286. **PLANNING APPLICATIONS** (continued)

(d) **Applications Director of Housing and Planning Services authorised to approve** (continued)

| Plan No. and Applicant | Proposal |
|---|---|
| H18/1236/94<br>Nathu Limited | Extensions and building works including change of use of dwelling to retirement home at Burford & 224 Bridge Road, Sutton Bridge. |

(Subject to satisfactory negotiations with the applicants concerning the siting of the wheelie bin enclosure at the site.)

(The Head of Planning (Client Services) reported that, in response to reconsultation over amended plans, another objection from the existing objector and an objection from the Parish Council had been received.)

| | |
|---|---|
| H16/0352/95<br>Centros Properties Ltd | Redevelopment to provide six large retail units, retail arcade and access, parking and landscaping and public toilets on land at the Holland Markets, Swan Street/Winfrey Avenue, Spalding. |

(The Head of Planning (Client Services) reported receipt of observations from the Spalding and District Civic Society in respect of the above application.)

| | |
|---|---|
| H13/0402/95<br>D G M Properties Ltd | Section 73 Modification - Three dwellings serviced by temporary private drive, without prior construction of estate road (modification of conditions 4, 5 and 6 of H13/0988/91) off Roman Road, Moulton Chapel. |

(Subject to the inclusion of a note to the applicant advising that they should retain ownership of all of the land which would be required to provide the estate road at some time in the future.)

(e) **Application Director of Housing and Planning Services authorised to refuse**

The Director of Housing and Planning Services be authorised to refuse planning permission for the undermentioned development in accordance with her recommendation:-

| Plan No. and Applicant | | Proposal |
|---|---|---|
| H06/0381/95<br>Mr & Mrs F W P Lilley | O.A. | Dwelling adjacent 'Harvest Home', Low Gate, Gedney. |

(Councillors T G M Tyler and D S Venni declared indirect interests in the above application and left the Council Chamber during consideration thereof.)

24th MAY 1995 DEVELOPMENT CONTROL COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

| Page No | Application Number | Case Offr | Instructions/ Decision |
|---|---|---|---|
| 1 | H16/0772/94<br>Guardian Properties | NRM | Auth to grant subject to sect 106 obligation as recommendation A (b) and B only. |
| 6 | H18/0895/94<br>Broadgate Bldrs | JB | Deferred for re-consultation with Highways as view is that right turn lane should be provided before any development takes place.<br>Condition 6 requires alteration to be legal. |
| 8 | H09/1062/94<br>Crown Estate Commissioners | JB | Grant as recommended plus additional condition re lighting of private drive.<br>Amend description to read "Erect six detached executive homes" |
| 11 | H13/1208/94<br>Mrs M Price | JB | Auth to grant as recommended. |
| 14 | H18/1236/94<br>Nathu Ltd | JB | Auth to grant subject to successful negotiations for amended layout showing bin store further away from neighbours boundary, preferably where they used to be. |
| 18 | H09/0016/95<br>Mr Ladbrook | DMG | Refused plus enforcement action as recommended. |
| 19 | H03/0055/95<br>Mr J Atkinson | DJR | Grant as recommended. |
| 23 | H18/0065/95<br>Nathu Ltd | JB | Grant as recommended. |
| 25 | H02/0130/95<br>R J Brown Esq | PJU | Grant as recommended. |
| 27 | H13/0149/95<br>Mr & Mrs West | DMG | Grant as recommended. |
| 29 | H02/0208/95<br>Mr & Mrs Skinner | DJR | Deferred for site visit.<br>Immediate building preservation notice to be served. |
| 31 | H08/0211/95<br>D A & R Sandall | DJR | Refused as recommended. |
| 33 | H17/0260/95<br>J A Dobney & Sons | DJR | Refused as recommended. |
| 36 | H16/0288/95<br>Mr C Hoppe | PJU | Grant contrary to recommendendation.<br>Note on decision notice re garage roof to be pitched as amended plans received on 22 May. |
| 37 | H16/0304/95<br>Mrs B A Gorton | DJR | Grant as recommended. |
| 38 | H04/0349/95<br>Mr & Mrs Goodacre | DJR | Refused as recommended. |
| 39 | H16/0352/95<br>Centros Poperties | DJR | Auth to grant as recommended. |

| | | | |
|---|---|---|---|
| 42 | H06/0381/95<br>Mr % Mrs Lilley | DMG | Auth to refuse as recommended. |
| 44 | H23/0391/95<br>Mr & Mrs Glowczyk | DMG | Grant as recommended. |
| 46 | H13/0402/95<br>DGM Properties | DMG | Auth to grant as recommended plus note advising of desirability of retaining ownership of all land to provide future full specifications of road access. |
| PO Rep 4 | H08/0921/94<br>Charles Mayfield Ltd | DJR | Refused as recommended. |

Date: 25 May 95

Signed: .....

N R Midlen
Development Control Manager

APPLICATION REFERENCE: H16/0352/95 DATE RECEIVED: 03-APR-95

TYPE: Full

DESCRIPTION: Redevelopment to provide six large retail units, retail arcade and access, parking and landscaping and public toilets

LOCATION: Land at the Holland Markets, Swan Street/Winfrey Avenue, Spalding.

APPLICANT: Centros Properties Ltd AGENT: Lyons & Sleeman & Hoare

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SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 24 MAY 1995

REASON FOR COMMITTEE CONSIDERATION

South Holland District Council part owners of site.

RECOMMENDATION

*Subject to satisfactory resolution of outstanding design queries, the Director of Housing and Planning Services be authorised to grant permission subject to conditions.*

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COMMENTS

1 Application seeks permission for revisions to previously approved details in respect of retail units 1-6 of the 'Centros' development. The major foodstore, to be occupied by Safeways, remains unaffected.

2 Main revisions can be listed as follows.
- Reduction of customer parking spaces to serve these units from 287 to 272 number spaces.
- Reduction in staff parking spaces, between site and Swan Street.
- Alterations to access arrangements off Winfrey Avenue.
- Reduction in area occupied by pedestrian arcade/walkway between units 4 and 5.
- Increase in depth of retail units.
- Amendments to design of units, most notably to units 4 and 5 which frame the pedestrian square and walkway.
- Reduction in height of some of the units.
- Amendments to design of 'Holland Arcade' linking Swan Street with Chapel Lane.

3 Generally the amendments are acceptable in planning terms, and have been the subject of informal discussions with your officers.

4 As before, certain detailed design elements will need to be covered by conditions. i.e. specific details relating to building designs and the pedestrian square etc. These matters need not however delay the determination of this application.

5 At the date of report writing, certain matters need clarification, ie, slight discrepancies between plans and elevations relating to the 'Holland Arcade', and the treatment of a possibly visible "inner" elevation to the rear of the Swan Street side of unit 1. Meetings with the applicants are scheduled before the date of the Committee and these matters will be reported upon verbally.

6 Although the proposals will result in material differences from the previously approved scheme, it is considered in planning terms that the overall development will nonetheless remain acceptable.

REPRESENTATIONS

County Highways: Request conditions. Also advise as follows.
Before planning permission is issued the existing footway between Chapel Lane and Swan Street requires legally diverting (this should be done under the Planning Act). Also the traffic orders restricting the existing parking on Swan Street should also be confirmed.

