF ISSUE					SHEET
DAY	DATE	08	10	11	03	
MONTH	OF	02	02	02	03	
YEAR	ISSUE	94	94	94	94	

DESCRIPTION	NO	REVISION			
DRGS FROM ROFFE + MOSES.	C02/001/2/3	✓			✓
PROPOSED FLOOR PLANS ELEV, SECTIONS	01		✓	Δ	✓
EXISTING FLOOR PLANS ELEVATIONS	02				✓
PROPOSED SECTION	03				✓

DISTRIBUTION	COPIES ISSUED			
MINSTER GENERAL HOUS. ASS.	1		1	
MR. S BURTON - CLIENT		✓	1	
SOUTH HOLLAND DISTRICT COUNCIL				4

REMARKS

SIGNED

315. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant		Proposal
H19/0043/94 Mr & Mrs Markillie		New access at Southeau Bank, Throckenholt.
H09/0080/94 R Newson	O.A.	Six self-contained flats including parking, access, siting, design and external appearance.
H09/0081/94 R Newson		Conservation Area Consent for the demolition of Buildings at 17 West End, Holbeach.
H05/0220/94 Mrs I Kowalski		Retention of dwelling without complying with agricultural habitation clause at Ravens Gate, Fleet Fen, Holbeach.
H06/0258/94 C Hannah	O.A.	Two bungalows at Tops Gate, Gedney.
H16/0270/94 Minster General Housing Association Limited		Conversion of existing first floor accommodation from one flat to two bedsits at 28 Winsover Road, Spalding.

(c) Applications Director of Planning and Building Control Services Authorised to Approve

The Director of Planning and Building Control Services be authorised to grant planning permission in accordance with his recommendations, in respect of the following proposal:-

Plan No. and Applicant	Proposal
H09/0260/94 P L Ely (Contractors) Limited	Five bungalows with garages at "Hardys Nursery", Park Lane, Holbeach.

(d) Applications deferred

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant	Proposal
H16/0709/93 George Adams & Sons Limited	Certificate of Alternative Development - Industrial development at Fulney Lane and Holbeach Road, Spalding.

(To enable the Director of Planning and Building Control Services to have further discussions with the applicants and their agent.)

H09/0192/94 A R Chapman Esq	O.A.	Residential development at Washway Road, Holbeach.

(Pending a site inspection to establish if the proposed development can properly be regarded as infilling or if it is a consolidation of sporadic development.)

Richard Galey & Partners,
The Old School,
Loughborough Road,
Leicester.
Leicestershire.
LE4 5PG.

Mr D Roberts

DJR/JJ H16/0270/94

WDS/LN/4378/MGHA/C

08 Jul 1994

Dear Sir,

28 WINSOVER ROAD, SPALDING.

Further to your letter of 20th June 1994 and earlier correspondence. I understand that since our telephone discussion on 20th June you have spoken to Mr Briggs directly over the matters surrounding the County Highways Departments request for refusal. I understand that you and he resolved that a meeting was unnecessary and that you would be considering re-submitting a fresh application for the proposed development.

I shall therefore regard this matter closed pending a re-submission unless I hear from you to the contrary and apologise for any delays or misunderstandings.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Director of Planning & Building Control, South Holland D.C. Spalding FAO Mr D Roberts

Your Ref: WDS/LN/4378/MGHA/C
My Ref : GB/PLAN 11/JP

Richard Galey & Partners
The Old School
Loughborough Road
Leicester
LE4 5PG

For further information contact
Mr C Briggs
Telephone Lincoln (0522) 553127

17 June 1994

Dear Sirs

28 WINSOVER ROAD, SPALDING - PLANNING REFERENCES H16/0270/94

I refer to your letter of 19 May addressed to South Holland District Council which has been forwarded to me for my comments.

I have no objections to the principle of providing living accommodation over shops and I am prepared to allow such development even in the absence of any off-street car parking provision.

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Yours faithfully

Director of Highways & Planning

Spoke to C Briggs
21/6. He has spoken
to writer: discussed
at length: no need
for meeting.

19283.d51

Spoke to [illegible]/can meeting be. Ken.
D/C - Admin Asst to phone
C. Briggs direct one Ken to see if
He will change his mind: if he wants
Spurpe meeting Ken he will call me back:
but I see no point in meeting unless chair
will change his mind + advised that inspectrix
of chiefs standpoint it would be advisable
for Ken to be-submit anyway making
out his case: even if this was unsuccessful
it could be put to portrix use
in any future appeal.

·R·G+P·

20 June 1994

Richard Galey & Partners
Architects, Interior Designers
The Old School, Loughborough Road
Leicester, Leicestershire LE4 5PG
Tel: (0533) 610333. Fax: (0533) 610678

Your Ref:
Our Ref: WDS/LN/4378/MGHA/C

COPY

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

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JUN 1994

Attention of	Nos.
DPO NSM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

For the attention of Mr D Roberts

Dear Sirs

Re: **PROPOSED LIVING OVER THE SHOPS PROJECT**
28 WINSOVER ROAD, SPALDING,
FOR MINSTER GENERAL HOUSING ASSOCIATION LIMITED

I am in receipt of your letter dated 26th May 1994. This was in response to our letter to you dated 19th May 1994.

I am now very concerned at your approach to our request as outlined in our letter to you of the 19th May.

Let me remind you of events so far. In your letter dated 26th May you stated that it would not be possible because of holiday commitments for us to meet with you and that you would contact me during week commencing 6th June. You did not. I telephoned you on the 15th June and you explained that because of illness it was not possible to contact me during this week. You gave me an assurance that you would contact me on the 16th or 17th to confirm a meeting between you and the highways representative for Thursday the 23rd June 1994.

I now have a message taken by my secretary dated 17th June stating that we should have received a correspondence from the Highways Department which requires a reply before a meeting could be arranged. I find this disturbing and would ask you that the meeting be convened on the 23rd of June as per your suggestion and agreement.

I can assure you that we have had no correspondence from you since the 26th May 1994.

We were refused planning permission for "Living Over The Shops" project to convert one flat to two bedsits. When we contacted you, we made it clear that this was a "Living Over The Shops" project. We made it clear that we wanted to enter into a dialogue with you prior to a decision being made. The meeting with you is to review the situation in respect to our

Spoke to CR. Am. 20/6
He will fax us and
write with copy letter

Partners
R. J. Galey, Dip. Arch. (LEICS) MASI
W. D. Smedley. BA(Hons). Dip. Arch. (LEICS). RIBA
Associate
S. J. Jackson. ACIOB, AFS. AMMSST. AMASI
VAT Reg. No. 316 1409 66. Reg in England

Suggest 12 Am 23/6 if necessary for meeting

South Holland District Council
Planning Department
cont....

application and for us to consider whether or not a repeat application of the same type would be worthwhile. We still wish to do that.

We never intended for any vehicular access to be made via Glen Avenue. It was always intended that parking spaces should be reserved for the shop only. You are aware that the "Living Over The Shops" project scheme backed by the Department of the Environment encourages the provision of living accommodation over shops premises, without the benefit of additional parking spaces.

Would you please check with the "Highways Department" as to what happened to their correspondence if it is available, then ask them to fax it to us by return of fax as per the date of this letter, we can then respond as necessary and still meet on the 23rd of June 1994.
Yours faithfully

William D Smedley
ARCHITECT

cc Chief Executive
South Holland District Council

·R·G+P·
Richard Galey & Partners
Architects, Interior Designers

Richard Galey & Partners,
The Old School,
Loughborough Road,
Leicester.
LP4 5PG.

Mr D Roberts

DJR/JJ H16/270/94

WDS/LN/4378/MGHA/C

26 May 1994

Dear Sir,

28 WINSOVER ROAD, SPALDING.

Thank you for your letter of 19th May 1994. Due to holiday commitments it will not be possible for the Case Officer and Highway representative to meet with you until the week commencing 6th June at the earliest.

I shall contact you during that week in order to make arrangements. I hope this is satisfactory for the time being.

Yours faithfully

N Miglen
Principal Planning Officer
Development Control

C.B. has written to him
Sees no point in meeting.
Await Response

Moved with 17/6
Clf manage: Re. C.Biggs
Letter in part: no need to
meet if their answer all
questions: Clf he would
phone me if necessary.

S.H.D.C. PLANNING DEPT.
RECEIVED
23 MAY 1994 D.R.
File Nos.

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Richard Galey & Partners
Architects, Interior Designers

The Old School, Loughborough Road
Leicester, Leicestershire LE4 5PG
Tel: (0533) 610333. Fax: (0533) 610678

19 Ma_ '994

Your Ref:
Our Ref: WDS/LN/4378/MGHA/C

The Chief Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sirs

Re: **PROPOSED LIVING OVER THE SHOPS PROJECTS AT 28 WINSOVER ROAD, SPALDING**

We write further to our refusal of planning permission reference H16/0270/94.

We did explain when the application was made that this was a "living over the shops" project and that it was never intended that parking provision be offered to the tenants of the Flats.

Precedents have been set nationally on this principle of "living over the shops" without parking provision.

May I and a member of the Housing Association make an appointment to see you or one of your principle officers to discuss a re-application.

We would like the opportunity to explain the principles of "living over the shops" projects and how the tenancy agreements and general management of the project is carried out by the Association. It may be that a different approach to the highways provisions could be accommodated.

I look forward to your reply in this matter.

Yours faithfully

William D Smedley
ARCHITECT

Copied to CB. 26/5. He will contact. KMH.

Partners
R. J. Galey, Dip. Arch. (LEICS) MASI
W. D. Smedley, BA(Hons), Dip. Arch. (LEICS) RIBA
Associate
S. J. Jackson, ACIOB, AFS, AMMSST, AMASI
VAT Reg. No. 416 1401 82. Reg in England

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL
HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

FACSIMILE TRANSMISSION COVER SHEET

DATE 20 June 1994

TO	FROM
NAME D. Roberts S.H.D.C.	NAME Chris Briggs
ADDRESS	ADDRESS 4th Floor City Hall Beaumont Fee Lincoln LN1 1DN
FAX NO 0775 710772	TELEPHONE NO 0522 553127 FAX 0522 553149

NUMBER OF PAGES TO FOLLOW: 1

Kindly telephone us on the above number if any page is unclear.

MESSAGE:

Copy & letter re Winsover Rd Spalding

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JUN 1994

Action by ..... | Acknowledge YES/NO
Discuss with | by
Copy to D. Roberts | date

12/6

10990.s4o

Your Ref: WDS/LN/4378/MGHA/C
My Ref : GB/PLAN 11/JP

Richard Galey & Partners
The Old School
Loughborough Road
Leicester
LE4 5PG

For further information contact
Mr C Briggs
Telephone Lincoln (0522) 553127

17 June 1994

Dear Sirs

28 WINSOVER ROAD, SPALDING - PLANNING REFERENCES H16/0270/94

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Yours faithfully

Director of Highways & Planning

19283.d51

·R·G+P·

20 June 1994

Richard Galey & Partners
Architects, Interior Designers

The Old School, Loughborough Road
Leicester, Leicestershire LE4 5PG
Tel: (0533) 610333. Fax: (0533) 610678

Your Ref:
Our Ref: WDS/LN/4378/MGHA/C

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

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JUN 1994 DR

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

Acknowledge YES/NO
by
date

For the attention of Mr D Roberts

Dear Sirs

Re: **PROPOSED LIVING OVER THE SHOPS PROJECT**
28 WINSOVER ROAD, SPALDING,
FOR MINSTER GENERAL HOUSING ASSOCIATION LIMITED

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South Holland District Council
Planning Department
cont....

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William D Smedley
ARCHITECT

cc Chief Executive
South Holland District Council

·R·G+P·
Richard Galey & Partners
Architects, Interior Designers

Director of Planning & Building Control, South Holland D.C. Spalding FAO Mr D Roberts

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

Your Ref: WDS/LN/4378/MGHA/C
My Ref : CB/PLAN 11/JP

Richard Galey & Partners
The Old School
Loughborough Road
Leicester
LE4 5PG

For further information contact
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Telephone Lincoln (0522) 553127

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C Briggs

Director of Highways & Planning

19283.d51

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JUN 1994
Attention of
DPO NRM
DDPO BC
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
Date

S.H.D.C. PLANNING DEPT.
RECEIVED
21 JUN 1994
Attention of
DPO
DOPO
IC ACF
Action by
File Nos.

R·G+P·

Richard Galey & Partners
Architects, Interior Designers

The Old School, Loughborough Road
Leicester, Leicestershire LE4 5PG
Tel: (0533) 610333. Fax: (0533) 610678

20 June 1994

Your Ref:
Our Ref: WDS/LN/4378/MGHA/C

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

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South Holland District Council
Planning Department
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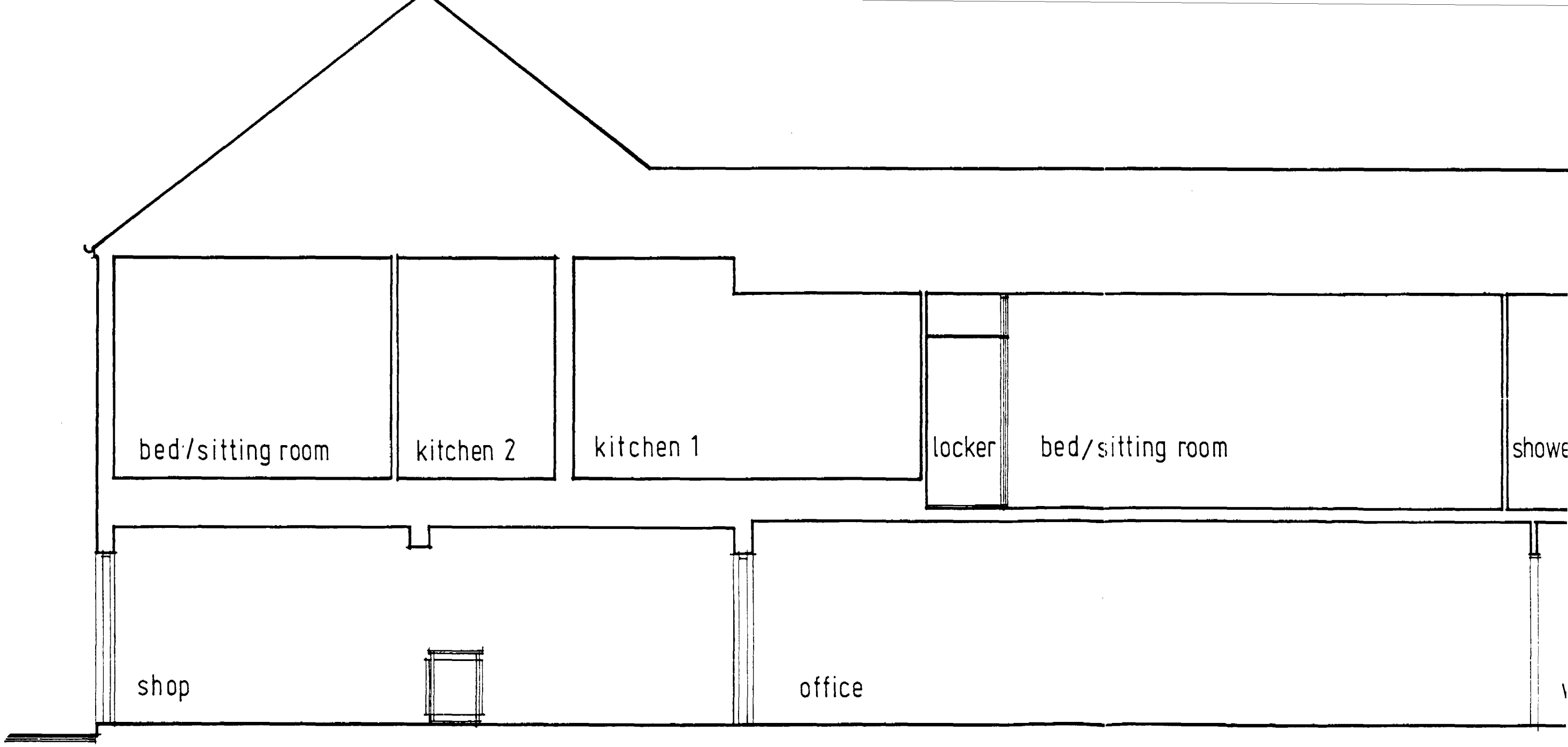
cc Chief Executive
South Holland District Council