Environmental Services: There are dwellings close by and whilst details of the unit lettings are not available I would recommend conditions covering: -
- Noise emissions to be within certain limits.
- Electric hook up facilities.
- Restriction on delivery hours.

I refer you to the Lincoln Co-operative Society decision and comparable conditions.

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SCHEDULE OF CONDITIONS

1 Before any development is commenced, the following details shall be submitted to and approved by the Local Planning Authority.
(1) Detailed drawings, including sections, to scale not less than 1:50 of the following.
(a) The eaves, and gutter treatment, including down pipes, of each retail unit and kiosk, and of the covered arcade and of the public toilet block.
(b) All windows and surrounds, including shop windows and blind windows and brick recesses of the retail units, kiosks and the toilet block.
(c) The supports to the covered arcade.
(2) Details of all external materials to be used on each retail unit, kiosk, covered arcade and the public toilet block.
(3) Details of the construction, surfacing and drainage of the vehicular and pedestrian accesses and walkways and of the lorry loading and manoeuvring areas, and the

car and lorry parking areas not covered by other conditions of this permission.

(4) Details of all walls, fences, gates or barriers, street furniture, lighting, cycle and trolley parks.

No retail sales shall take place from the retail units, nor from the retail kiosks, until all the works (apart from the shop display windows of each unit or kiosk) for which details are required under this condition have been carried out or installed to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory development in terms of visual appearance, access and surface water drainage.

2 SC21 - (Landscaping Scheme).

3 SC27 - (Implementation of Planting).

4 Notwithstanding the provisions of the Town and Country (Control of Advertisement) Regulations, 1992, details of all announcement, direction or advertisement signs intended to erected on the site shall be submitted to and approved by the Local Planning Authority before their erection or display.

Reason: To ensure a satisfactory external appearance to the development.

5 F7 - (Loading, Unloading and Parking)...Before the use is commenced...(drawing no. 92/147/P13 dated March 1995)...

6 B20 - (Stopping Up of Existing Access)...accesses... Winfrey Avenue...

Reason: In the interests of road safety.

7 The detailed design for the paving of the arcade and the treatment to the Swan Street/Winfrey Avenue junction, including traffic signals shall be submitted for subsequent approval, and the approved details shall be implemented before any of the units are open to the public.

Reason: To ensure the materials are suitable for adoption and all new alignments are adequate in terms of highway safety.

8 Physical speed restraints shall be erected in accordance with details to be submitted to and approved by the Local Planning Authority between the car park for these units and the car park for the foodstore to the west of the site.

Reason: To deter vehicles from making short cuts between Winfrey Avenue and the new distributor road, in the interests of highway safety, and the safety of the users of this site.

9 C2 - (Specification/Application/Timing of Completion of Highways)...to be approved...building.

Reason: C2...building.

10 No retail sales shall take place from the retail units until all the works for which details are required under Condition 9 above have been carried out or installed to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory development in terms of access and parking.

Note

1 The applicants are advised that it will be necessary for the existing public footpath between Swan Street and Chapel Lane to be diverted prior to the commencement of the Holland Arcade units.

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Town and Country Planning Act etc

## DRAFT PERMISSION

Reference: H16/0352/95 Received:03-APR-95 Type:FULL

Name: Centros Properties Limited/
Peveril Securities Limited
Mellier House
Albemarle Street
London W1X 3PA

Agent: Lyons & Sleeman & Hoare
Nero Brewery
Cricket Green
Hartley Wintney
Hampshire RG27 8QA

Description: Redevelopment to provide six large retail units, retail arcade and access, parking and landscaping and public toilets
Location : Land at the Holland Markets Swan Street/Winfrey Avenue Spalding Lincs

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

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, the following details shall be submitted to and approved by the Local Planning Authority.
(1) Detailed drawings, including sections, to scale not less than 1:50 of the following:
(a) The eaves, and gutter treatment, including down pipes, of each retail unit and kiosk, and of the covered arcade and of the public toilet block.
(b) All windows and surrounds, including shop windows and blind windows and brick recesses of the retail units, kiosks and the toilet block.
(c) The supports to the covered arcade.
(2) Details of all external materials to be used on each retail unit, kiosk, covered arcade and the public toilet block.
(3) Details of the construction, surfacing and drainage of the vehicular and pedestrian accesses and walkways and of the lorry loading and manoeuvring areas, and the car and lorry parking areas not covered by other conditions of this permission.
(4) Details of all walls, fences, gates or barriers, street furniture, lighting, cycle and trolley parks.
No retail sales shall take place from the retail units, nor from the retail kiosks, until all the works (apart from the shop display windows of each unit or kiosk) for which details are required under this condition have been carried out or installed to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory development in terms of visual appearance, access and surface water drainage.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 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.

5 Notwithstanding the provisions of the Town and Country (Control of Advertisement) Regulations, 1992, details of all announcement, direction or advertisement signs intended to be erected on the site shall be submitted to and approved by the Local Planning Authority before their erection or display.

Reason: To ensure a satisfactory external appearance to the development.

6 Before the use is commenced space shall be provided within the site as shown on the submitted plan (drawing number 92/147/P13, dated March 1995) for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Winfrey Avenue.

7 Before the permitted accesses are commenced to be used the existing accesses between the site and Winfrey Avenue shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

8 The detailed design for the paving of the arcade and the treatment to the Swan Street/Winfrey Avenue junction, including traffic signals shall be submitted for subsequent approval, and the approved details shall be implemented before any of the units are open to the public.

Reason: To ensure the materials are suitable for adoption and all new alignments are adequate in terms of higwhay safety.

9 Physical speed restraints shall be erected in accordance with details to be submitted to and approved by the Local Planning Authority between the car park for these units and the car park for the foodstore to the west of the site.

Reason: To deter vehicles from making short cuts between Winfrey Avenue and

the new distributor road, in the interests of highway safety, and the safety of the users of this site.

10 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any building erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate building.

Reason: To ensure satisfactory access to each building in the interests of residential amenity and convenience.

11 No retail sales shall take place from the retail units until all the works for which details are required under Condition 8 above have been carried out or installed to the reasonable satisfaction of the Local Planning Authority. 10

Reason: To ensure satisfactory development in terms of access and parking.

The applicants are advised that it will be necessary for the existing public footpath between Swan Street and Chapel Lane to be diverted prior to the commencement of the Holland Arcade units.

06-JUN-95 AD check.....

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

+ SN 12 Disabled.