·R·G+P·
Richard Galey & Partners
Architects, Interior Designers

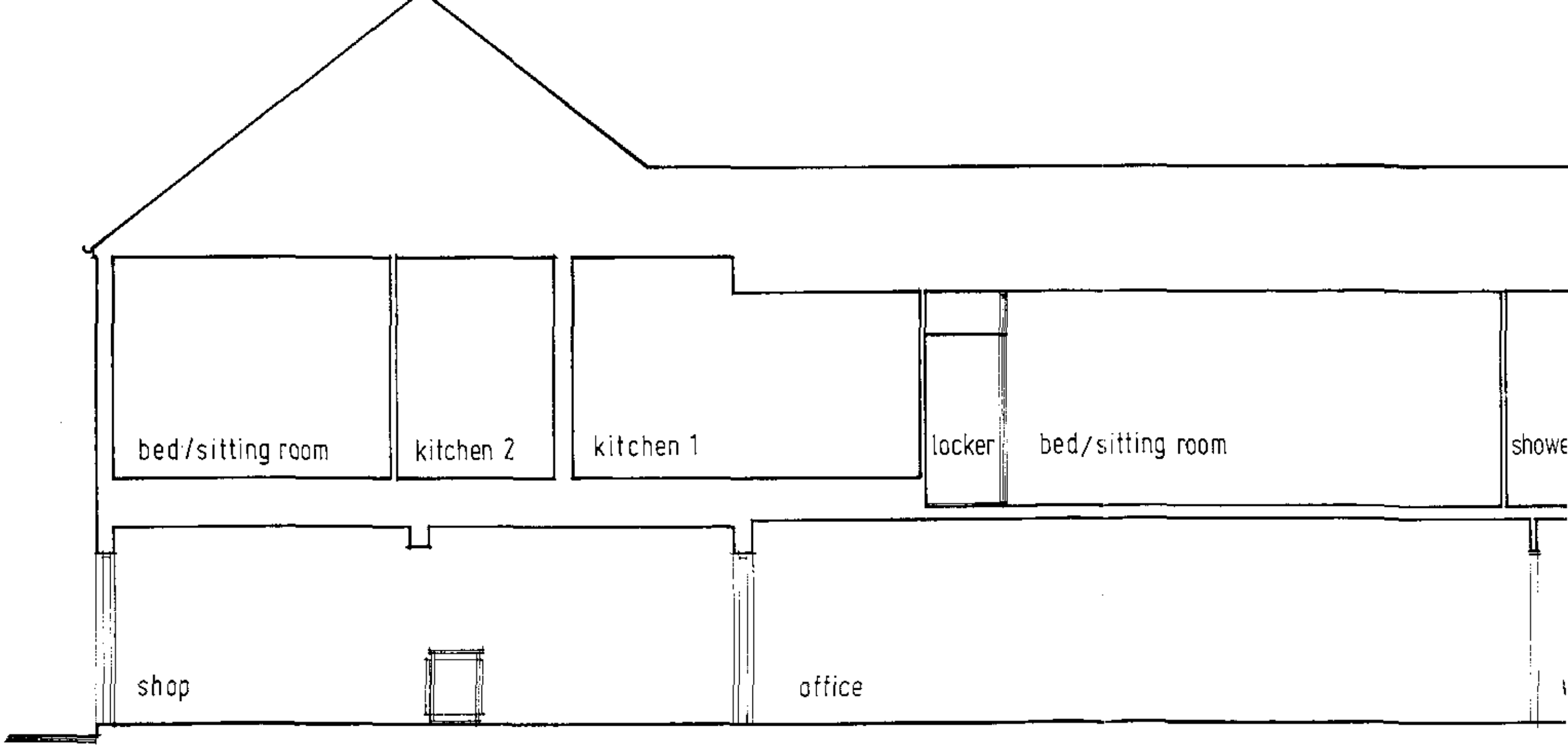
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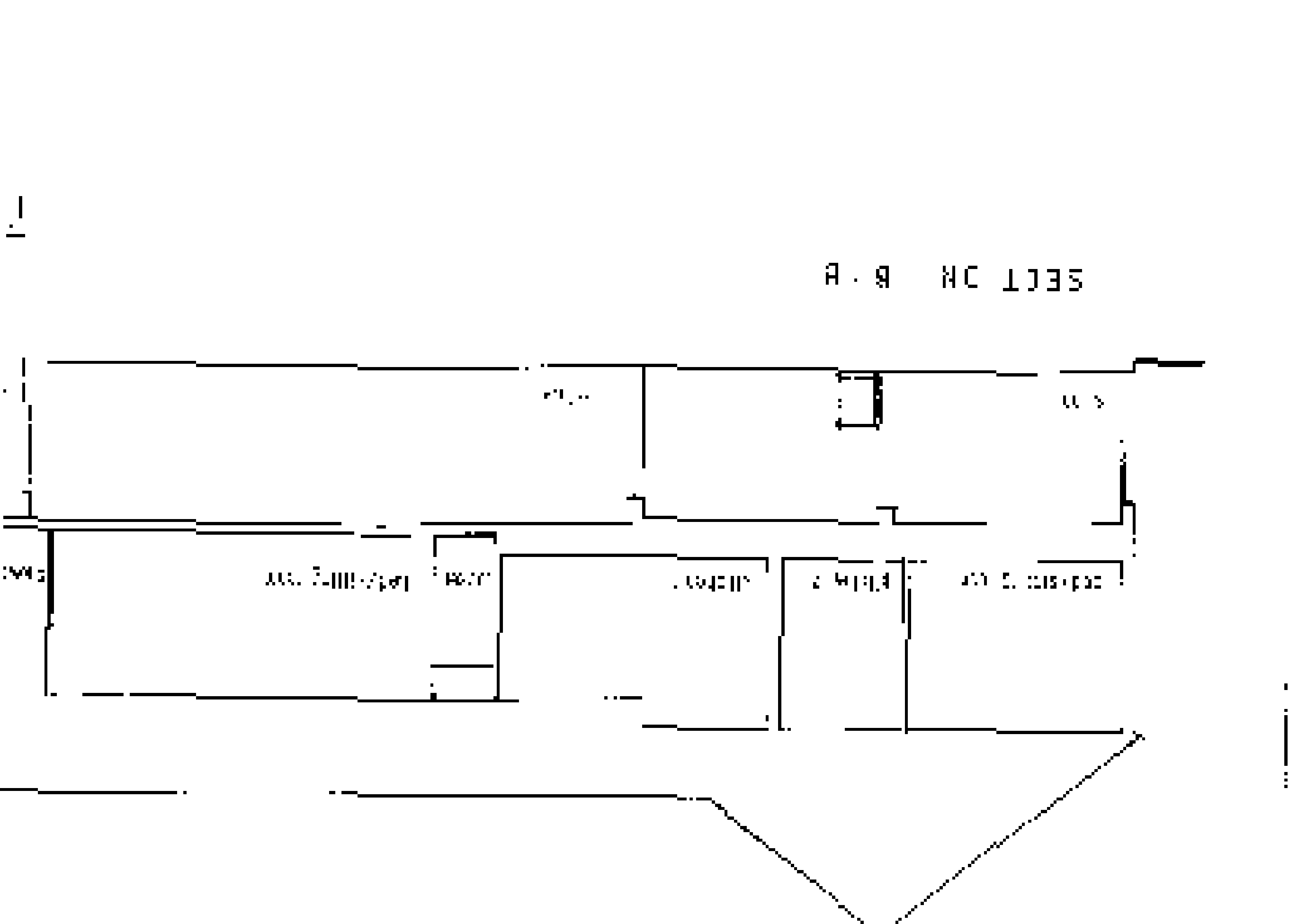
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APPLICATION FORM	4-7
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ALL OTHER DRAWINGS	.....
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	35-38


bed/sitting room
kitchen 2
kitchen 1
locker
bed/sitting room
shop
office

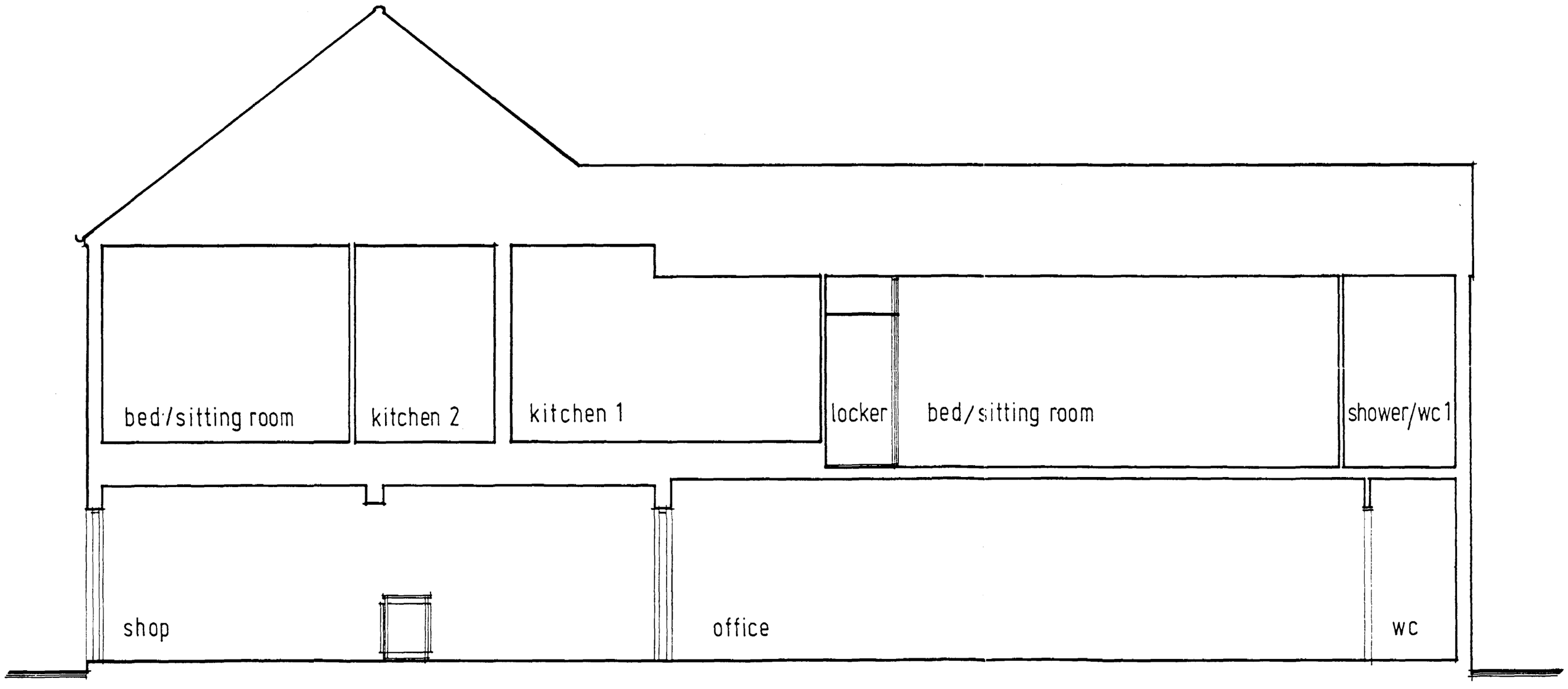
SECTION B-B


bed/sitting room
kitchen 2
kitchen 1
locker
bed/sitting room
shop
office

SECTION B-B



Revision	Date



SECTION B-B

SOUTH HOLLAND D.C.
PLAN DEPT
18 MAR 1994
REF. 0270/94
DETERMINED PLAN

·R·G+P·

Richard Galey & Partners
Architects, Interior Designers

The Old School, Loughborough Road
Leicester, Leicestershire LE4 5PG
Tel:(0533)610333 Fax:(0533)610678

Project LIVING OVER THE SHOP
28 WINSOVER ROAD
SPALDING
LINCS.

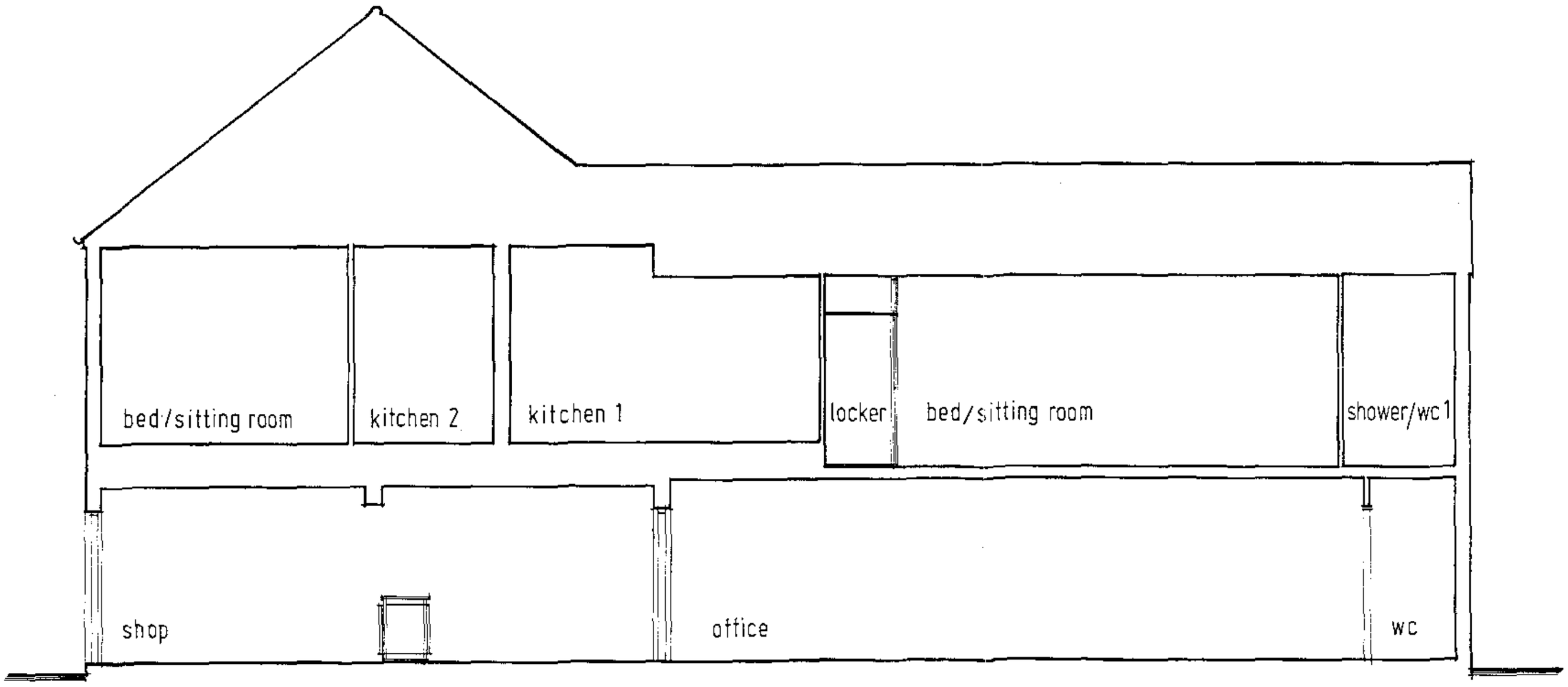
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Scale 1:50 Ref 4378/MGHA/03

Date 28:02:94 Drawn JAN

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Revision	Date



SECTION B-B

SOUTH KESTEVEN D.C.
PLAN DEPT
18 MAR 1994
REF 0870/94
DETERMINED PLAN

·R·G+P·

Richard Galey & Partners
Architects, Interior Designers

The Old School, Loughborough Road
Leicester, Leicestershire LE4 5PG
Tel:(0533)610333 Fax:(0533)610678

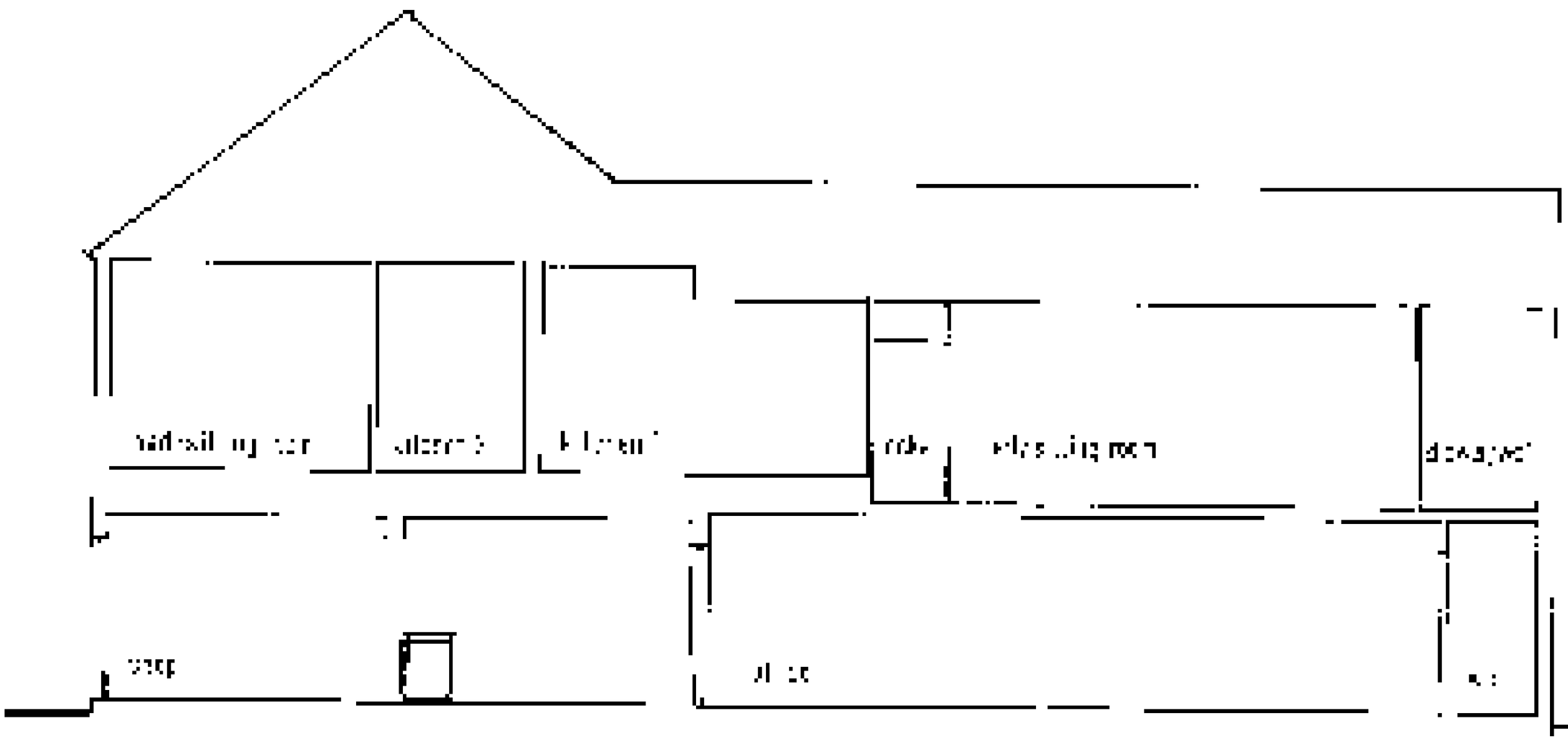
Project LIVING OVER THE SHOP
28 WINSOVER ROAD
SPALDING
LINCS.

Sheet Title PROPOSED SECTION

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SECTION B-B



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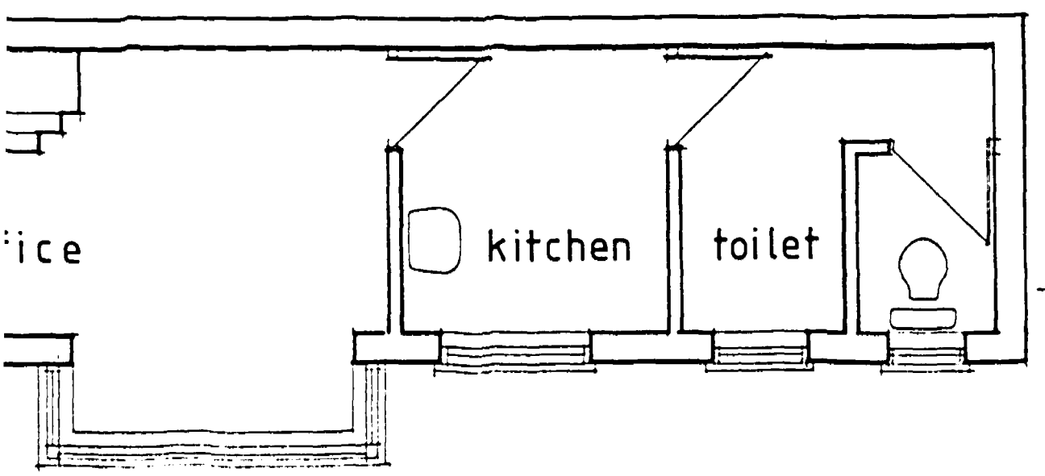
Richard Gilbert & Partners
Architects & Town Designers

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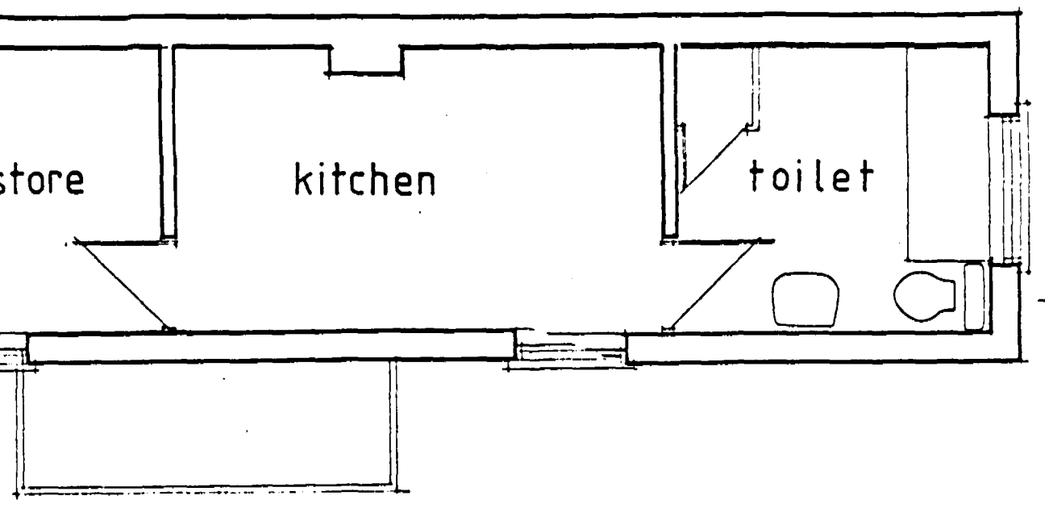
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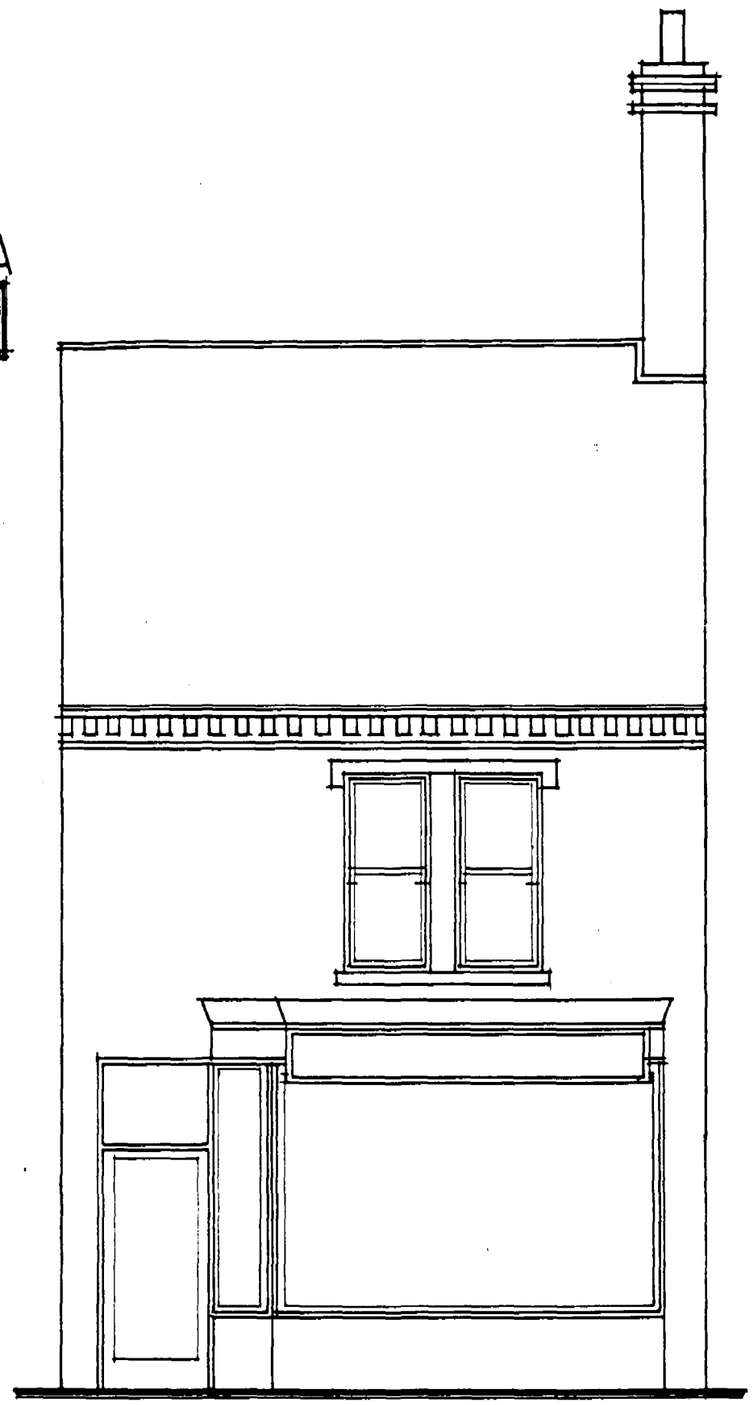
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YARD SIDE ELEVATION





FRONT ELEVATION

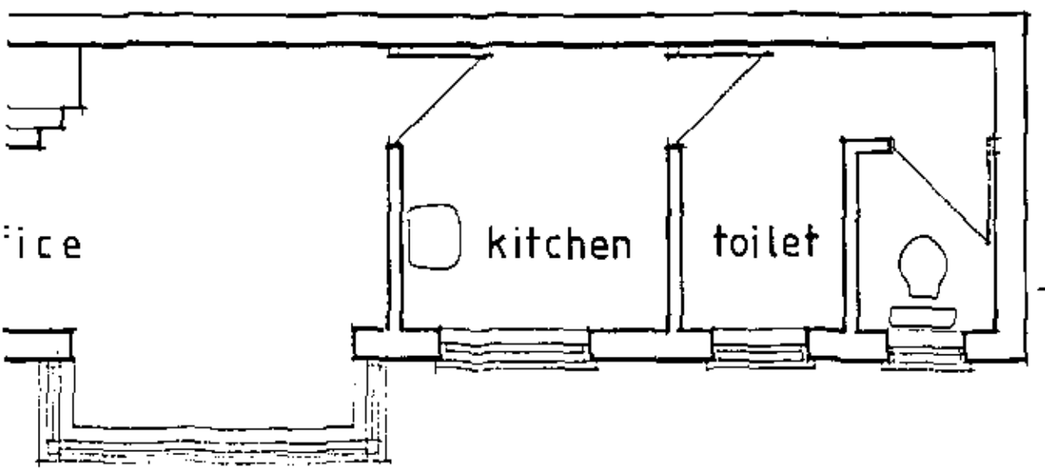


REAR ELEVATION

DETERMINED PLAN

SOUTH ... D.C.
PLAN DEPT
18 MAR 1994
REF. 0870/94

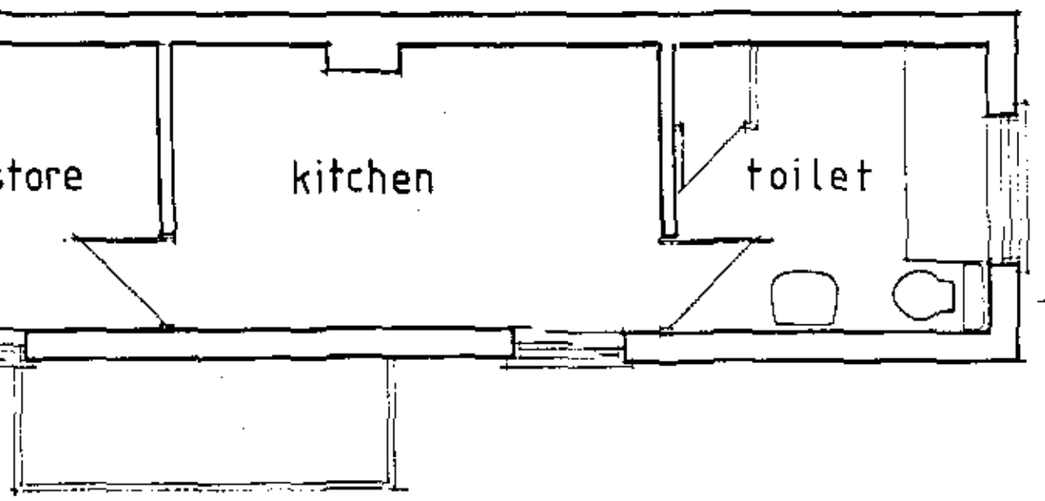
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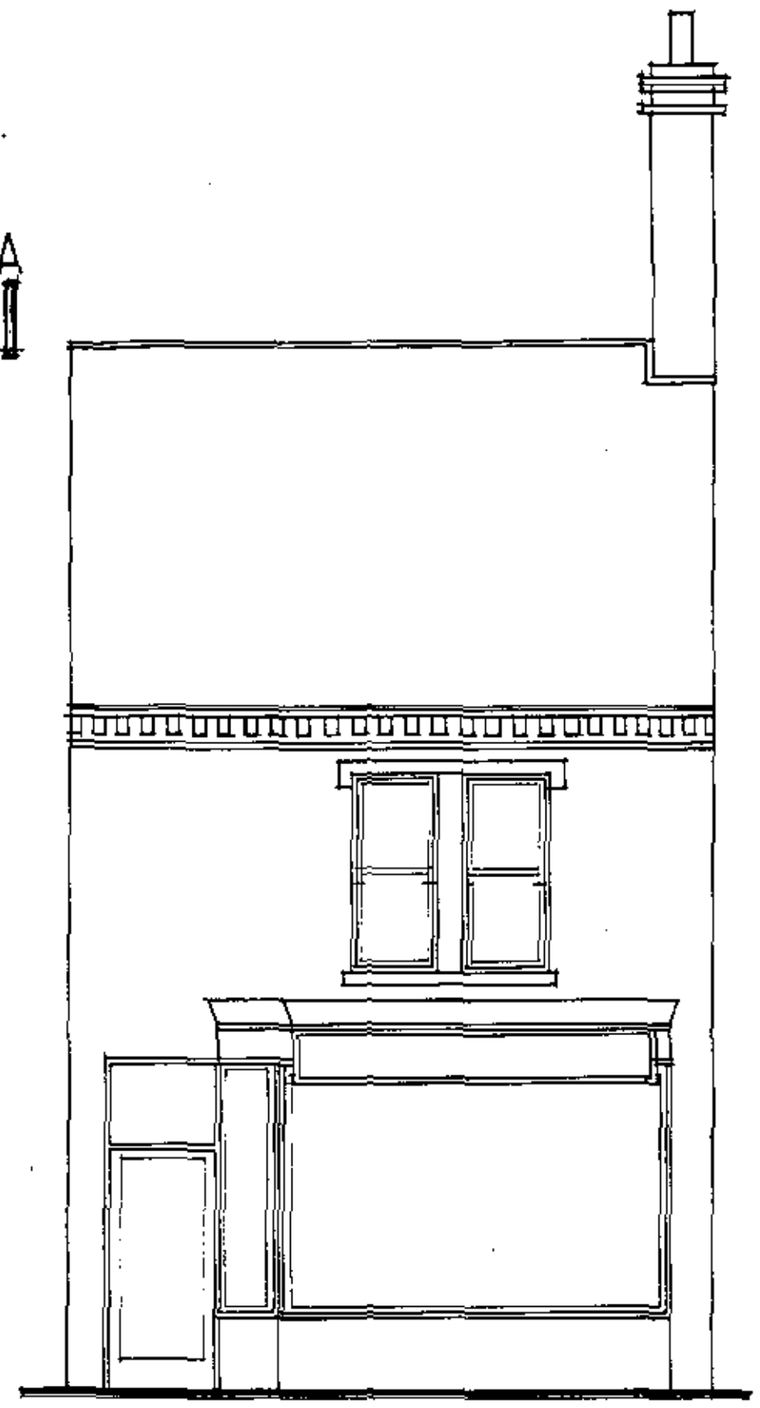
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YARD SIDE ELEVATION



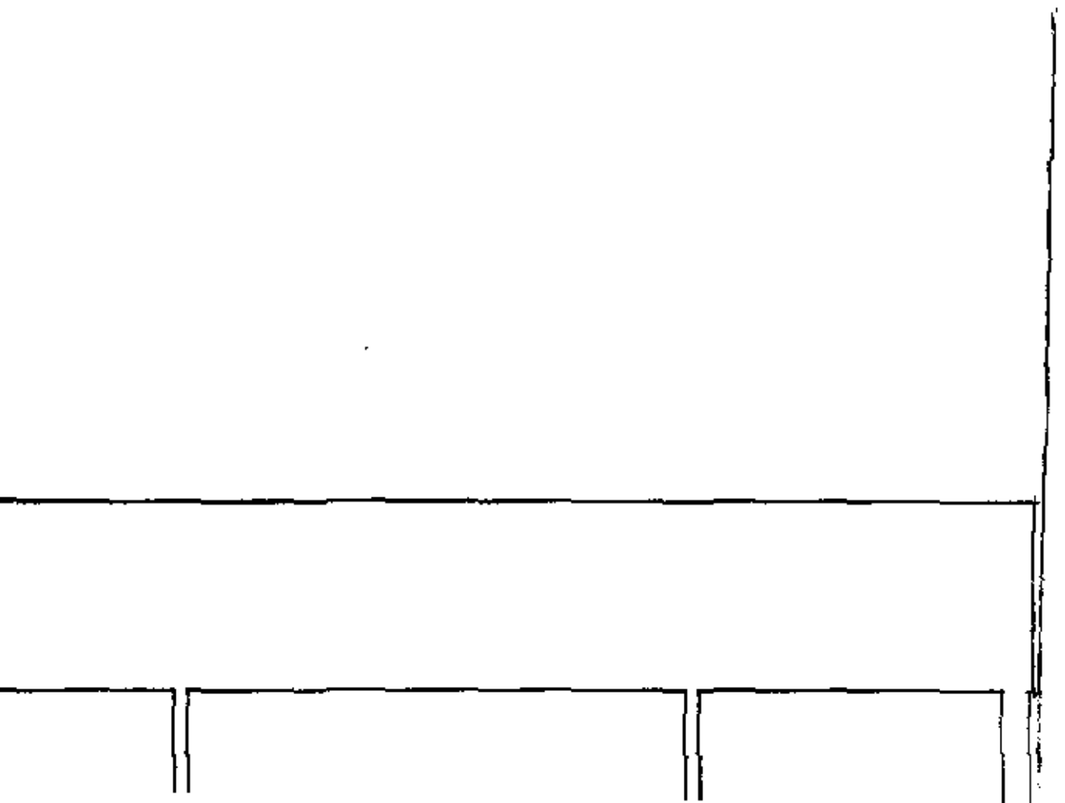
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FRONT ELEVATION



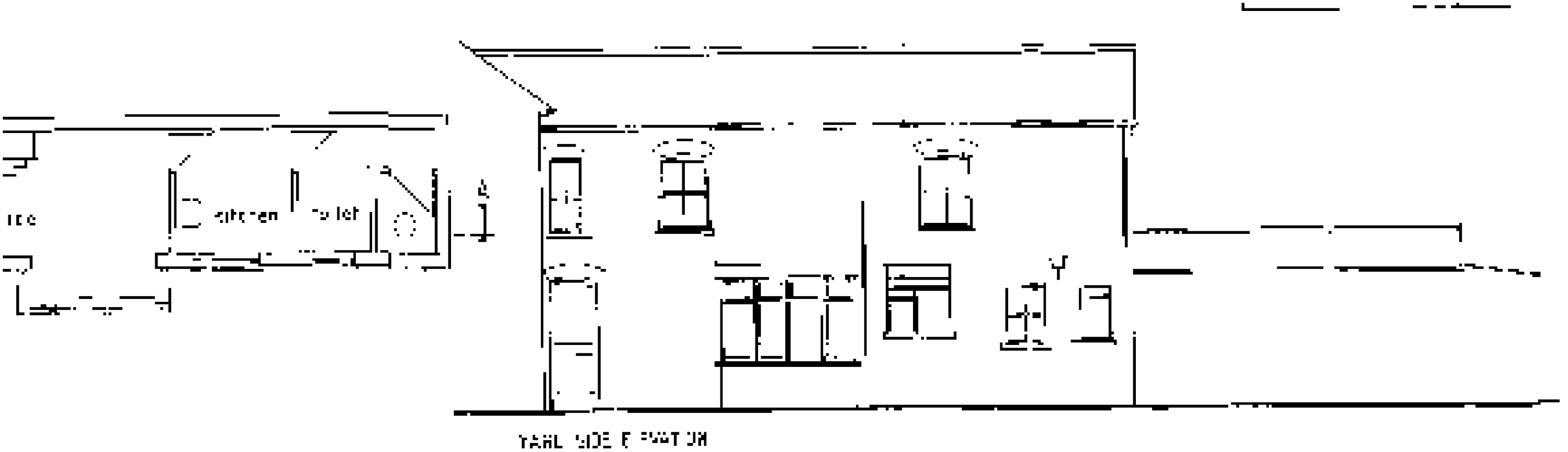
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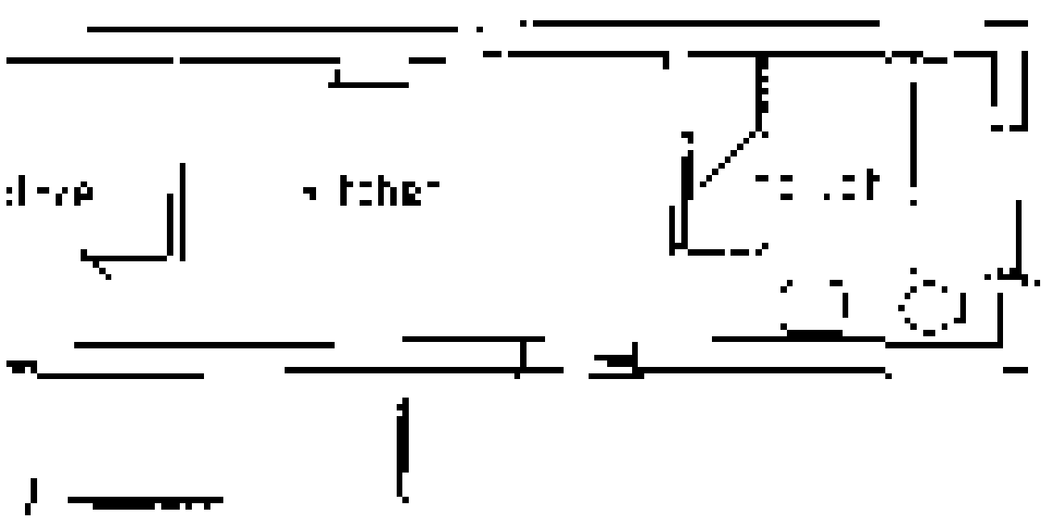
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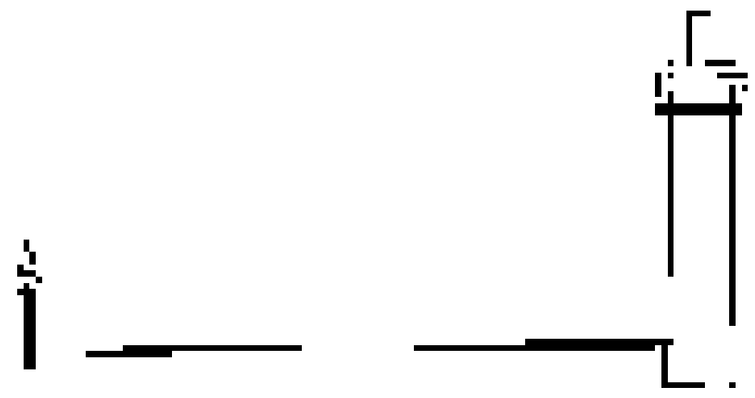
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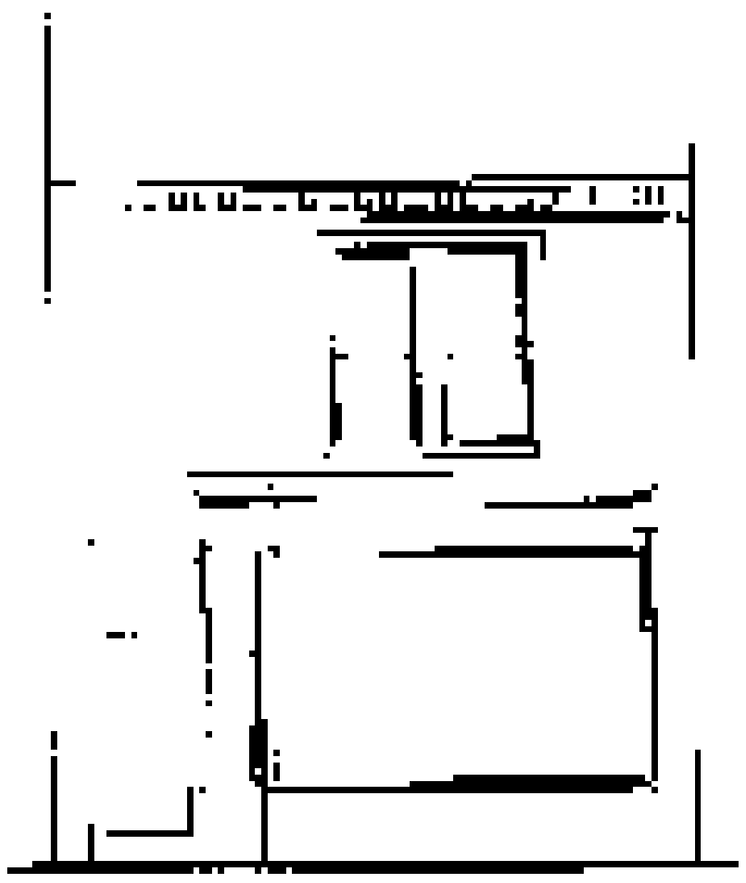
·R·G+P·