**MRS SALL. WALTHAM** BA (Hons) F.C.I.H. Director of Housing & Planning Services

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

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

**H16/0352/95**
FULL

Applicant: Centros Properties Limited/ Agent: Lyons & Sleeman & Hoare
Tel: 0171 491 3917 01252 844144

Description: Redevelopment to provide six large retail units, retail arcade and access, parking and landscaping and public toilets
Location: Land at the Holland Markets
Swan Street/Winfrey Avenue
Spalding
Lincs

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| | | | |
|---|---|---|---|
| Valid date: | 03-APR-95 | Terminal date: | 29-MAY-95 |
| Target dates: | | Target Committee: | 24-MAY-95 |
| To case officer | 10-APR-95 | Report deadline: | 10-MAY-95 |
| Inspected by | 17-APR-95 | Agreed TD Ext: | |
| Extra contacts | 24-APR-95 | Case Officer: | |
| Report if not clear by 08-MAY-95 | | D J ROBERTS | |

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DEVELOPMENT/CONSTRAINTS

Size: 5135 M2
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

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CONSULTATIONS CARRIED OUT

| | | Sent | Expiry |
|---|---|---|---|
| Site/Press Advert MAJ | | 18-APR-95 | 09-MAY-95 |
| Spalding & District | 0775 722475 | 11-APR-95 | 25-APR-95 |
| Cllr Mrs A J Teale | 0775 766412 (Of | 11-APR-95 | 18-APR-95 |

L.C.C Obs Attached [illegible] 9/5/95
plan taken [illegible] 24/4/95

Lyons & Sleeman & Hoare
Nero Brewery
Cricket Green
Hartley Wintney
Hampshire
RG27 8QA

D J Roberts

*DJR/SJS*
H16/0352/95
92/147

13 June 1995

Dear Sirs

Redevelopment to provide six large retail units, retail arcade and access, parking and landscaping and public toilets - Holland Markets, Swan Street/Winfrey Avenue, Spalding

The applicants are advised that when details are submitted relating to external materials the Local Planning Authority will expect these details to include a full schedule of roofing materials, together with plans and sections.

This is to demonstrate that sufficient regard has been paid in ensuring that the 'inner' roof slopes, where visible, are covered in appropriate materials.

Yours faithfully

N R Midlen
Development Control Manager

File: .....

# HIGHWAYS DEVELOPMENT CONTROL
# RECORD OF GENERAL ADVICE

~~Telephone~~ Call / ~~Meeting~~ / Planning Application (Ref. No. H/6/0572/95/...)

Date:- 6-2-95

~~Enquirer~~ / District Council:- SHDC - D Roberts

~~Pre Application~~ / Current Application / ~~Development Road / General~~

Site Description:- Holland Markets

Advice Given / ~~Information Requested / Notes of Meeting:~~

Initial Comments —

(1) No development to take place until traffic signals installed at Wintney Ave/Swan St junction. (Outstanding S278 works).

(2) Stopping Up/Diversion & existing public footpath will be required to allow for the Arcade

(3) Main access via a private Road ?

(4) This access requires widening to 5.5m

(5)

OK to amendments

Signed:- [signature]

Date:- 6-2-96

Confirmed ~~in writing:- Y~~ / N or passed to District Council

Form: H / A / GA 1

Telephone conversation between Chief Exec and PDS
24/5/96

(1) Interpretation of Condition 2 in light of decision not to proceed with works at present time.

There will be an application for hard landscaping on works site, together with [illegible]

**MRS SALLY WALTHAM** BA (Hons) F.C.I.H. Director of Housing & Planning Services

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

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H16/0352/95

Applicant: Centros Properties Limited/
Peveril Securities Limited
Mellier House
Albemarle Street
London W1X 3PA

Agent: Lyons & Sleeman & Hoare
Nero Brewery
Cricket Green
Hartley Wintney
Hampshire RG27 8QA

Description: Redevelopment to provide six large retail units, retail arcade and access, parking and landscaping and public toilets

Location: Land at the Holland Markets
Swan Street/Winfrey Avenue
Spalding
Lincs

Amendment: Adj. to layout and numbers of customer parking spaces & to layout of staff parking spaces

07-FEB-96

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Housing and Planning Services

# Lyons+Sleeman+Hoare

CHARTERED ARCHITECTS · DESIGNERS · PLANNERS

Our ref: 95/073/3/BJ/smb

5th May 1995

DR

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

Attention: of M Midlen Esq

Dear Sir

**PLANNING APPLICATION FOR THE 'HOLLAND MARKET', SPALDING - ERECTION OF 6 RETAIL UNITS , RETAIL ARCADE AND TOILETS**

In support of the above application we enclose a copy of colour presentation drawings of drawing no's 92/147/P13 and 92/147/P15 (in four parts) for consideration by the planning committee meeting which we understand is scheduled for 24th May 1995.

We shall forward details and samples of the proposed materials to you shortly.

Yours faithfully

B. A Johnson

Brian Johnson
For and on behalf of
**LYONS+SLEEMAN+HOARE**

cc: H Hawkings - Discovery Properties Ltd
R McLennan - LSH

Enc.

'ewery, Cricket Green, Hartley Wintney, Hampshire RG27 8QA Telephone: (01252) 844144 Facsimile: (01252) 844800

'illan Lyons *Grad Dip Arch, RIBA, FRSA*, Keith Sleeman *Dip Arch, RIBA*,
'o *Arch, RIBA*, Andrew Aldridge *BA, Dip Arch, RIBA*, Philip Piper *BA, Dip Arch, RIBA*, Michael Pawley *LLB, ACA, MIMgt*.

'endano *UCH, RIBA*, Steve Whitlock *MBIAT*, Nigel Butcher *BA, BArch, RIBA*, Colin Darby *BSc, DipTP, Dip Urban Design, MRTPI*,
'rch, *RIBA*, Peter Stackhouse *BA, Dip Arch, RIBA*, .an Legg *MBIAT*, Charlie Minty *BSc (Hons), Dip Arch, RIBA*

*Dip Arch, RIBA*, (Consultant)

VAT Registration No GB 239 6627 29

# Lyons+Sleeman+Hoare

CHARTERED ARCHITECTS · DESIGNERS · PLANNERS

Our ref: 95/073/3.01/PW/rb

**BY FAX AND POST**

19th March 1996

File NFA 22/3

David Roberts
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sirs

**HOLLAND MARKET RETAIL UNITS SPALDING PHASE 3**

We write further to our telephone conversation of the 18th March 1996 regarding a list of materials to be used on the above project and wish to confirm the following:

1. A list of materials was handed to you on the 22nd February 1996 with respect to Condition (2) of the Planning Permission Number H16/0352/95. We have now updated this list to take account of the brick change to units 1 and 6.

2) We have provided you with samples of all the materials and you have confirmed your acceptance of the materials listed in terms of colour, texture and appearance.

We trust the above is to your satisfaction and should you wish to discuss the matter further please do not hesitate to contact the undersigned direct.

Your faithfully

P. Walshe
For and on behalf of
**LYONS+SLEEMAN+HOARE**

cc: Mr G. Carrington - B&K (Ltd) Central
Mr M. Tisbury - Boots Properties Plc
Mr G. Cole - Geff Cole Associates

Nero Brewery, Cricket Green, Hartley Wintney, Hook, Hampshire RG27 8QA Telephone: (01252) 844144 Facsimile: (01252) 844800

**Partners:** Maximilian Lyons *Grad Dip Arch, RIBA, FRSA*, Keith Sleeman *Dip Arch, RIBA*, Nigel Thornton *Dip Arch, RIBA*, Andrew Aldridge *BA, Dip Arch, RIBA*, Philip Piper *BA, Dip Arch, RIBA*, Michael Pawley *LLB, ACA, MIMgt*.

**Associates:** Mario Avendano *UCH, RIBA*, Steve Whitlock *MBIAT*, Nigel Burcher *BA, BArch, RIBA*, Colin Darby *BSc, DipTP, Dip Urban Design, MRTPI*, Justin Donnan *BSc, BArch, RIBA*, Peter Stackhouse *BA, Dip Arch, RIBA*, Jan Legg *MBIAT*, Charlie Minty *BSc (Hons), Dip Arch, RIBA*.

Douglas Leader *Dip Arch, RIBA*, (Consultant)

VAT Registration No GB 239 6627 29

Our ref: 95/073/3.01/PW/cmw

19th March 1996

**HOLLAND MARKET RETAIL UNITS SPALDING, PHASE 3**

**LIST OF MATERIALS APPROVED BY SOUTH HOLLAND DISTRICT COUNCIL**

**ROOFS**

1) Eternit 2000 artificial slate - colour "blue/black". Riven face finish.

   Location: Monopitch roofs to units 2 and 5. Main roofs to units 6, public toilets and external walkway.

2) Sandtoff concrete double pantile - colour "rustic". Smooth face finish.

   Location: Monopitch roofs to units 1 and 4.

3) Sandtoff concrete plain tile - colour "terracotta red". Smooth face finish.

   Location: Monopitch roofs to unit 3.

4) Sandtoff concrete angle ridge tile - colour "grey". Smooth face finish.

   Location: Ridge and hips of unit 6, public toilet and external walkway.

5) Sandtoff concrete monopitch angled tile - colour "grey". Smooth faced finish.

   Location: Ridge of units 2 and 5.

6) Sandtoff concrete monopitch angled tile - colour "terracotta red". Smooth faced finish.

   Location: Ridge and hips of units 1, 3 and 4.

7) Profile C32 steel metal roofing- colour coat HP200 "goosewing grey".

   Location: Main roof units 1, 2, 3 and 4.

8) Profile C32 steel metal cladding - colour coat HP200 "Merlin Grey".

   Location: Side of unit 1 adjacent to Safeway foodstore.

9) Profile C19 steel metal cladding - colour coat HP200 "Merlin Grey".

   Location: Hidden faces of units 1, 2, 3 and 4.

10) Marley "classic" UPVC moulded profile gutters and downpipes - colour "black".

    Location: Units 1 to 6, public toilets and external walkway.

11) Timber fascia - colour "blue" to match pantone reflex blue.

Location: Units 1 to 6, and external walkways.

12) Timber T&G soffit boarding - colour white.

Location: Units 1 to 6, and external walkways.

13) UPVC fascia and soffits - colour white.

Location: Public Toilets

**GENERAL**

14) Steelworks - canopy columns and beams, railings and bollards - colour "blue" to match "pantone reflex blue".

Location: Walkway and service yard wall.

**WALLS**

15) Redland Staffordshire slate blue brickwork.

Location: Feature bands to units 1 to 6 and public toilets.

16) Blockleys saffron mellow yellow grain brickwork.

Location: Main facing brick to units 2 and 5.

17) Ibstock Leicester red stock brickwork.

Location: Unit 1, 3, 4 and public toilets.

18) Ibstock County Mixture.

Location: Units 1 and 6 and Chapel arcade wall.

19) Reconstituted stonework - Portland finish.

Location: Units 2 and 5.

20) Rendered wall faces - smooth finish colour "buff".

Location: Units 1, 3, 4 and 5.

21) Clock turret "Smiths of Derby" - colour "blue and white".

Location: Unit 5.

22) Shopfronts - aluminium (colour to be confirmed).

Location: Units 1 to 5.

23) Shopfronts - timber, colour white.

Location: Unit 6.

**EXTERNAL WORKS**

24) Car parking roadways and parking bays black Tarmacadam with white and yellow lining. Block pavior traffic calming strips.

25) Staff parking and service yard - concrete finish with white and yellow lining.

26) Walkways and Swan Street Arcade. Concrete block paviors "brindle" to main areas with "buff" division strips.

27) Bollards. Black plastic square bollards to front to match Safeway bollards. Black and amber circular steel bollards to service yard area.

28) Lamp standards. Blue columns with black top "abacus" circular lighting globes. Similar to Safeway Stores Plc.

29) Finger post/lamp standard. Arcades "blue" tubular steel post and pedestal with "Windsor" lamp and cast finger arms in "gold".

30) Seating. Townscape "Toledo" timber slatted bench seats with "blue" metalwork.

**SOUTH HOLLAND DISTRICT COUNCIL**

**M E M O R A N D U M**

**FROM:** **DIRECTOR OF ENVIRONMENT & LEISURE SERVICES**

**DATE:** **07/01/98**

**OUR REF:** **TSH/SS.**

**TO:** **DIRECTOR OF HOUSING AND PLANNING SERVICES**

**YOUR REF:**

Attached please find copy of a recent letter received from Killochan and Co. I thought you might be interested in comments regarding the proposed Government White Paper on car parking charges and issues relating to car parks provided as part of a planning obligation.

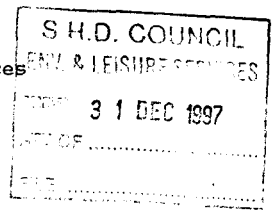
Director of Environment and Leisure Services



# Killochan & Co.

*Chartered Surveyors*

30 December 1997




The Director of Enviornment & Leisure Services
South Holland District Council
Council Offices
Priory Road
Spalding, Lincolnshire PE11 2XE

Dear Mr Huggins,

**RE: HOLLAND MARKETS RETAIL PARK, SWAN STREET, SPALDING.**

I thank you for your letter of 22nd December which has just come to hand.

I am without formal instructions on this matter following the change of ownership and our present understanding is based on Advice we received in this matter from the Vendors Solicitors earlier this year. They were of the view the Councils Agreement dated 20th October 1994 governed the freedom or otherwise of the Freeholders of this portion to act independantly.

It was on this basis that my previous Clients and I met the Estates Manager of Safeway in March but no reponse has been received subsequently to enable any scheme of control to be introduced - even supposing the occupation Tenants of the Retail Park, who have a right to be consulted, agree.

I am reporting to the Whitbread Pension Trustees as with the benifit of experience during the Christmas period and with the Park trading at full potential, some re-consideration may be necessary.

It it may be however, in common with other Owners, they will wish to defer consideration until after the proposed White Paper and any subsequent Legislation on Car-parking Charges is published.

If this should impinge on Developments where Car parks were constructed as part of or as a Planning Obligation Compensation Claims may be lodged if retrospective legislation is introduced. That could lead to other steps being taken by Landowners and you may wish to discuss this with your Planning collegues.

With all good wishes for 1998.

Yours sincerely

W NICOL-GENT
cc Alan Dawson esq.