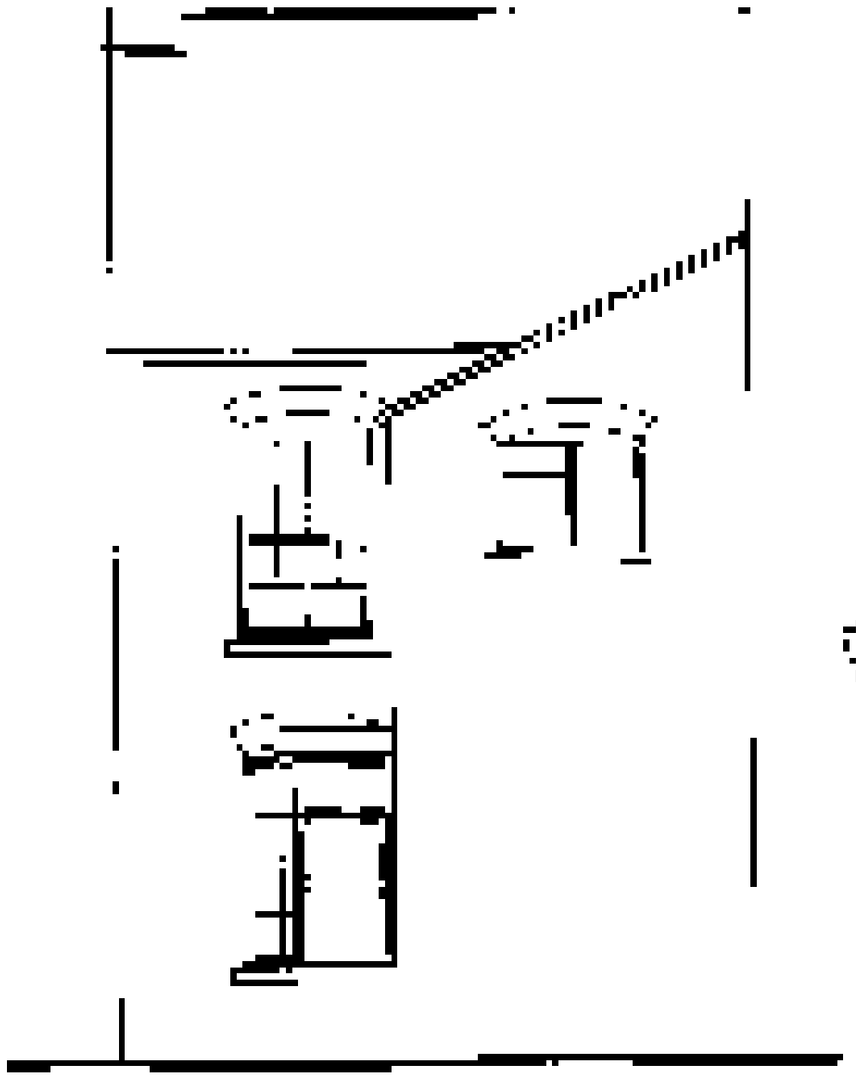
SIDE ELEVATION





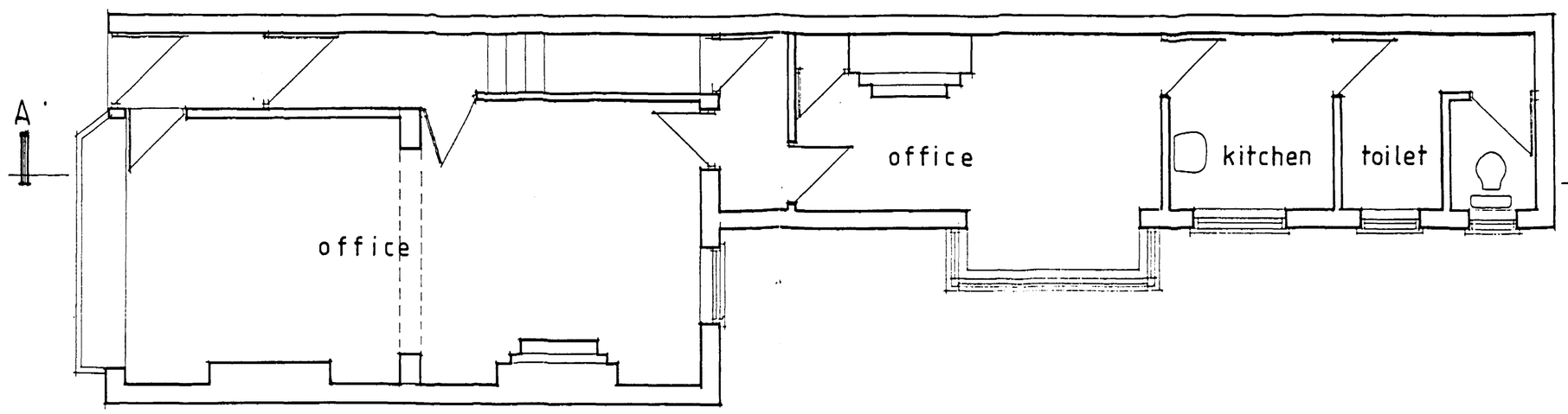


FRONT ELEVATION



REAR ELEVATION

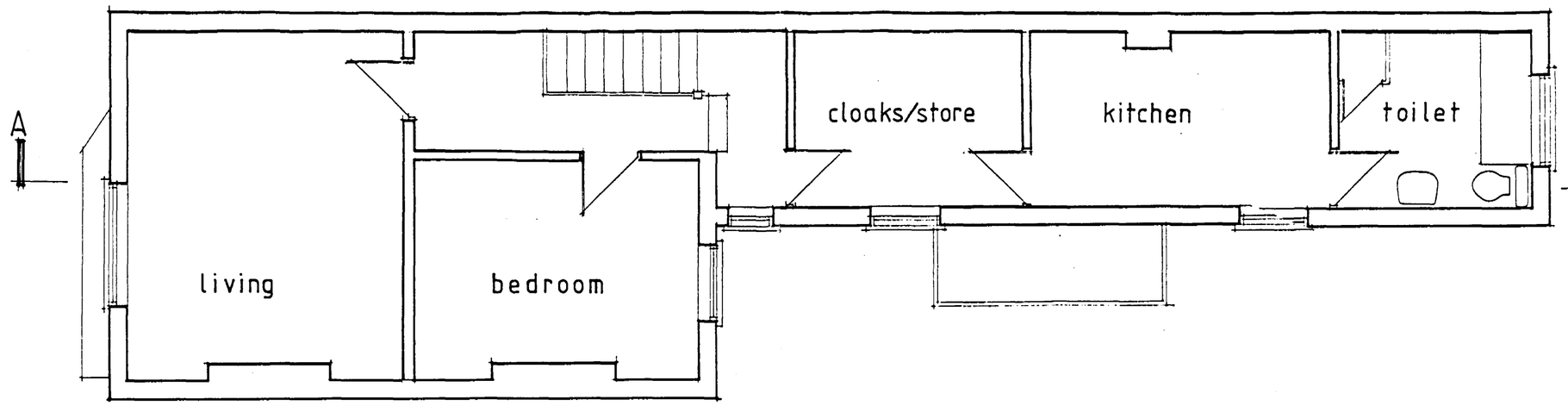
Revision	Date



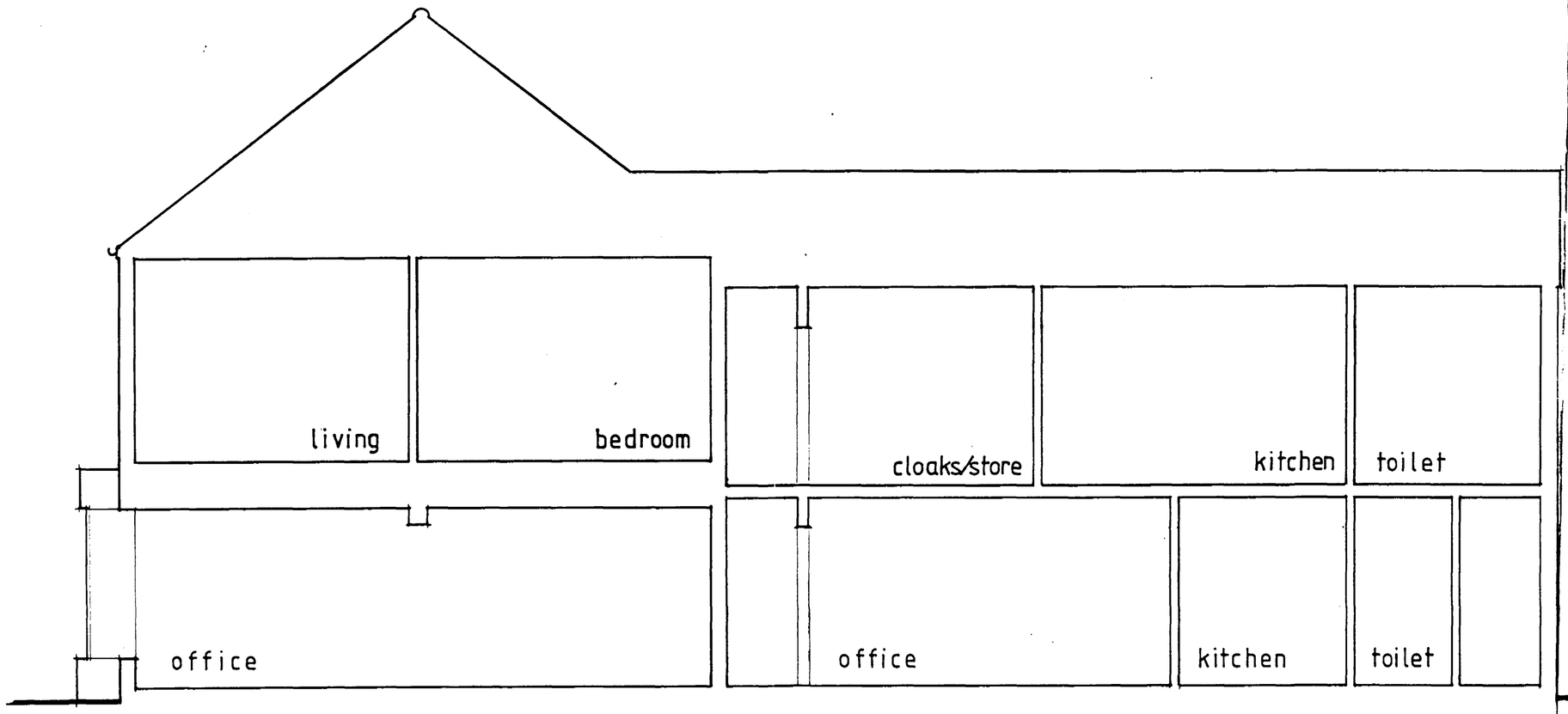
GROUND FLOOR PLAN



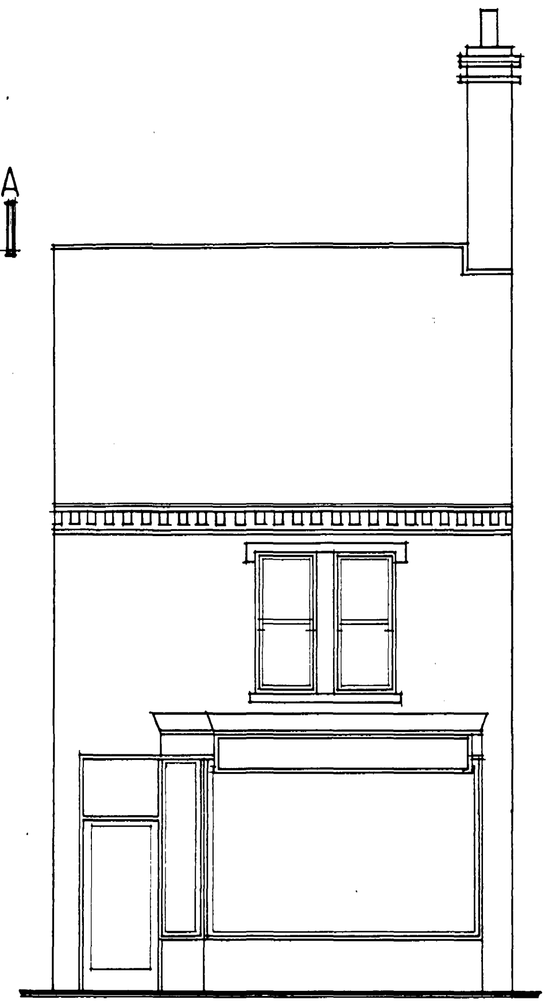
YARD SIDE ELEVATION



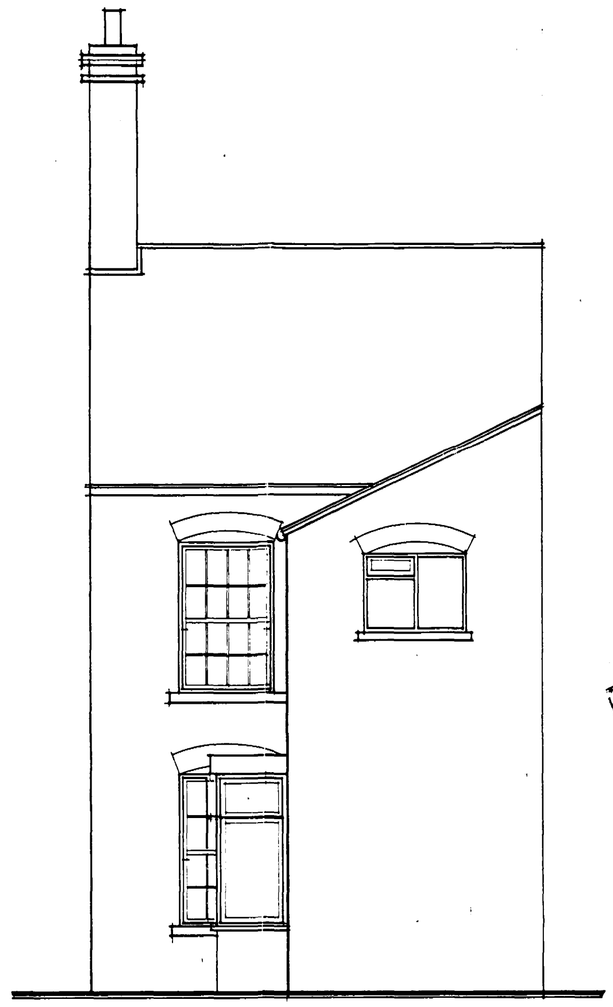
FIRST FLOOR PLAN



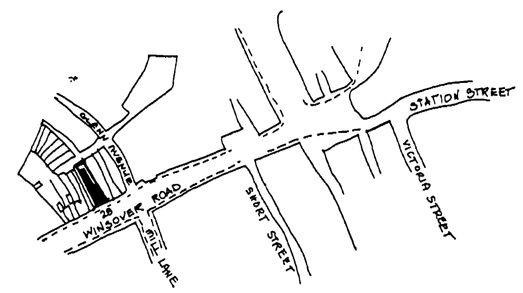
SECTION A—A



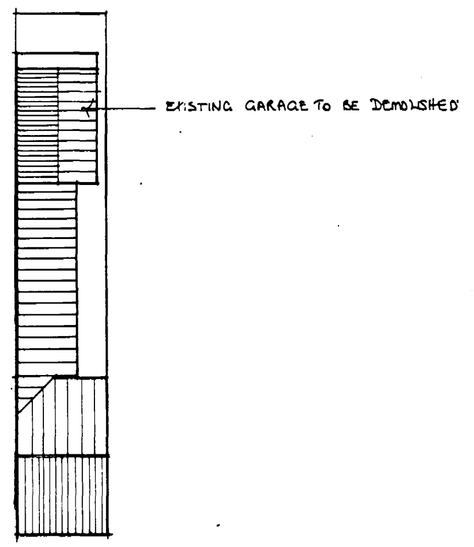
FRONT ELEVATION



REAR ELEVATION



SITE PLAN
NOT TO SCALE



BLOCK PLAN
SCALE 1:500

DETERMINED PLAN

SOUTH KESTEVEN DC
PLANNING DEPT
18 MAR 1994
REF. S/270/94

R·G+P·

Richard Galey & Partners
Architects, Interior Designers

The Old School, Loughborough Road
Leicester, Leicestershire LE4 5PG
Tel:(0533)610333 Fax:(0533)610676

Project LIVING OVER THE SHOP.
28 WINSOVER ROAD,
SPALDING,
LINCS.

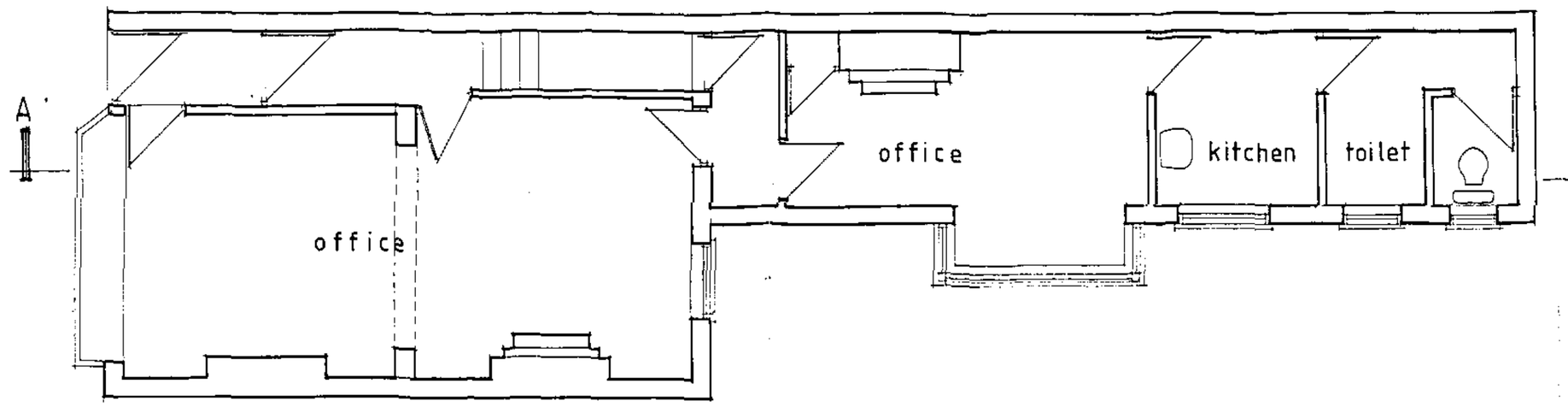
Sheet Title EXISTING FLOOR PLANS
ELEVATIONS & SECTION

Scale 1:50 Ref 4378/MGHA/02

Date 22:02:94 Drawn JAN

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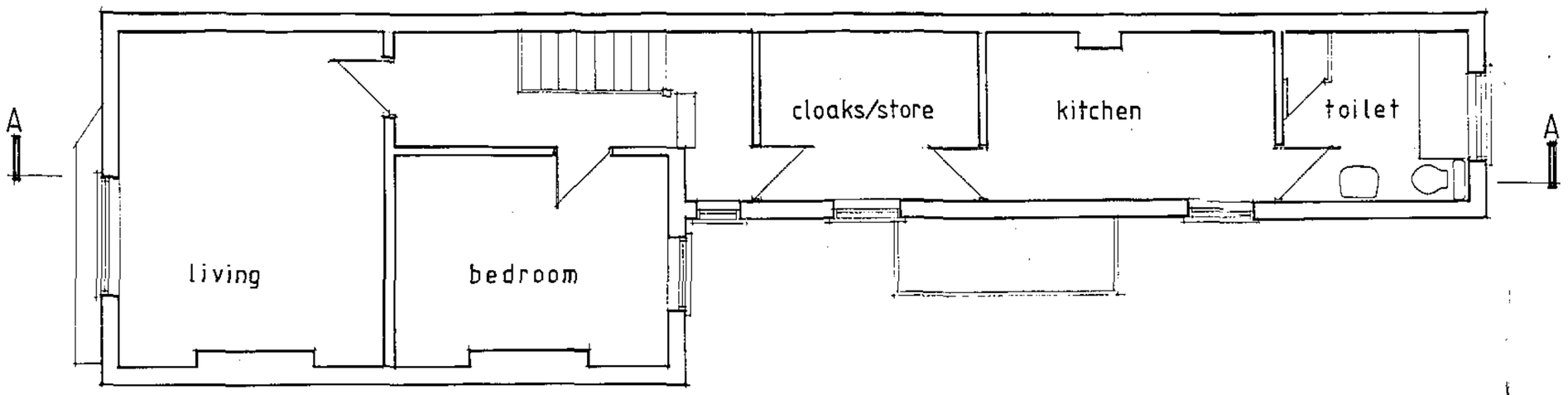
Revision	Date