17 Denehurst Gardens, Richmond, Surrey TW10 5DJ Tel: 0181-876 6665 Fax: 0181-241 2480

Killochan (Richmond) Ltd. Reg. in England No. 2763340 VAT No: 603 2220 07

Lyons + Sleeman + Hoare
CHARTERED ARCHITECTS • DESIGNERS • PLANNERS

**Our ref: 92/147/RM/jw**

**29th March 1994**

**SPALDING, LINCOLNSHIRE**

**SCHEDULE NO.1**

**REDEVELOPMENT NORTH OF SWAN STREET / WINSOVER ROAD, WEST OF WINFREY AVENUE AND SOUTH OF KINGS ROAD, SPALDING, LINCOLNSHIRE.**

**LIST OF PERSONS UPON WHOM NOTICE HAS BEEN SERVED UNDER SECTION 66 OF THE TOWN AND COUNTRY PLANNING ACT 1990.**

1 Mr R Cole
Director of Administration
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

2 Mr C Simpkins
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

3 Mr C R M Longstaff
Spalding Bulb and Product Auction
Longstaff
5 New Road
Spalding
Lincolnshire PE11 1BS

4 Mr S Leonard
Director and Secretary
Spalding Horticultural Company Limited
Swan Street
Spalding
Lincolnshire PE11 1BT

5 Taylors of Spalding Ltd
83 Pinchbeek Road
Spalding
Lincolnshire

Nero Brewery, Cricket Green, Hartley Wintney, Hampshire RG27 8QA Telephone: (01252) 844144 Facsimile: (01252) 844800

Partners: Maximilian Lyons Grad.(Dip) Arch. RIBA, MSA, Keith Sleeman Dip.Arch. RIBA
Nigel Prentice Dip.Arch. MRIA, Andrew Aldridge BA, Dip.Arch. RIBA, Philip Piper BA, Dip.Arch. RIBA, Michael Pawley LLB, ACA, MMgt

Associates: Mario Avondetto (UCH, RIBA, Steve Wallace ARIAS, Nigel Butcher BA, RIArch, RIHA, Colin Derby BSc, DipTP, Dip Urban Design, MRTPI
Justin Dennan BSc, BArch, RIBA, Helen Stedmonds BA, Dip.Arch., RIBA, Jon Legg MBAE, Charlie Many BSc (Hons) Dip Arch. RIBA

Consultants: JE Aplin AIArb (Chartered)

VAT Registration No GB 239 6627 09

Anglian Water

**Anglian Water**
**Services Limited**

P.O. Box 46
Spalding
Lincs. PE11 1DB

Telephone (LOCAL RATE) 0345 145 145
Facsimile 01522 557922

Our ref
SH/950068
Your ref
H16/0352/95

10th May 1995

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

Dear Sir,

Proposal : Redevelopment provide 6No large retail units/access/parking
Location : Land at The Holland Markets, Swan St/Winfrey Ave, Spalding
Applicant: Centros Properties Ltd/Peveril Securities Ltd

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

If any further information is required concerning the above please contact Lucille Hagues in our Site Services Team on Lincoln (01522) 557859.

Yours faithfully,

David Potter
Site Services Manager

11 MAY 1995

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



# SPALDING & DISTRICT CIVIC SOCIETY

DR

55, Pinchbeck Road,
Spalding,
Lincs.
PE11 1QF.

09.05.95.

Dear Mrs. Waltham,

Planning Application No. H16/0352/95

Having considered the above planning application, I am pleased to inform you that the Society has no objection to the plan, but would like to be kept informed about the following:

i. The materials and claddings used on the buildings and

ii. The design of the shop fronts.

Since the Civic Society planted the existing trees around the Winfrey Avenue Car Park in the early 1970's, we are concerned that as many as possible are retained and a full tree planting scheme undertaken.

We hope that these observations will be considered when the application is discussed.

Yours sincerely,

M. Brassington (TM)

Marion Brassington
Planning Officer.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council  Application Reference H16/0352/95

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

Holland Markets, South St W. Fifty Ave, Spalding.

3. Name, classification and number of road

III

4. Date application referred 24-4-95

5. State whether outline, detailed application etc.

Full

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

Redevelopment To Provide 6 Large Retail Units, Retail Arcade & Access, Parking, Landscaping & Public Toilets

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 par ~~10b~~ as shown overleaf.

Note Refuse planning permission is issued the unsafe footway between Chapel Lane & Swan St requiring diverting (this should be done under the Planning Act)

Date: 24-4-95  Signed: [signature]
Director of Highways and Planning

* Also the traffic orders restricting the carriageway on Swan Street should also be confirmed

CONDITIONS:– Subject to diverting of the footway between Cropstone & Swan Street & confirming the order for Swan St.

Delete as appropriate
(i) For applications where items are to be reserved for subsequent appr al in consultation with the Director of Highways and Planning
(ii) For other applications

(1) F7 – Before the use is commenced ...

(drawing No 92/147/P13 dated March 1995). ...

(2) B20 ... accesses ... Winfrey Ave

(3) The detailed design for the paving of the Arcade and the treatment to the Swan St / Winfrey Ave junction, including traffic signals shall be submitted for subsequent approval, and ~~shall~~ the ground detail shall be implemented before any of the units are open to the public

(A) Physical ~~[illegible]~~ speed restraint ~~subject to subsequent approval~~ shall be erected* between the car park for these units and the car park for the foodstore to the west of the site.

Delete as appropriate
(i) REASONS FOR a, b, or c overleaf
(ii) COMMENTS FOR FORM T.R. 108 para 10b

*in accordance with details to be submitted to and approved by the CH

(1) F7.

(2) B1

(3) To ensure the materials are suitable for adoption and all new alignments are adequate in terms of highway safety

(A) To ~~prevent~~ deter vehicles from making shortcuts between Winfrey Avenue and the new distributor road in the interests of highway safety and the safety of the users of this site

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

Form No. H/A/3J

**Lincolnshire**

**DEPARTMENT OF HIGHWAYS AND PLANNING**

To SHDC

Planning Reference N/L/0352/95

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

Cont'd

(5) C2 - - - - to be approved - - - building.

(6) No retail sales shall take place from the retail units until all the ~~for~~ works for which details are required under Condition (5) (above) have been carried out or installed to the reasonable satisfaction of the CPA

(7) The Arcade shall not commence until the existing right of way has legally been diverted)

Reasons

(5) C2 - - - building

(6) To ensure satisfactory development in terms of access and parking

(7) In the interests of the users of the existing footpath.

Date 26-4-95 Signed ..... Director of Highways and Planning

cc Mr C Briggs. Development Control

Your Ref: AB/ME/940150
My Ref : JC/TROS/1/P1/419/6/JP

The Denis Wilson Partnership
88-90 Guildford Street
Chertsey
Surrey
KT16 9AD

For further information contact
Mr J Goldsbrough
Telephone Lincoln (01522) 553102

21 March 1995

Dear Sir

SPALDING - HOLLAND MARKETS

I refer to your letter dated 16 March 1995. The walkway between Swan Street and Chapel Walk is Footpath FP26.

With regard to extinguishment of the footpath I have taken advice from Recreational Services and I am informed that as the development has not taken place South Holland District Council should carry out the extinguishment with the County Council's permission which would be granted. This could be carried out under the District Councils own powers - planning powers are easier and could then be timed to coincide with the development.

With regard to temporary closure these can only last for 6 months on definitive rights of way. The Highways and Planning Department of the County Council would process this - six weeks notice is required for this, the charge being £225 plus the costs of two advertisements at an approximate price of £150 to £200.

With regard to temporary highway closures these can be for up to maximum of 18 months.

I trust this information will be of assistance.

Yours faithfully

Traffic Manager

18271.h51

Lyons+Sleeman+Hoare

CHARTERED ARCHITECTS • DESIGNERS • PLANNERS

Our ref: 95/073/3/BJ/mb

19th May 1995

2#/5 cttee.