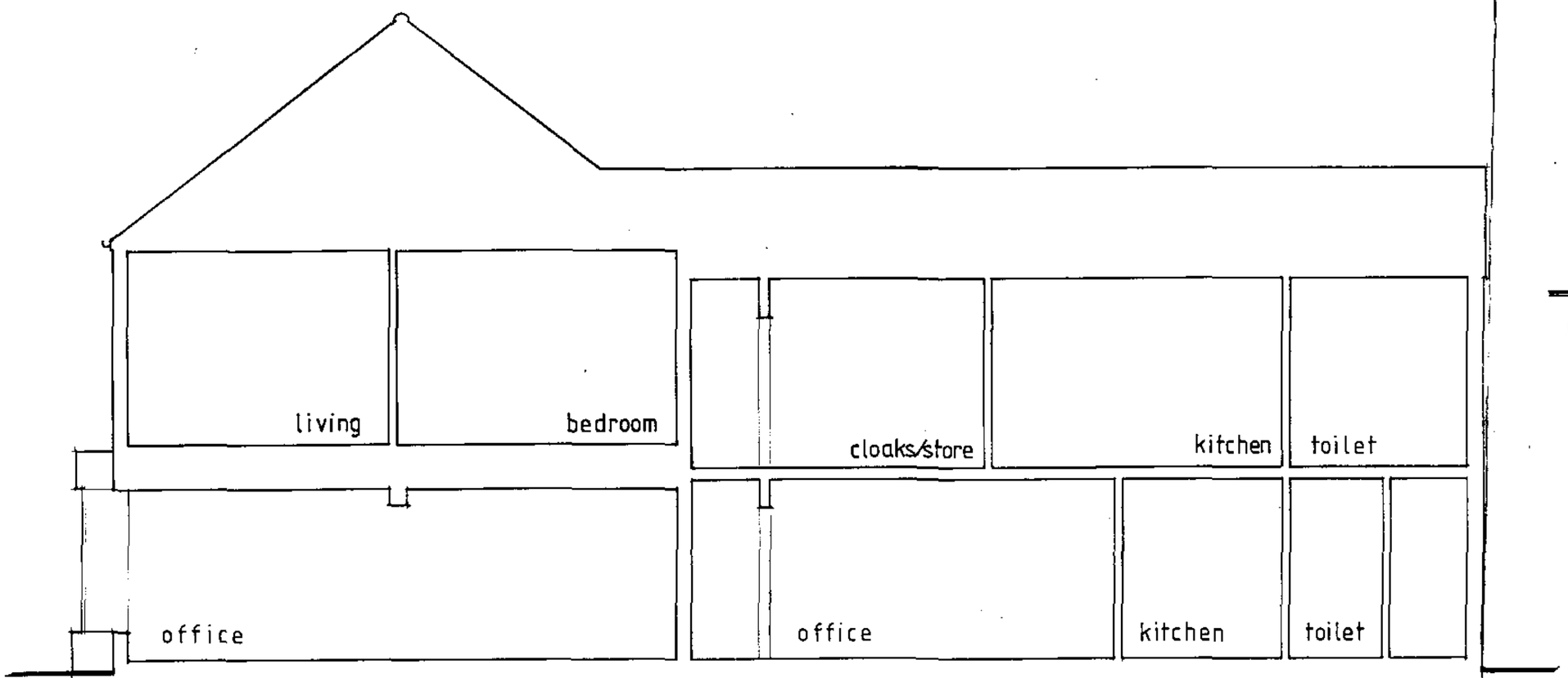
GROUND FLOOR PLAN



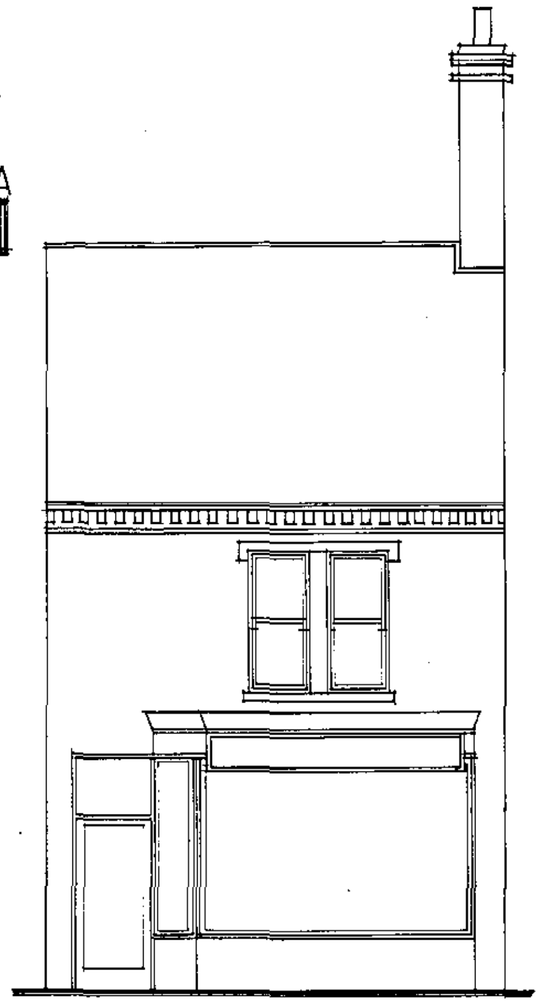
YARD SIDE ELEVATION



FIRST FLOOR PLAN



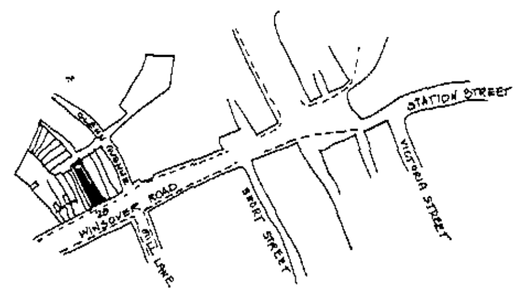
SECTION A—A



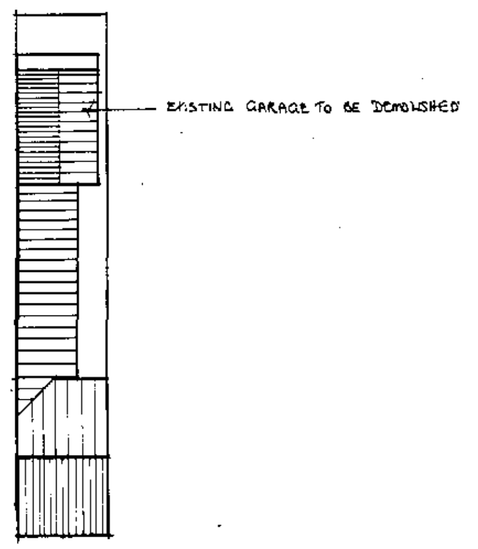
FRONT ELEVATION



REAR ELEVATION



SITE PLAN
NOT TO SCALE



BLOCK PLAN
SCALE 1:500

DETERMINED PLAN

SOUTH KESTEVEN DISTRICT COUNCIL PLANNING DEPARTMENT 18 MAR 1994 REF. S/0710/94

R·G+P·

Richard Galey & Partners
Architects, Interior Designers

The Old School, Loughborough Road
Leicester, Leicestershire LE4 5PG
Tel:(0533)610333 Fax:(0533)610876

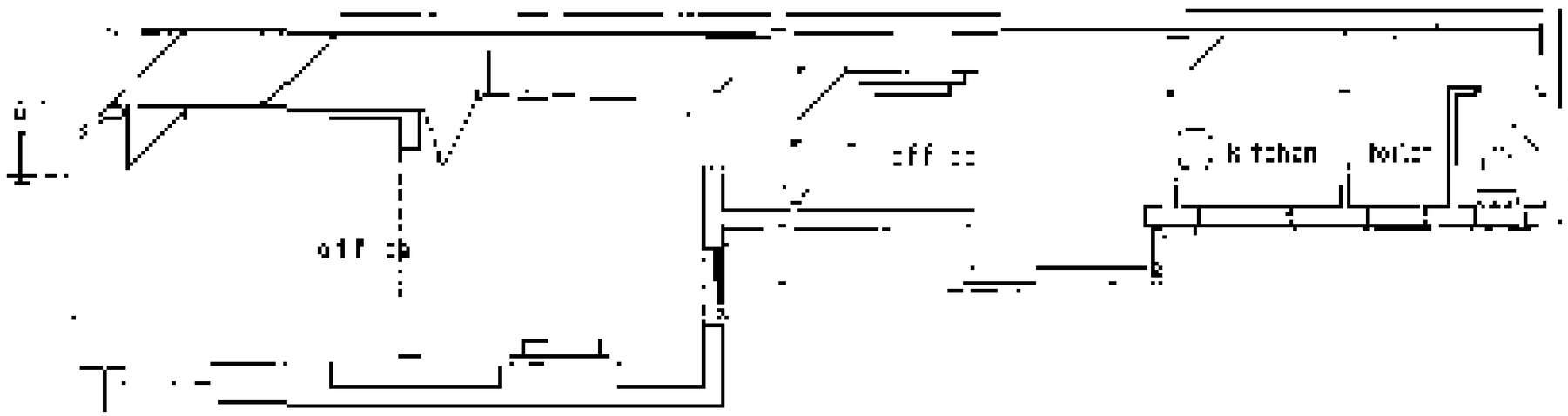
Project LIVING OVER THE SHOP
28 WINSOVER ROAD,
SPALDING,
LINCS.

Sheet Title EXISTING FLOOR PLANS
ELEVATIONS & SECTION

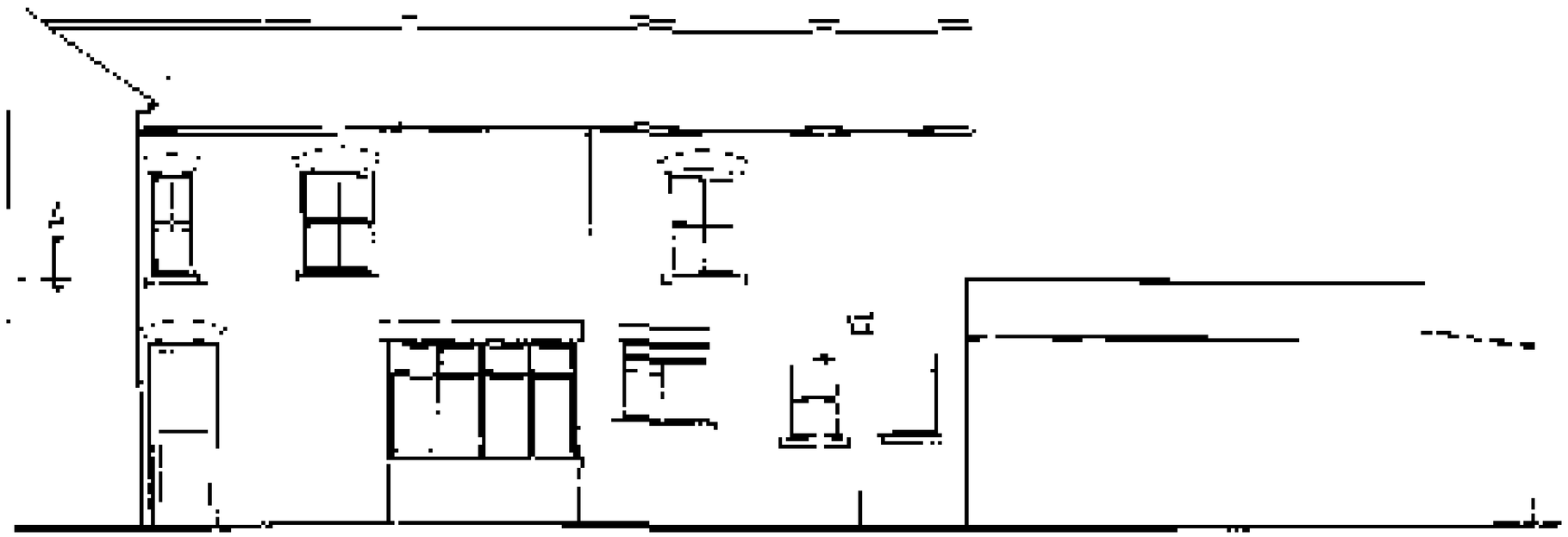
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Date 22:02:94 Drawn JAN

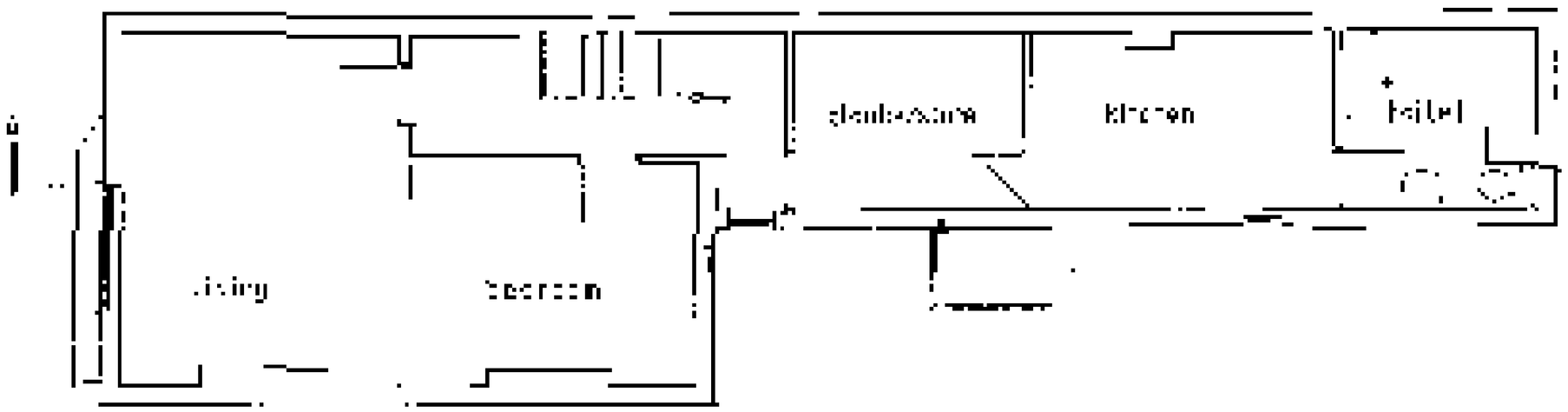
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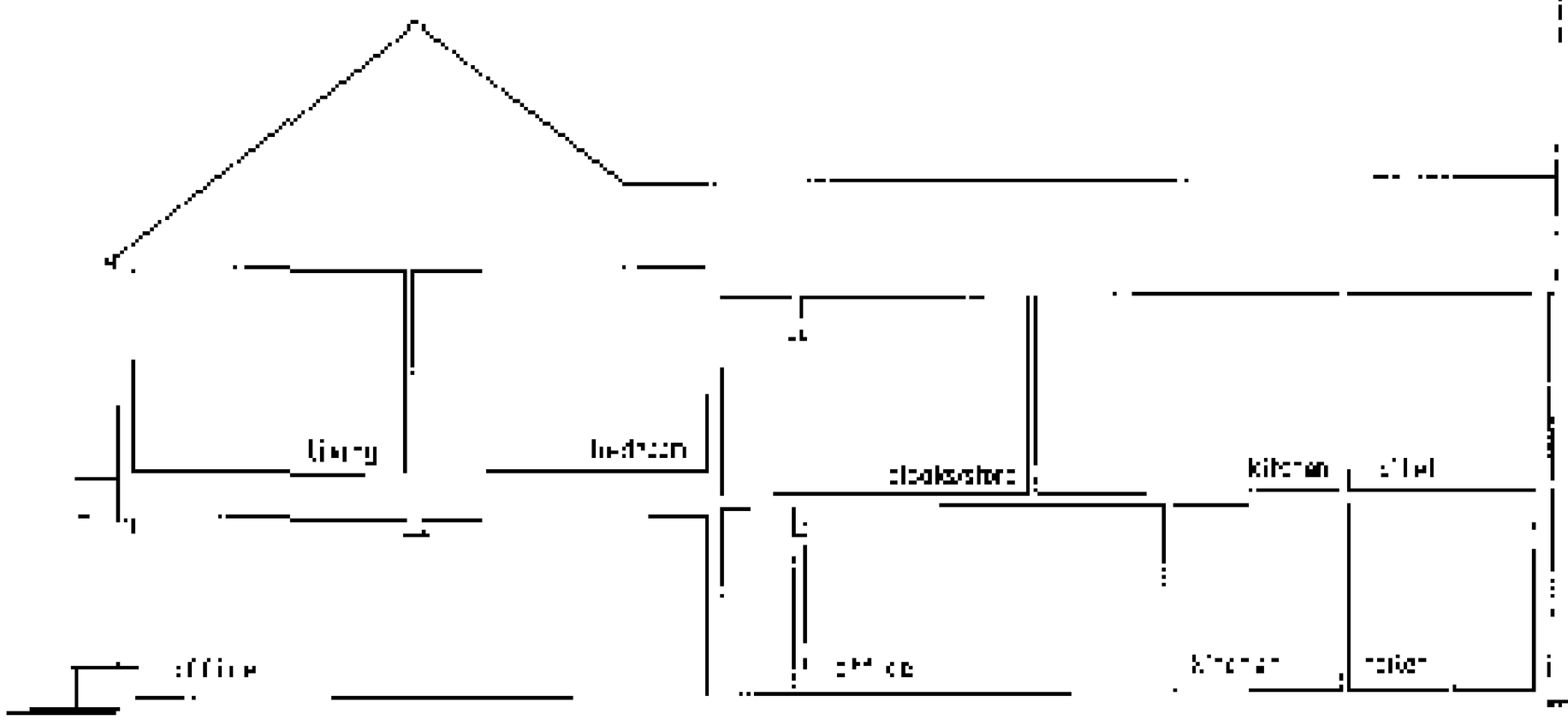
GROUND FLOOR PLAN