DSR - need to run for ltr.

DCPA

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

For the attention of: D Roberts Esq

LATE DES: CTR ..... Date.....
Salient points highlighted

Dear Sir

**'HOLLAND MARKET', SPALDING**
***PLANNING APPLICATION REF: H16/0352/95***

As requested at our meeting with you on 15th May 1995, we enclose a drawing showing sections through the retail units in support of the above application demonstrating how the roofs and 'hidden' faces to the portal frame are obscured from view. (4 no. copies of drawing number 95/073/P16 enclosed).

We trust this information is of assistance and look forward to a favourable outcome at the Planning Committee meeting on 24th May 1995.

Yours faithfully

B.A. Johnson

Brian Johnson
For and on behalf of
**LYONS+SLEEMAN+HOARE**

cc: H Hawkings Esq — Discovery Properties Limited
R McLennan Esq — Lyons+Sleeman+Hoare

encls

Nero Brewery, Cricket Green, Hartley Wintney, Hampshire RG27 8QA Telephone: (01252) 844144 Facsimile: (01252) 844800

**Partners:** Maximilian Lyons *Grad Dip Arch, RIBA, FRSA*, Keith Sleeman *Dip Arch, RIBA*, Nigel Thornton *Dip Arch, RIBA*, Andrew Aldridge *BA, Dip Arch, RIBA*, Philip Piper *BA, Dip Arch, RIBA*, Michael Pawley *LLB, ACA, MIMgt*.

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Douglas Leader *Dip Arch, RIBA*, (Consultant)

VAT Registration No GB 239 6627 29

ACTION
Attention of ..... DCM
Discuss with .....
Copy to .....
File Ref .....
Comments .....

SOUTH HOLLAND DISTRICT COUNCIL

24 APR 1995

M E M O R A N D U M

---

FROM : DIRECTOR OF ENVIRONMENTAL & LEISURE SERVICES

DATE : 20.4.95

OUR REF : JC/SS/PN

TO : DIRECTOR OF HOUSING AND PLANNING SERVICES

YOUR REF :

---

Planning Application H16/0352/95
Retail Units, Swan Street

There are dwellings closeby and whilst details of the unit letting is not available I would recommend the following conditions:-

1. Noise emitted from fixed plant and machinery shall not exceed a level equivalent to 40dB LA eq 5 minute between the hours of 2300 - 0700 as measured at a distance of 3.5 metres from any residential fascade.

2. Electric hook up facilities to be provided for static refrigerated transporters.

3. No deliveries to the service area shall be made between 2100 hours and 0700 hours on any day.

I refer you to the Lincoln Co-Operative Society decision and comparable conditions.

Director of Environmental & Leisure Services

## BULBS & PLANTS

**READY NOW** - Statice plants, mixed colours, in 308 plug trays, £5 per tray. Tel: 01406 540505. *Hurdletree Nurseries.*

**2 TON** ex forced ice follies, offers. Tel: Spalding 01775 640420.

**COLUMN STOCK PLANTS**
Mid-January onwards
**£21 per 1,000 + VAT**
**R. de LEEUW**
344 Bourne Road, Spalding 118559
Tel: 725189. Fax: 711442

**Orders now being taken for 1995 season**
INDOOR AND OUTDOOR LETTUCE IN BLOCKS
BRASSICA IN MODULES
*Also a selection of Dried Flower Plants and other Flower Plants*
HILLGATE NURSERIES
Terrington St Clement
Tel: 01553 828351

## KIRTON PLANTS
for
*BEDDING PLANTS/TRAILING*
*LOBELIA/BASKET PLANTS*
eg: 5 strip trays £2.50 per tray
in wide range of bedding plants
TRAILING PETUNIAS **80p**
IVY GERANIUMS **90p**
LARGE SELECTION READY NOW AND LOTS MORE TO COME!
80 ltr bags Pot/Bedding Compost **£4.50**
80 ltr bags Ericaceous Compost **£4.50**
**Tel: Pat or Helen daytime 0370 210468; after 6 pm 01205 723547** u3657x
*TRADE ENQUIRIES WELCOME*

## R. Delamore Ltd.
**QUALITY CUTTINGS AND YOUNG PLANTS**
## CASH & CARRY
Over 1 million plants available now

| | |
|---|---|
| Fuchsia | Impatiens |
| Basket Plants | Begonias |
| Trailing Petunias | Geraniums |
| Ivy Geraniums | Petunias |
| New Guineas | Verbenas |

*And much more . . .*
**Phone 01945 584091. Fax 589180**
**88 Sutton Road, Wisbech, Cambs PE13 5DR**
2w3718x

**ASSOCIATION**
## A.G.M.
**TUESDAY, 23rd MAY**
**HOLBEACH COMMUNITY CENTRE**
**7.30 pm** u3606x

**PARTY CASTLES**
**BOUNCY CASTLES FOR HIRE**
***Bookings now being taken***
**Tel: 01775 725692** 8p2518X

**UNCLE LEN**
**Magician, Children's Entertainer, Rabbits, Balloons and Games**
**PRIVATE FUNCTIONS A SPECIALITY**
**Tel: 01945 880488 or 0585 437612** 2752M

**IMPERIAL CANCER RESEARCH FUND**
## CAR BOOT SALE
**Burghley Centre Car Park, Bourne**
**SUNDAY, APRIL 23**
from 10 am.
*£4 booked, £5 on the day.*
Bookings ring 01778 425880 or 01778 440256

Learn basic steps in Waltz - Quick Step
-Rock/Jive Rhythm - Cha Cha Cha
-Party Sequence Fun Dances

## CALLING ALL PARENTS
**SATURDAY MORNINGS**

***CHILDREN'S CLASSES***
**Minimum Age Four Years**
**9.15-10.15am Up to Seven Years**
**10.15-11.15am All other Beginners**

**SOUTH HOLLAND CENTRE, SPALDING**
**Enrolment enquiries 01733 210253** h2889X

**SPALDING BRITISH SUGAR SPORTS & SOCIAL CLUB**
## MEMBERSHIP RENEWAL
Membership renewal will take place from Thursday, April 20th, 1995, until Wednesday, May 3rd, 1995 during the hours of 7.30 pm and 9.30 pm. Also during the lunchtimes on the Saturdays and Sunday between these two dates.
**MEMBERSHIP FEE £7.50**
3w1956X

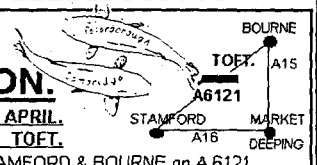
## DISCO DANCE
at
QUADRING VILLAGE HALL
SATURDAY, APRIL 22, 1995
**THE CRYSTAL DISCO**
**with Mick Coaten**
8 pm-11.45 pm.
Bar applied for.
*Proceeds to Donington Youth Club.*
m2145x

**Sunday 7th May**
**LONDON TOUR**
**Depart Holbeach 7.30 am**
**ALTON TOWERS**
**Depart Sutton Bridge 7.30 am**
**HALF-DAY TOUR (MABLETHORPE)**
**Depart Sutton Bridge 1.30 pm**
**Monday, 8th May**
**REGENTS PARK ZOO**
**Depart Holbeach 7.30 am**
**GREAT YARMOUTH**
***Depart Holbeach 8.00 am***
**Thursday, 25th May**
**CHELSEA FLOWER SHOW (3.30 Show)**
**Depart Holbeach 10.30am**
**Monday, 29th May**
**CADBURY WORLD**
**Depart Sutton Bridge 8.30am**
**Sunday, 25th June**
**CAKE DECORATING EXHIBITION at Sandown Park**
**Depart Holbeach 7.30pm**