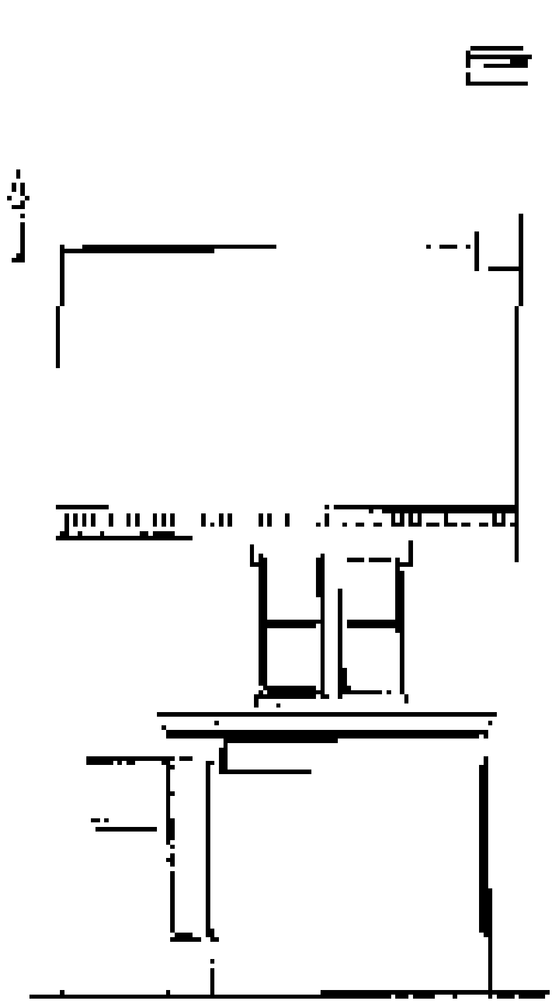
REAR ELEVATION



FIRST FLOOR PLAN



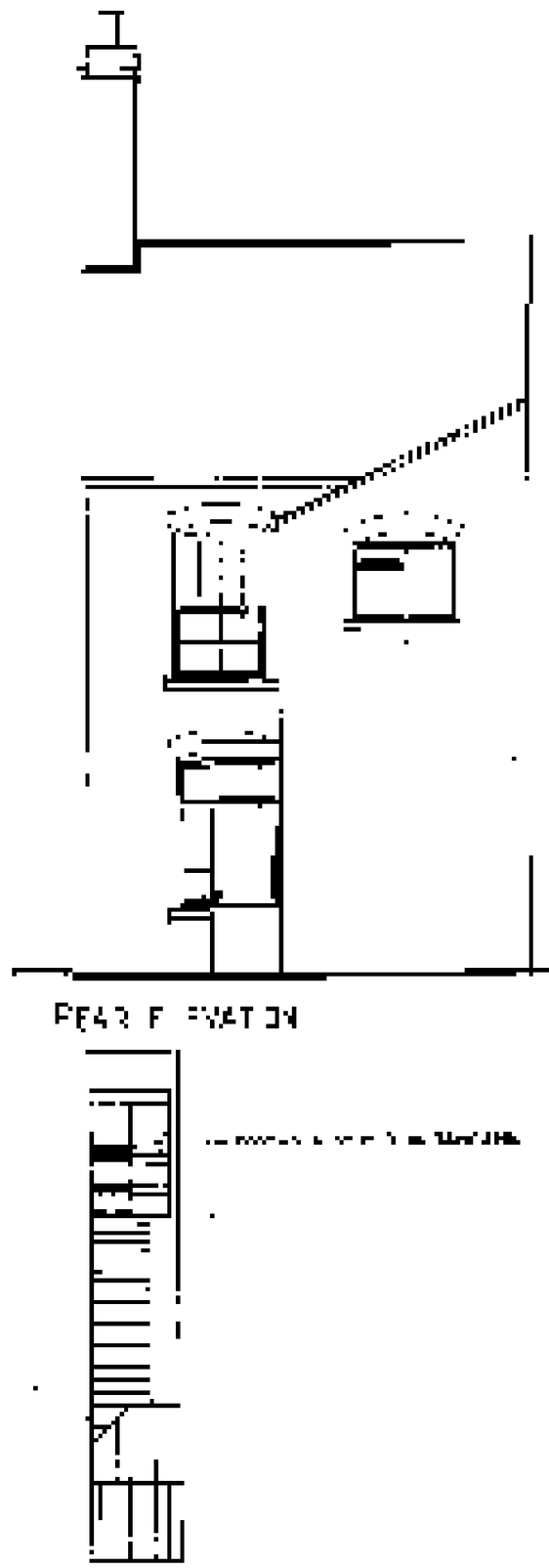
SECTION A-A



FRONT ELEVATION



SITE PLAN



BLOCK PLAN

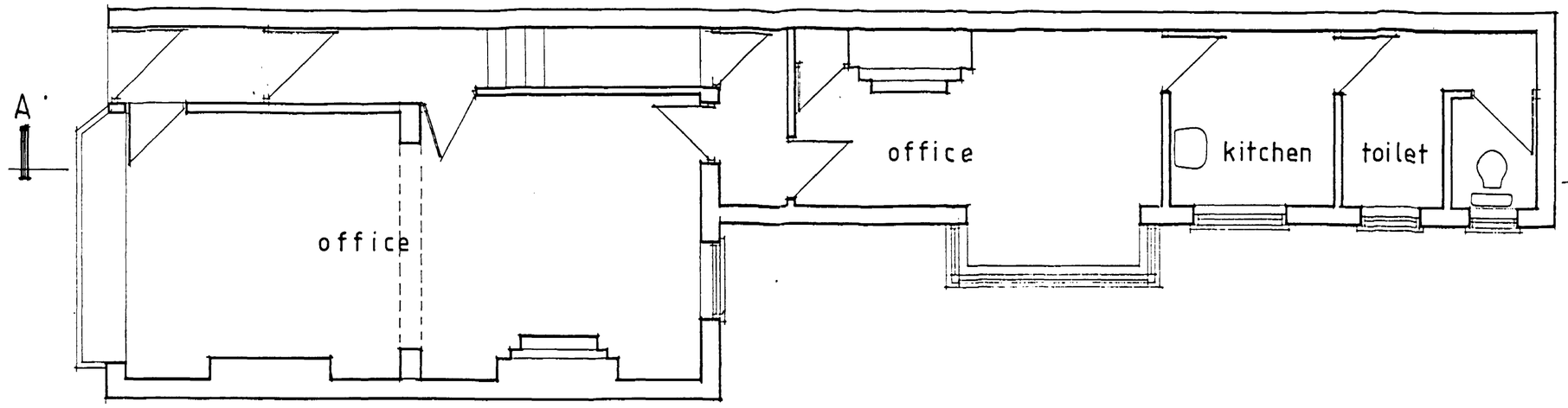
R·G+P

LIVING OVER THE SHOP
28 WINDOVER ROAD,
BRALSHIRE.
BD5

EXISTING FLOOR PLANS
ELEVATIONS & SECTION

1:50

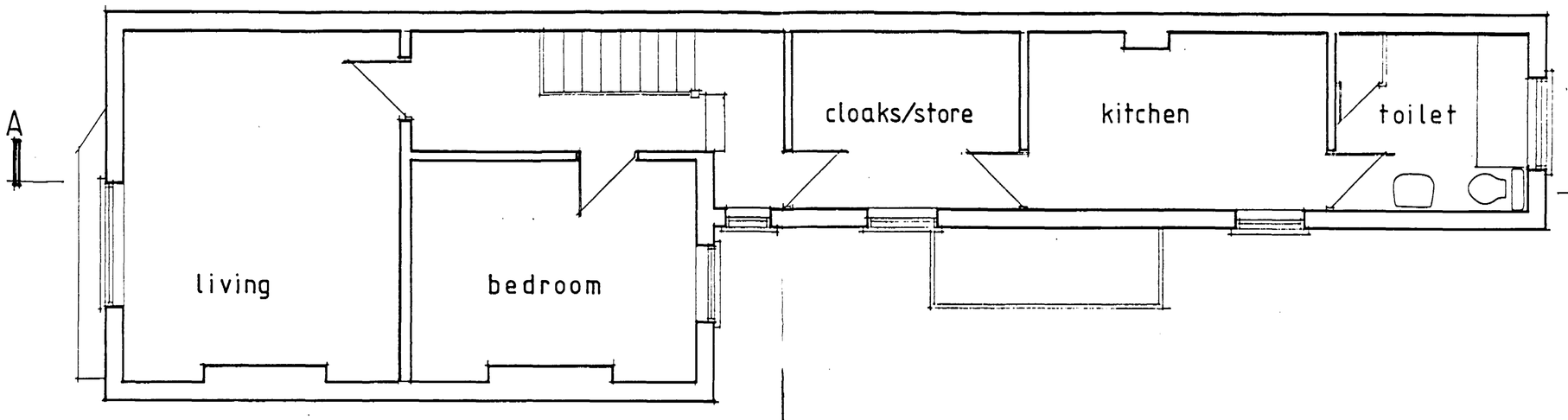
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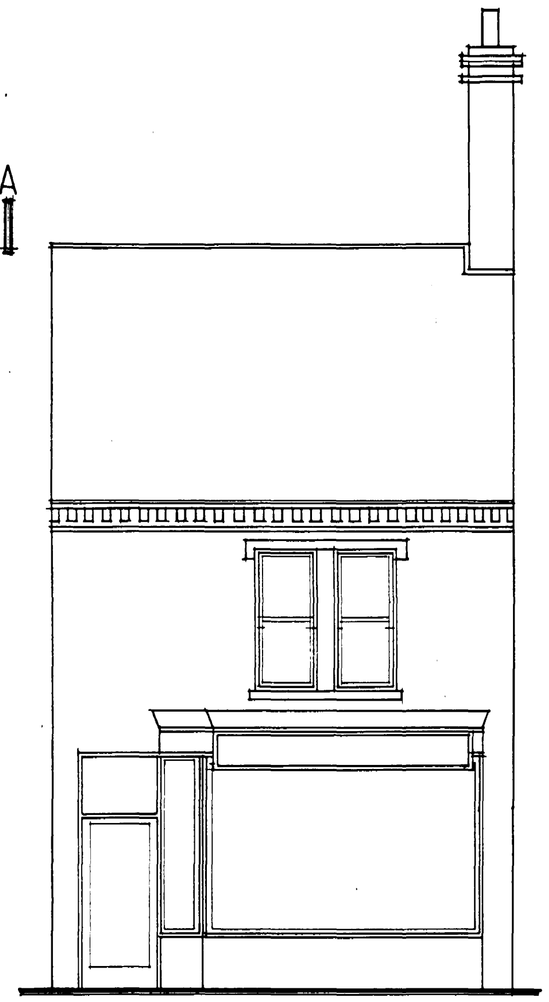
GROUND FLOOR PLAN



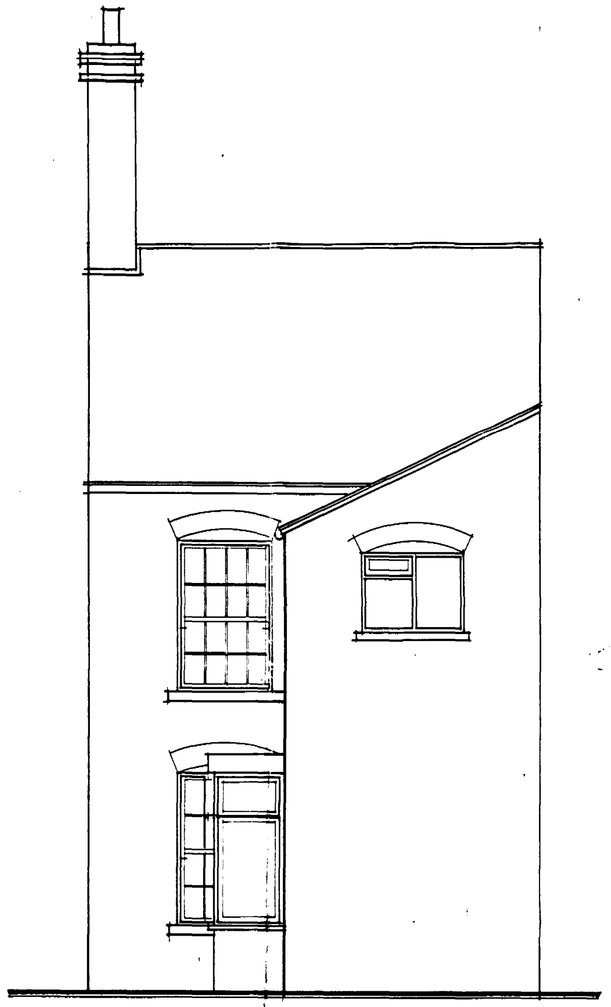
YARD SIDE ELEVATION



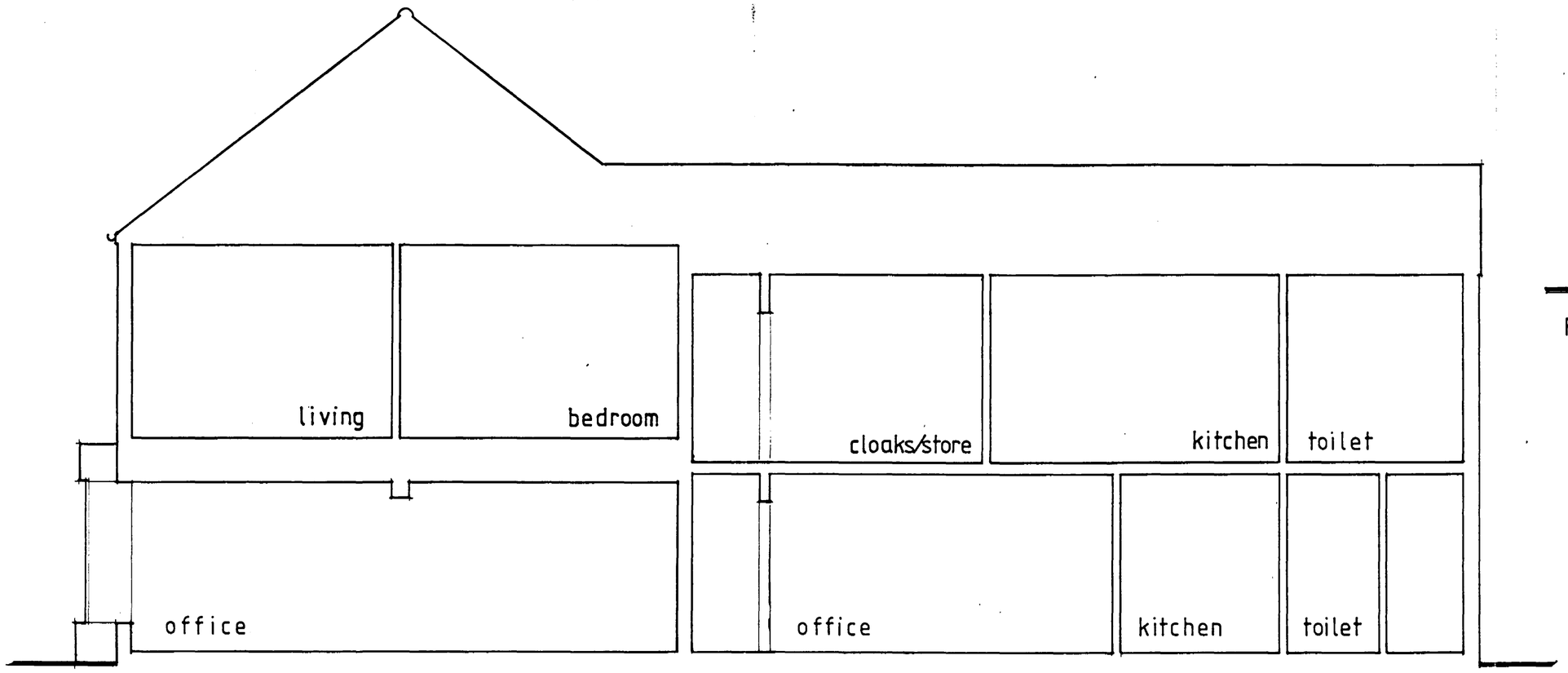
FIRST FLOOR PLAN



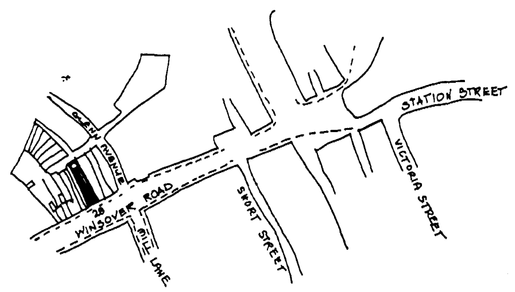
FRONT ELEVATION



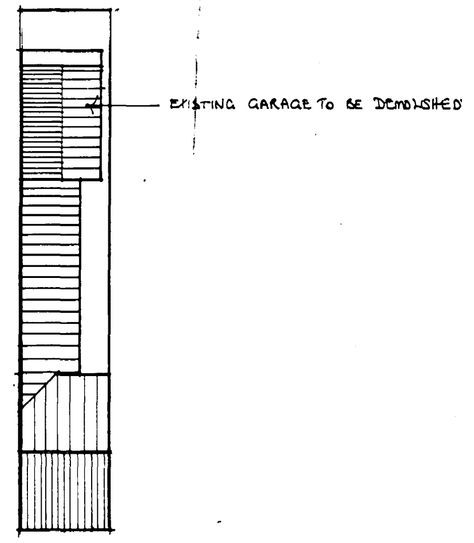
REAR ELEVATION



SECTION A—A



SITE PLAN
NOT TO SCALE



BLOCK PLAN
SCALE 1:500

SOUTH HOLLAND D.C.
PLANNING DEPT
18 MAR 1994
REF. 0270194.

R·G+P·

Richard Galey & Partners
Architects, Interior Designers

The Old School, Loughborough Road
Leicester, Leicestershire LE4 5PG
Tel:(0533)610333 Fax:(0533)610678

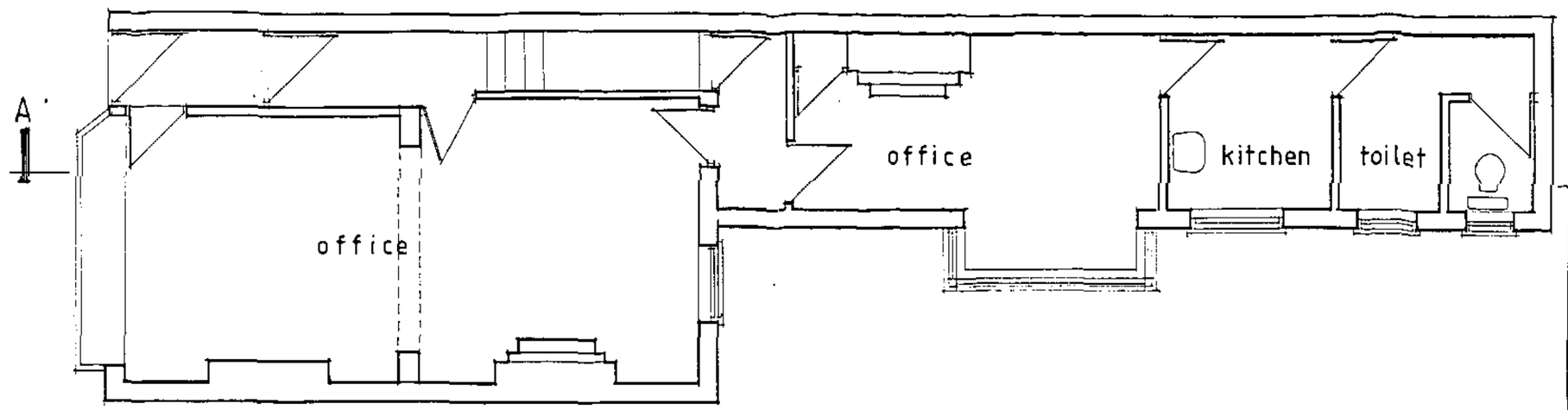
Project LIVING OVER THE SHOP.
28 WINSOVER ROAD,
SPALDING,
LINCS.