## HOLIDAYS & SHORT BREAKS including
**PARIS · ILFRACOMBE**
**FORT WILLIAM · TORQUAY**
**DISNEYLAND, PARIS**
**JERSEY · ISLE OF WIGHT**
**LAKE DISTRICT · BRUGES**
**BLACKPOOL**
**8th-10 September**
**29th September-1st October**

Office Hours are from
9am-5pm Monday-Friday
Saturday 9am-12pm 2if3591X
**BOOKING AGENTS:**
**CATOURS TRAVEL, HOLBEACH**
**19, 35, 45, 53, 55, 57 SEATER COACHES FOR PRIVATE HIRE**
**All our Coaches are now *non-smoking.***

## KOI AUCTION.
**SUNDAY 23rd. APRIL.**
**TOFT HOTEL, TOFT.**
BETWEEN STAMFORD & BOURNE on A 6121.
**VIEWING from 11.30am AUCTION STARTS 1.00pm**
## OVER 100 FISH.




## PLANNING APPLICATION
NOTICE IS HEREBY GIVEN that application has been made to the *Council* in respect of the following proposals.

H11/0308/95 Orange PCS Ltd
Erection of 30 metre *telecommunications* tower and ancillary accommodation
*HL Foods*, Bridge Road, *Long* Sutton, Spalding, Lincs.
FULL

H15/0286/95 Orange PCS Ltd
The erection of a 30 metre latticed tower and ancillary development
Grantham Transport, 6 Main Street, Quadring, Spalding, Lincs.
FULL

H16/0352/95 Centros Properties Limited
Revelopment *to provide six large retail units*, retail arcade and access, parking and landscaping and public *toilets*.
Land at the Holland Markets, Swan Street/*Winfrey Avenue*, Spalding, Lincs.
FULL

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

H08/0211/95 D. A. & R. Sandall
*Retention* of dwelling without complying with agricultural habitation clause.
"Headlands", Cawood Lane, Gosberton, Spalding, Lincs
S73A CONTINUATION

The following *proposal(s) 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.

H08/0350/95 Mr E. A. Beniston
Retention of *garage* and erection of screen fence
72 High Street, Gosberton, Spalding, *Lincs*.
FULL

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.

S O U T H
H O L L A N D
DISTRICT COUNCIL

MRS S. A. WALTHAM
Director of *Housing* and Planning Services.
April 18, 1995
u3775X

Lincs Free Press Tuesday 18th April 1995

# PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Centros Properties Limited/
is applying to the Council for planning permission for the following:

Reference No: H16/0352/95
Description: Redevelopment to provide six large retail units, retail arcade and access, parking and landscaping and public toilets
Location: Land at the Holland Markets
Swan Street/Winfrey Avenue
Spalding
Lincs

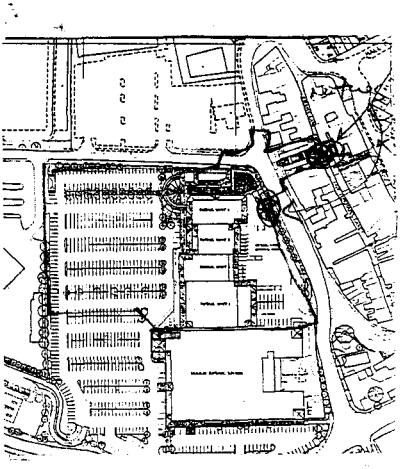
Members of the Public may inspect copies of the application, plans and any other documents submitted with it at Planning reception, Council Offices, Priory Road, Spalding, during normal office hours until 09-MAY-95
Any observations should be sent to me by 09-MAY-95 quoting the above reference number.

Mrs S A Waltham
Director of Housing and Planning Services

18-APR-95

OFFICE COPY

OFFICE COPY



SOUTH HOLLAND DISTRICT COUNCIL

# PLANNING APPLICATION

Town and Country Planning General Development Order 1988

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Reference No: H16/0352/95
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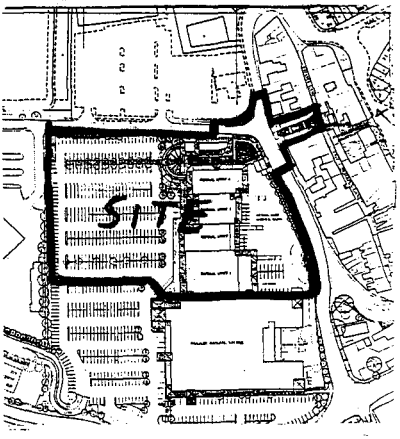
Mrs S A Waltham
Director of Housing and Planning Services

18-APR-95




SOUTH HOLLAND DISTRICT COUNCIL

# Lyons+Sleeman+Hoare

CHARTERED ARCHITECTS • DESIGNERS • PLANNERS

Our ref: 92/147/RM/jw

5th April 1995

SHDC
-6 APR 1995
Housing & Planning
Received

Dcm

South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Attn: Mr Midlen

Dear Sir

**6 NO. RETAIL UNITS, THE HOLLAND MARKETS - APP NO. H16/1040/93**

We refer to the above application and enclose an amended Schedule No.1 pursuant to Certificate B that adds Safeway to the list of those persons upon whom Notice No.1 has been served in view of their freehold interest of the service access.

Yours faithfully

Rob McLennan, BA(Hons)MRTPI
for and on behalf of
**LYONS+SLEEMAN+HOARE**

cc P Anderson Esq - Centros
H Hawkings Esq - Discovery

Nero Brewery, Cricket Green, Hartley Wintney, Hampshire RG27 8QA Telephone: (01252) 844144 Facsimile: (01252) 844800

**Partners:** Maximilian Lyons *Grad Dip Arch. RIBA, FRSA*, Keith Sleeman *Dip Arch., RIBA*, Nigel Thornton *Dip Arch., RIBA*, Andrew Aldridge *BA, Dip Arch., RIBA*, Philip Piper *BA, Dip Arch., RIBA*, Michael Pawley *LLB, ACA, MIMgt.*

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Douglas Leader *Dip Arch, RIBA*, (Consultant)

VAT Registration No GB 239 6627 29

Lyons + Sleeman + Hoare
CHARTERED ARCHITECTS • DESIGNERS • PLANNERS

**Our ref: 92/147/RM/jw**

**29th March 1994**

**SPALDING, LINCOLNSHIRE**

**SCHEDULE NO.1**

REDEVELOPMENT NORTH OF SWAN STREET / WINSOVER ROAD, WEST OF WINFREY AVENUE AND SOUTH OF KINGS ROAD, SPALDING, LINCOLNSHIRE.

LIST OF PERSONS UPON WHOM NOTICE HAS BEEN SERVED UNDER SECTION 66 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

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Director of Administration
South Holland District Council
Council Offices
Priory Road
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Lincolnshire PE11 2XE

2 Mr C Simpkins
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

3 Mr C R M Longstaff
Spalding Bulb and Product Auction
Longstaff
5 New Road
Spalding
Lincolnshire PE11 1BS

4 Mr S Leonard
Director and Secretary
Spalding Horticultural Company Limited
Swan Street
Spalding
Lincolnshire PE11 1BT

5 Taylors of Spalding Ltd
83 Pinchbeek Road
Spalding
Lincolnshire

6 Safeway Stores Plc
Safeway House
6 Millington Road
Hayes
Middlesex UB3 4AY

Nero Brewery, Cricket Green, Hartley Wintney, Hampshire RG27 8QA Telephone: (01252) 844144 Facsimile: (01252) 844800

**Partners:** Maximilian Lyons *Grad.Dip.Arch, RIBA, FRSA*, Keith Sleeman *Dip.Arch. RIBA*, Nigel Thornton *Dip.Arch, RIBA*, Andrew Aldridge *BA, Dip.Arch, RIBA*, Philip Piper *BA, Dip.Arch, RIBA*, Michael Powley *LLB, ACA, MIMgt*.

**Associates:** Mario Avendano *UCH, RIBA*, Steve Whitlock *MBIAT*, Nigel Butcher *BA, BArch, RIBA*, Colin Darby *BSc, DipTP, Dip Urban Design, MRTPI*, Justin Donnan *BSc, BArch, RIBA*, Peter Stackhouse *BA, Dip Arch, RIBA*, Jan Legg *MBIAT*, Charlie Minty *BSc (Hons), Dip Arch, RIBA*

Douglas Leader *Dip Arch, RIBA*, (Consultant)

VAT Registration No GB 239 6627 29

## DC INSTRUCTION SHEET

APPLICATION REF: H16/0352/95

### 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: >>

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 | D/Transp A15 | ..... G* T15 |
| TRA | D/Transp A18 | ..... |
| | B Rail | ..... |
| Environment/ Drainage | Env Services | ..... |
| | 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 Civic Soc. | Specify: |
| Hazards | HSC Group | ..... G* HAZ |
| | Specific | ..... Specify: |
| Other PLA | | ..... Specify: |

**Case Officer**:
Senior Officer Confirmed ..... DSR. Date... 1/4 Recorded DC....

NB we are writing & getting this & May 4th.

# RECOMMENDATION/DECISION

**NON-DETERMINATION**

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

Senior Officer confirmed .....

Withdrawn .....

**COMMITTEE**

Confirmed as agenda ✓ 24/5.

**SUB-COMMITTEE**

Confirmed as agenda ✓ 1/6.

**DPBCS AUTHORISED**

Decision Issue confirmed .....

**DELEGATED DECISION**

**Case Officer**

Approve ✓ (or equiv) Refuse (or adverse)

Signed ..... Date 1/6

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans – Dwg no: Received:

**CONDITIONS/REASONS:**

DPO Auth

Permission As agenda

+ All conditions. + note.

Plus Please send covering letter as follows:-

" Addressed to Agent.

" The applicants are advised that when details are submitted relating to external materials the LPA will expect those details to include a full schedule of Roofing Materials, together with plans and sections, this is to demonstrate that sufficient regard has been paid in ensuring that the 'inner' roof slopes, where visible, are covered in appropriate Materials. "

Condition monitoring:

non-std expiry .....
prior submission [✓]
prior siteworks [ ]

Determined plans indicated [ ]

Departure approval confirmed [ ]

Flag for on-site review [ ]

# APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

N/W
-7

Do great change
apart from - demolition on
adj site :

Inspected by DR
Date 18/4

Site Notice posted by DR
Date 18/4
Expiry
(x 2 - see
plan for [illegible])

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

| Date | Conversation with | Conclusion |
|---|---|---|

Case Officer Conclusions

# ADM... RECORD SHEET

## Initial

Submitted Fee £ 8000

Receipt No P5713

Date first Rec'd 03 APR 1995

## Registration

Reference H16/0352/95

Cross-Ref R

Date 04-APR-95 JAC

## 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 £ 8000

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

## Information

Index sheet 2051 OS Plots
Grid ref 5[illegible] 3[illegible]

Ward 12 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 919

Linked to property Ref

Dist Bound

Other:

Planning Records:
Earlier apps 1040/93

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

311
312
313
314
315

95 [illegible]

# Lyons + Sleeman + Hoare

CHARTERED ARCHITECTS • DESIGNERS • PLANNERS

Our ref: 92/147/RM/jw

30th March 1995

SOUTH HOLLAND
HOUSING & PLANNING
03 APR 1995
Ref: 0352/95

South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir

**FULL PLANNING APPLICATION FOR ERECTION OF 6 RETAIL UNITS, RETAIL ARCADE AND PUBLIC TOILETS**
**THE HOLLAND MARKETS, SWAN STREET/WINFREY AVENUE, SPALDING, LINCS**

We are instructed by our client Centros Properties Ltd/Peveril Securities Ltd to submit to you the enclosed planning application which proposes redevelopment to provide for 6 no. retail units, a retail arcade, and provision for access, parking, landscaping and public toilets.

The submission comprises:-

**Planning Application**

4 no. Planning Application Forms, Part I/II and Certificates
1 no. Schedule No. 1 - Listing those persons upon whom notice has been served
4 no. 92/147/P13 - Location/Layout Plan 1:500
4 no. 92/147/P14 - Floor Plans 1:200
4 no. 92/147/P15 - Elevations 1:200

The requisite Planning fee of £8,000.00 is also attached.

This application follows detailed discussions with Mr Nigel Midlen of your office at a meeting on 14th March 1995 and subsequent related faxes.

cont...

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As a result of the above much of both the principle and detail of the proposed redevelopment (as enclosed) has been fully discussed and agreed, however we have also since addressed those areas of concern as identified by Mr Midlen.

Details of unit areas, materials and car parking numbers are given on the application forms. Further colour presentation drawings and details and samples of proposed materials will follow shortly.

We understand that it will now be possible to report this application to your 24th May Planning Committee.

Should you require any further information or have any further queries in the meantime, please do not hesitate to contact the undersigned.

We would be grateful to receive early views you may have and advice as responses you may receive as a result of your consultation exercise, in order that we can address any problems or issues that may arise as soon as possible.

We look forward to hearing from you in the near future.

Yours faithfully



Rob McLennan, BA(Hons)MRTPI
for and on behalf of
**LYONS+SLEEMAN+HOARE**

cc P Anderson Esq - Centros
H Hawkings Esq - Discovery
E Kirkby Esq - Kirkby Orbell
N Butcher Esq - Lyons+Sleeman+Hoare
P Stackhouse Esq - Lyons+Sleeman+Hoare

**MRS SALLY WALTHAM** BA (Hons) F.C.I.H. Director of Housing & Planning Services

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

Telephone: (01775) 76116
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P5713
Date received : 03-APR-95

Received from

Centros Properties Limited

Address

Land Swan Street/
Winfrey Avenue
Spalding

| | | |
|---|---|---|
| Fee paid | £ | 8000.00 |
| VAT | £ | 0.00 |
| Total received | £ | 8000.00 |

Cash/Cheque : Cheque

Signed.....K. LAWE....
(Authorised Collector)