Sheet Title EXISTING FLOOR PLANS
ELEVATIONS & SECTION

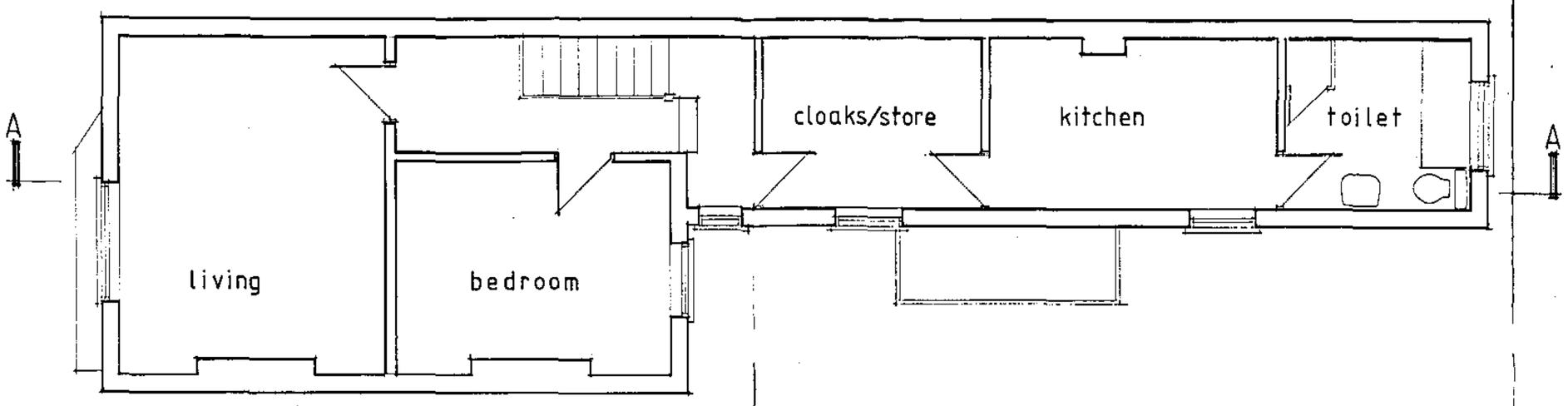
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Date 22:02:94 Drawn JAN

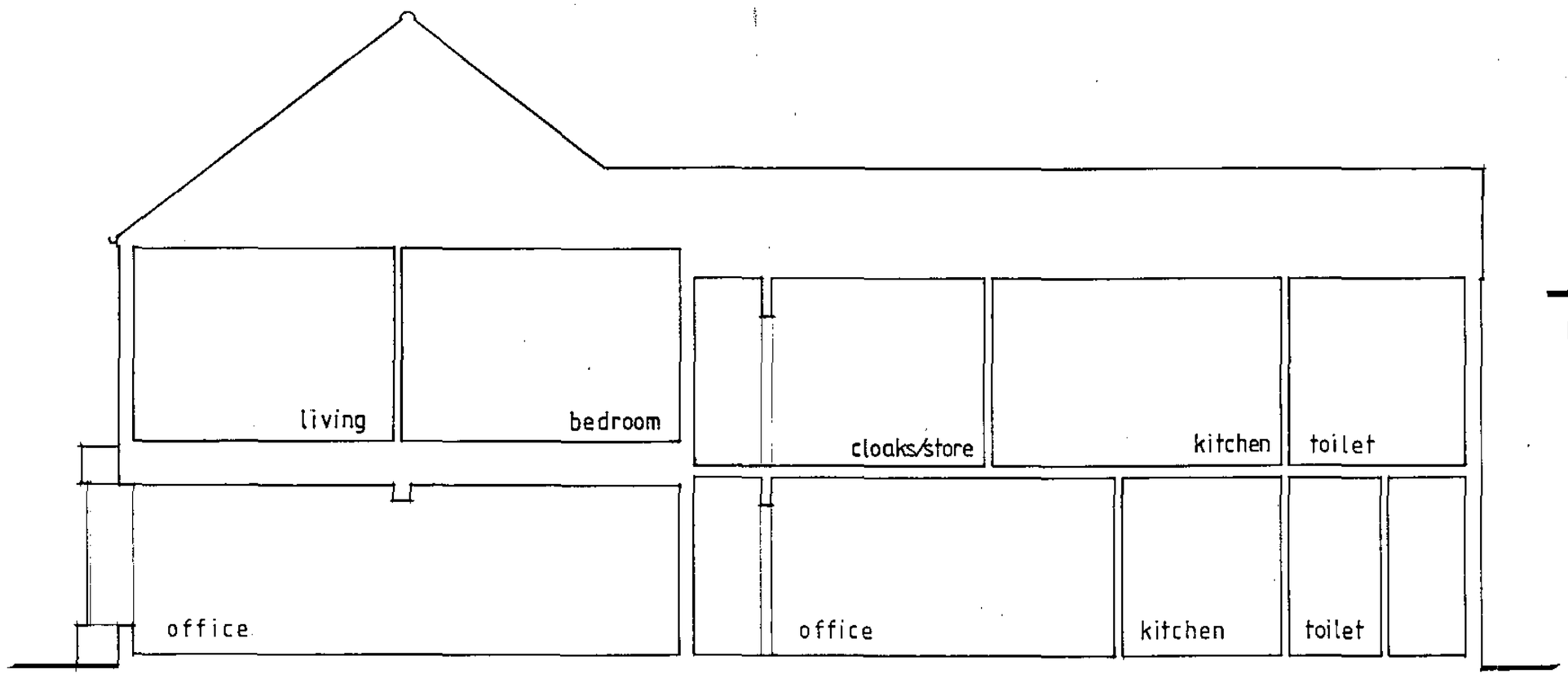
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GROUND FLOOR PLAN



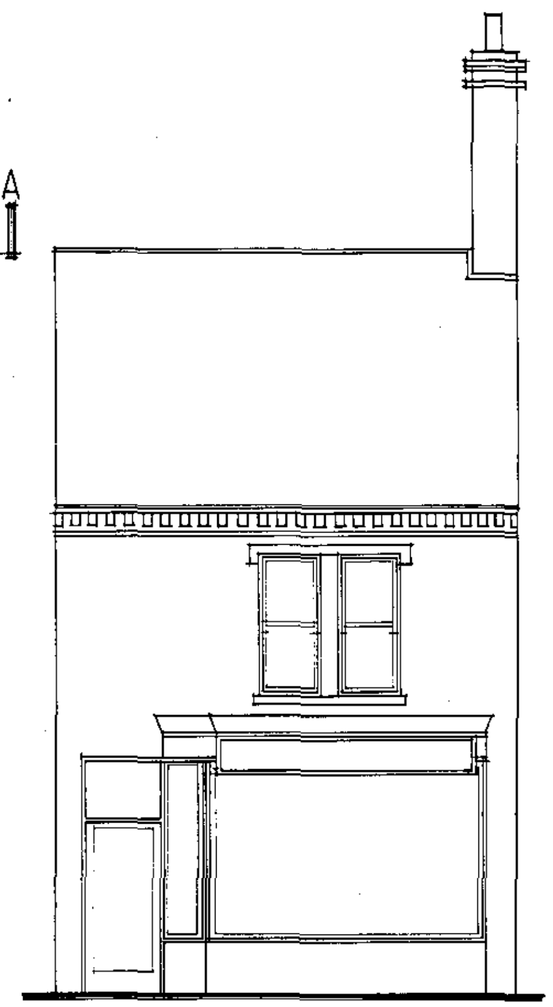
FIRST FLOOR PLAN



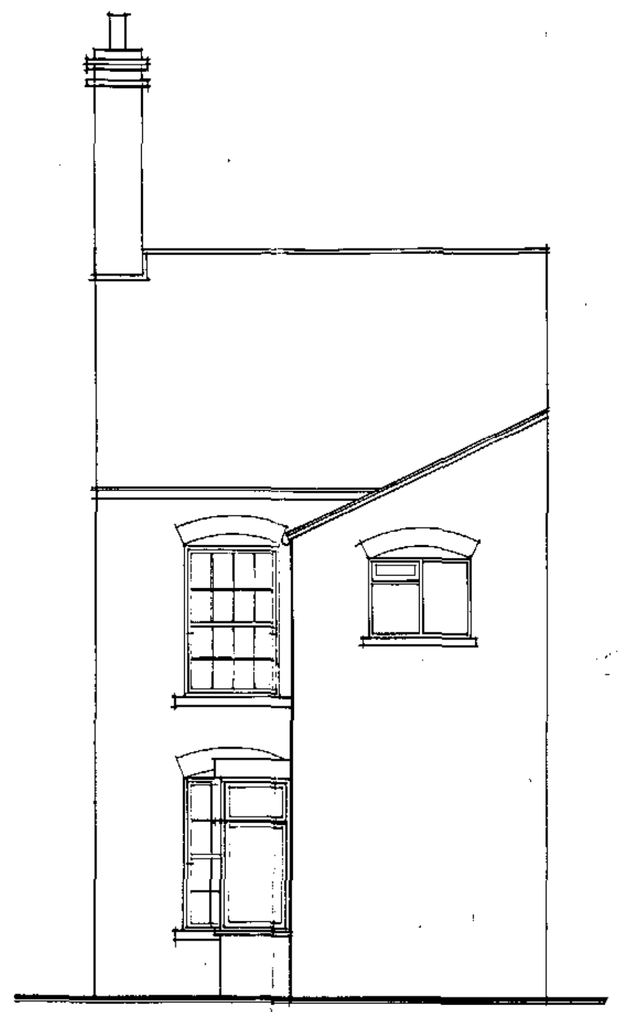
SECTION A—A



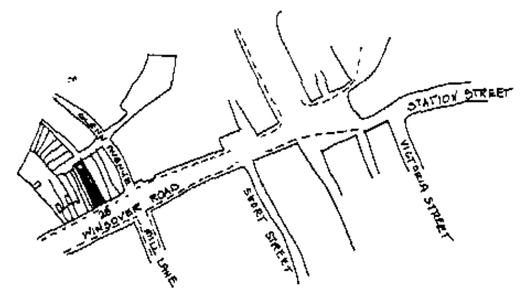
YARD SIDE ELEVATION



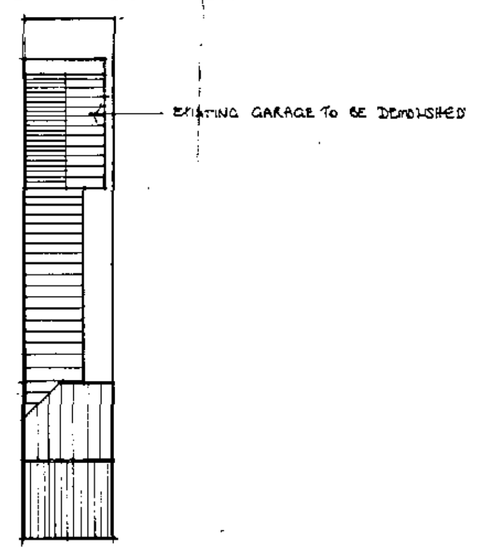
FRONT ELEVATION



REAR ELEVATION



SITE PLAN
NOT TO SCALE



BLOCK PLAN
SCALE 1:500

SOUTH LINCOLNSHIRE D.C.
PLANNING DEPT
18 MAR 1994
REF. S/0191/94.

R·G+P·

Richard Galey & Partners
Architects, Interior Designers

The Old School, Loughborough Road
Leicester, Leicestershire LE4 5PG
Tel:(0533)610333 Fax:(0533)610678

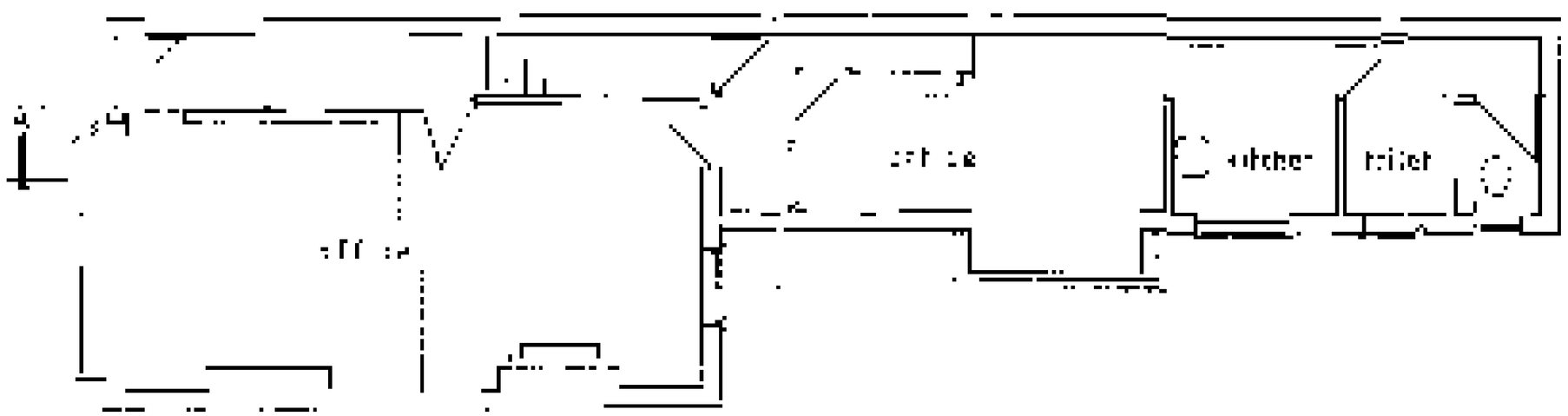
Project LIVING OVER THE SHOP.
28 WINSOVER ROAD,
SPALDING,
LINCS.

Sheet Title EXISTING FLOOR PLANS
ELEVATIONS & SECTION

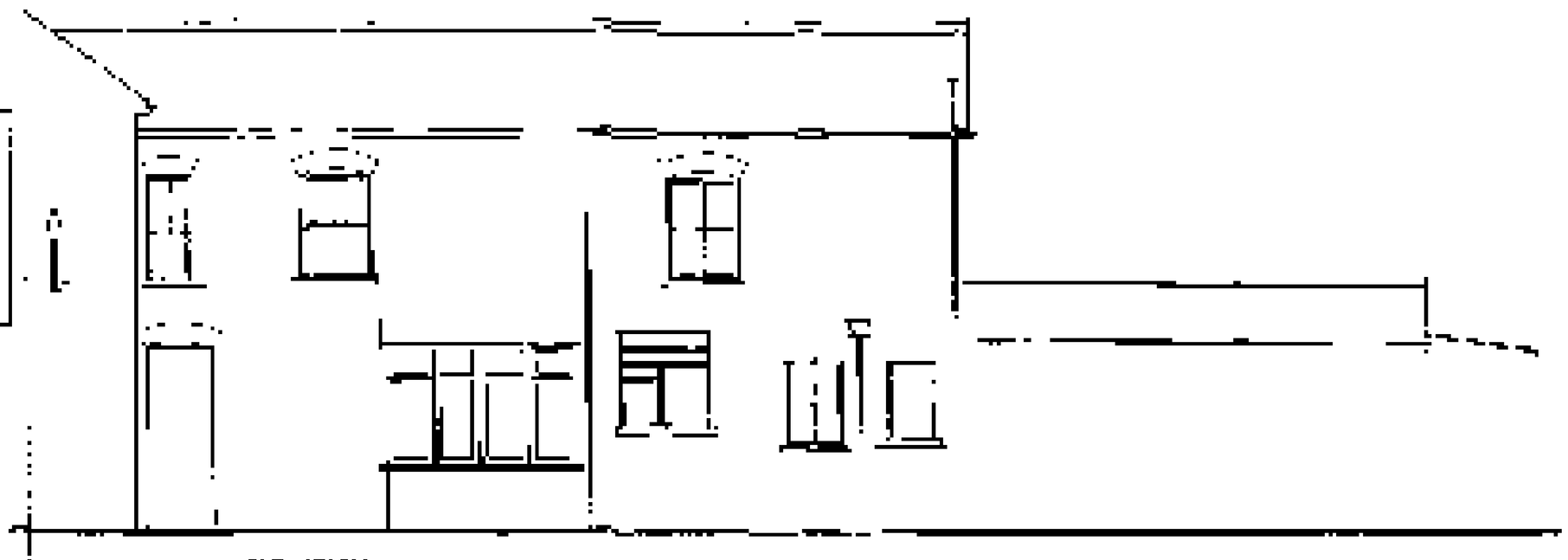
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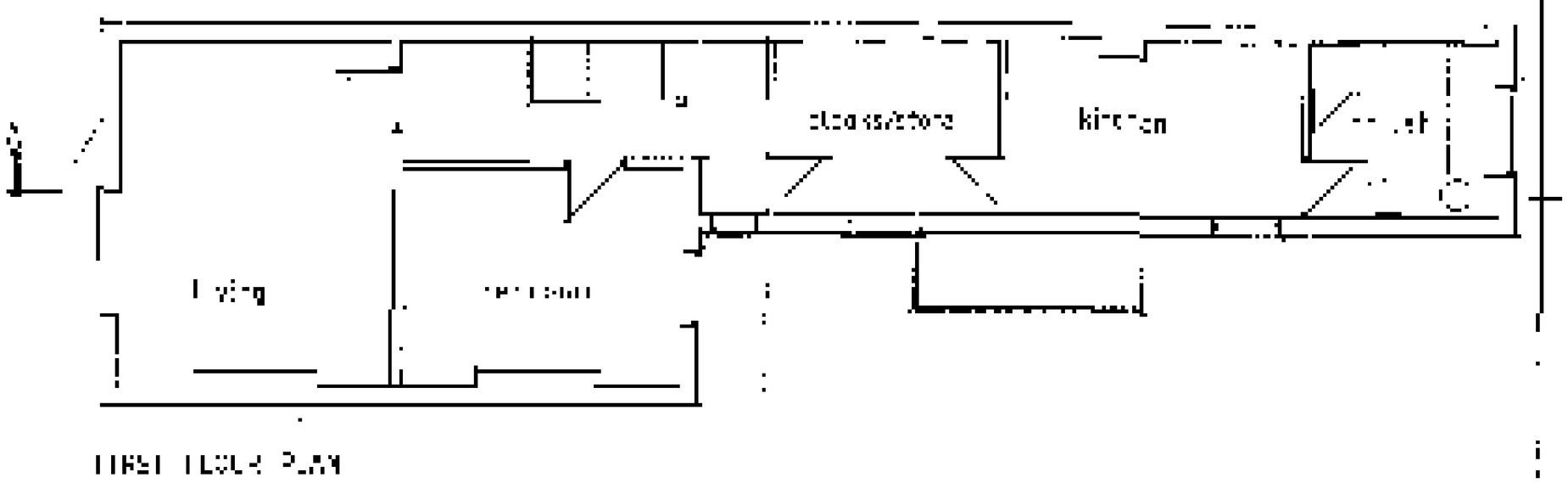
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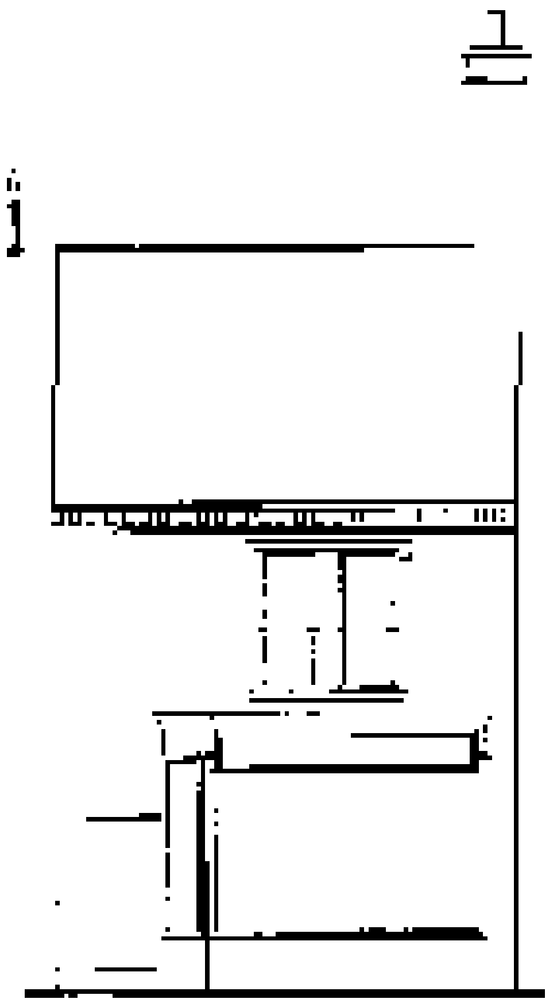
GROUND FLOOR PLAN



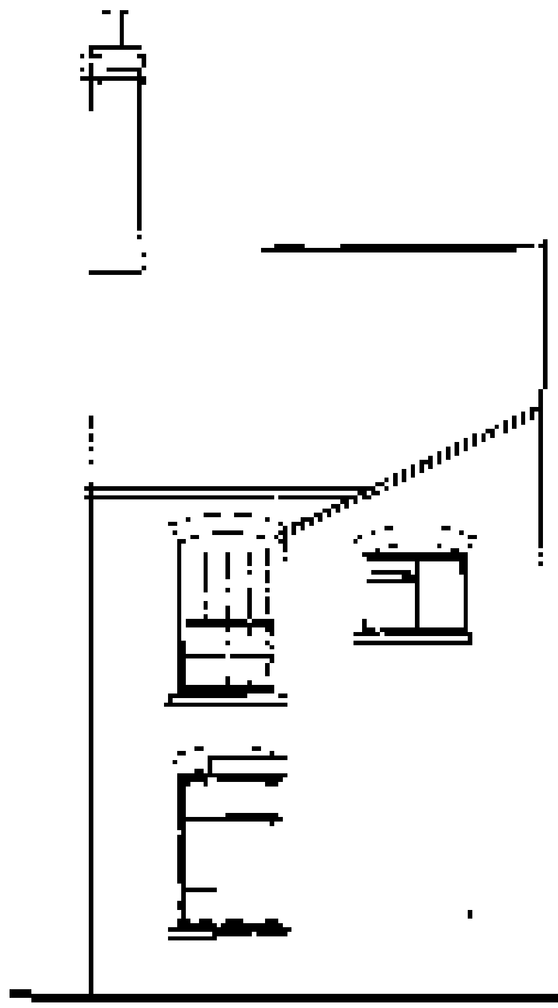
REAR SIDE ELEVATION



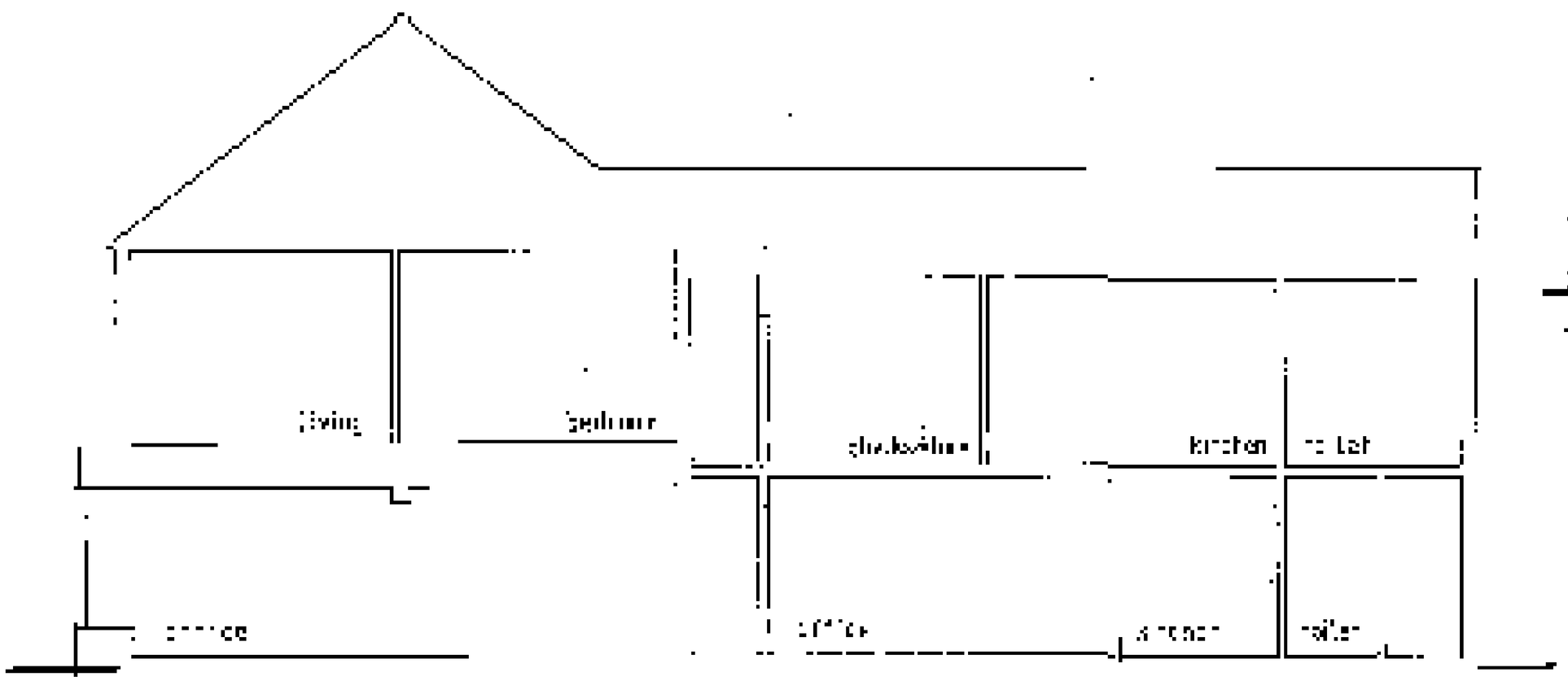
FIRST FLOOR PLAN



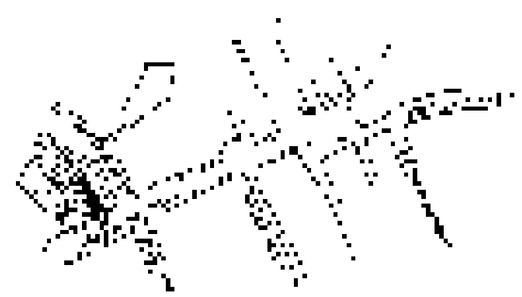
FRONT ELEVATION



REAR ELEVATION



SECTION A—A



SITE PLAN



BLOCK PLAN



R·G+P

Richard Gelder & Partners
Architects Surveyors Designers

The Old Vicarage Longbridge Road
Bradford Yorkshire BD13 2TH
Telephone Bradford (0274) 820820

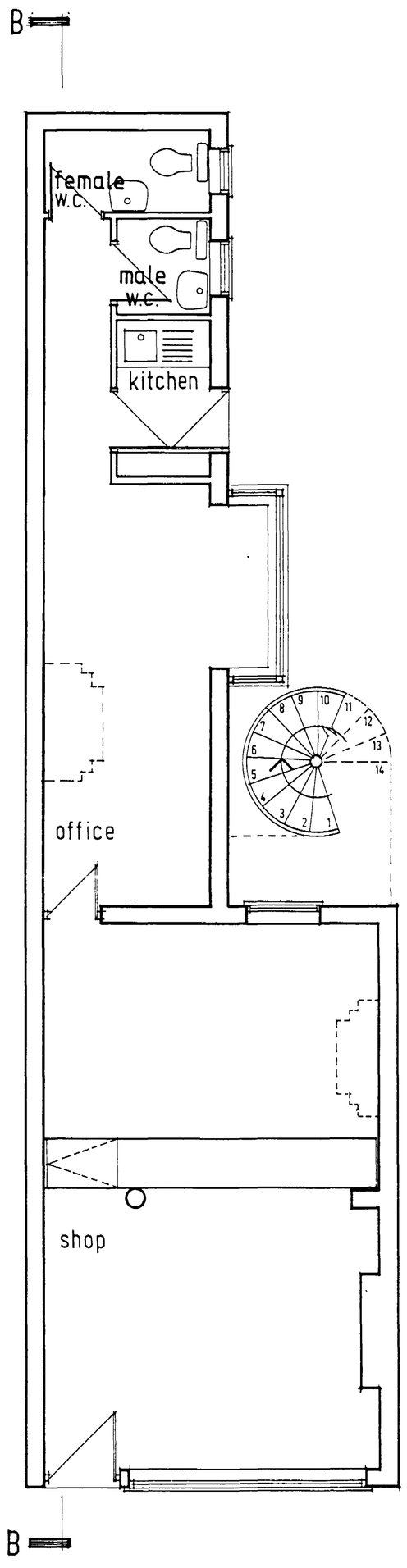
LOCAL DEVELOPMENT ORDER
26 WINDSOR ROAD,
SPEETHAM,
LEEDS

DRAWING : EXISTING & PROPOSED
ELEVATIONS & FLOOR PLANS

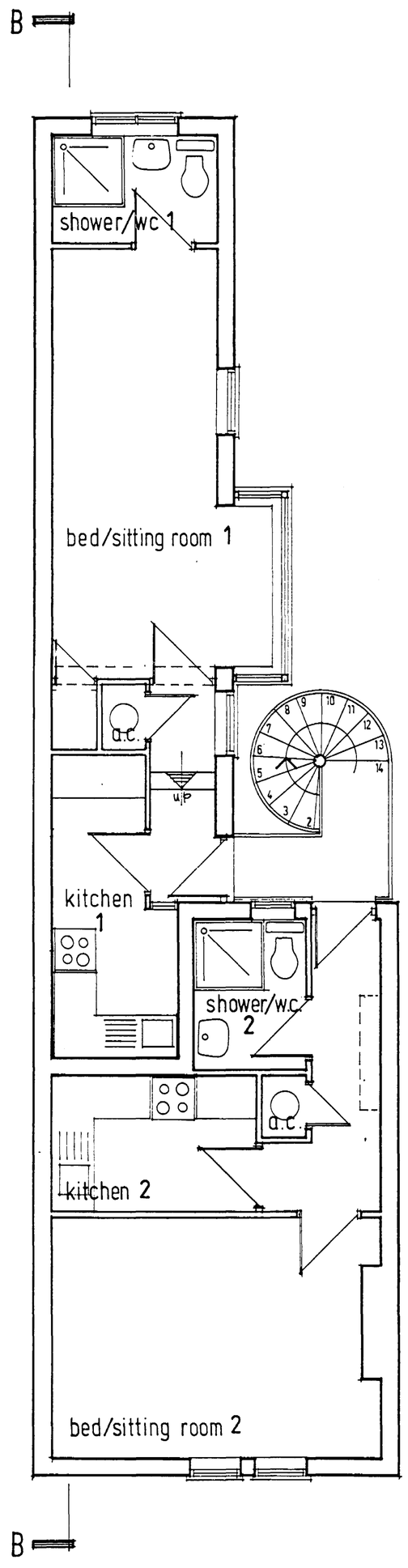
Scale 1:50 Job No 9702HOUSE/02

Date 22/12/96 Drawn JAR

Revision	Date
A. FIRST FLOOR PLAN AMENDED JAN	11 FEB 94
B. ELEVATIONS ADDED JAN	17 FEB 94



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



YARD SIDE ELEVATION



REAR ELEVATION

SOUTH HOLLAND D.C.
PLAN DEPT
18 MAR 1994
REF. 0970/94

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Leicester, Leicestershire LE4 5PG
Tel:(0533)610333 Fax:(0533)610678

Project LIVING OVER THE SHOP
28 WINSOVER RD,
SPALDING.
LINCS.

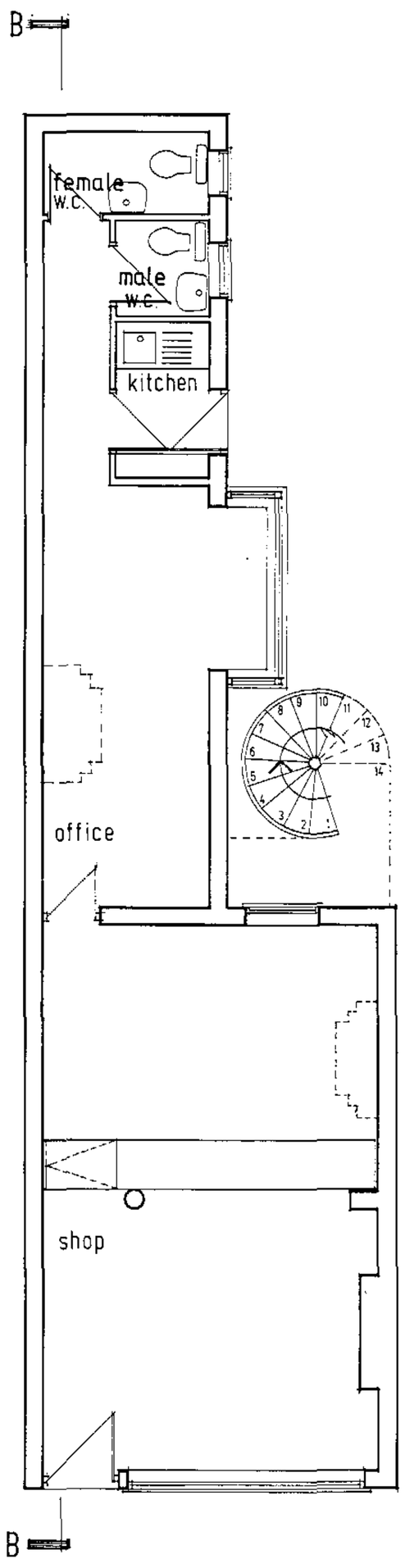
Sheet Title PROPOSED FLOOR PLANS AND ELEVATIONS

Scale 1 : 50 Ref 4378/MGHA/01B

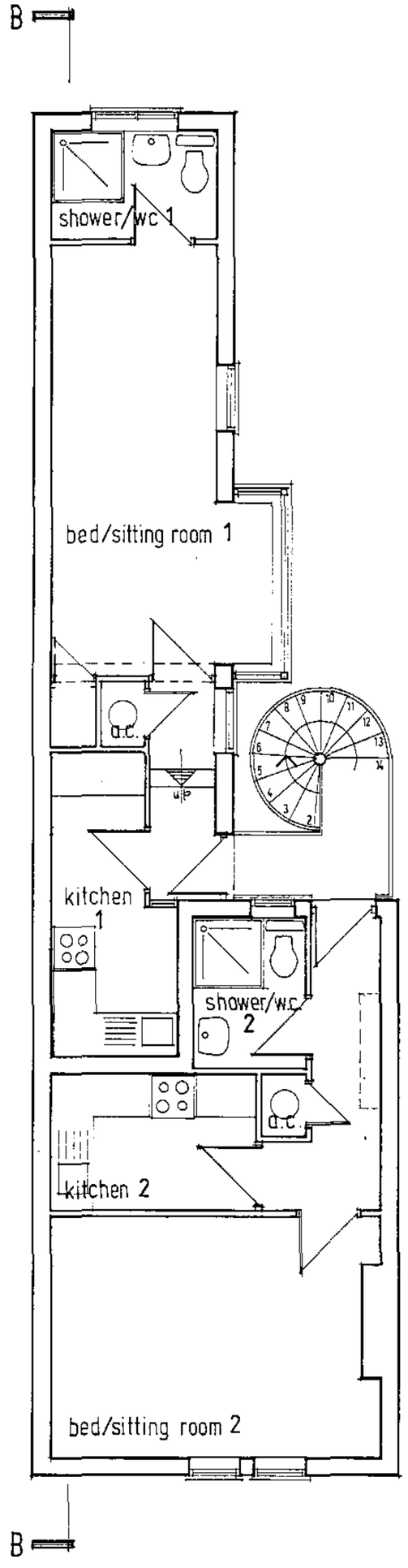
Date 9 FEB 94 Drawn JAN

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Revision	Date
A. FIRST FLOOR PLAN AMENDED	JAN 11 FEB 94
B. ELEVATIONS ADDED	JAN 17 FEB 94



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



YARD SIDE ELEVATION



REAR ELEVATION

SOUTH [illegible] D.C.
PLANNING
18 MAR 1994
REF 0870/94

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Leicester, Leicestershire LE4 5PG
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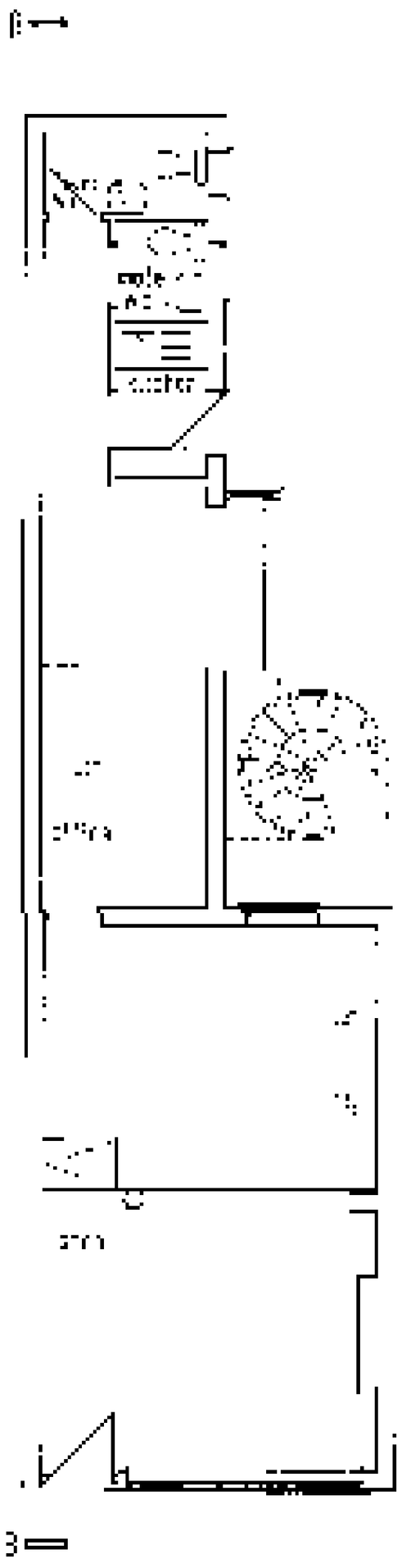
Project LIVING OVER THE SHOP
28 WINSOVER RD,
SPALDING.
LINCS.

Sheet Title PROPOSED FLOOR PLANS AND ELEVATIONS

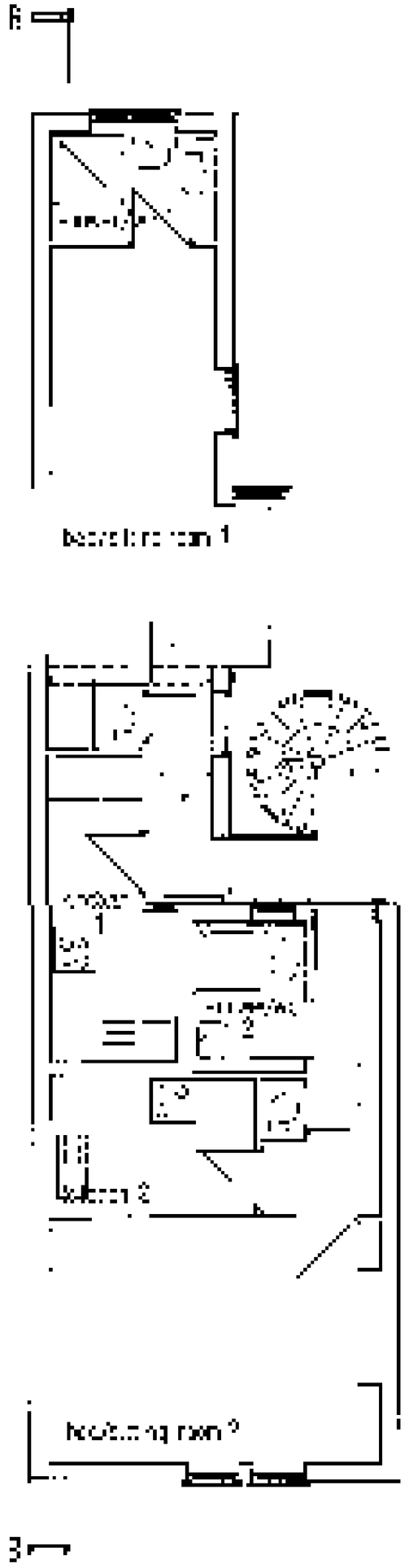
Scale 1 : 50 Ref 4378/MGHA/01B

Date 9 FEB 94 Drawn JAN

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GROUND FLOOR PLAN

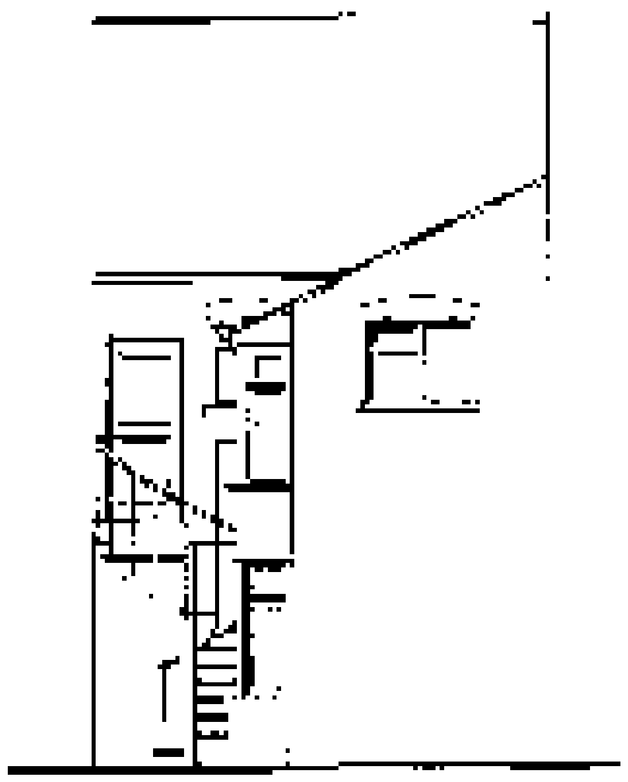


FIRST FLOOR PLAN



FRONT ELEVATION

YARD SIDE ELEVATION



REAR ELEVATION

R·G+P