AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/Needs new app

Confirmed: 7/2

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

Lyons+Sleeman+Hoare

CHARTERED ARCHITECTS · DESIGNERS · PLANNERS

Our ref: 95/073/RM/jw

1st February 1996

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

Attn: Mr D Roberts

Dear Sirs

PHASE III THE HOLLAND MARKETS SITE, SPALDING. CONSENT REF H16/0352/95

We write further to your recent telephone conversations with my colleague Pat Walshe in respect of minor amendments to the above consent.

As requested we now submit 4 no. copies of a 'Planning Amendment' application form and related drawing no. 92/147/P13A. This plan shows the relocation of 2 no. staff parking spaces and the revision of the layout of the customer car park resulting in a reduction from 272 spaces to 265 spaces.

For your information we also enclose an extract of our meeting notes of last May during which we reviewed the sites car parking equation with you.

As you will appreciate there is a significant urgency to the resolution of these matters and accordingly we will ring you on Monday to discuss your consideration of the enclosed.

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

Yours faithfully

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

cc M Tisbury Esq - Boots Properties Limited
P Walshe Esq - Lyons+Sleeman+Hoare

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 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

7 PS

Lyons+Sleeman+Hoare

CHARTERED ARCHITECTS · DESIGNERS · PLANNERS

Our ref: 95/073/5/BJ/mb

16th May 1995

HOLLAND MARKET, SPALDING

Notes Of Meeting At South Holland District Council, Spalding On Monday 15th May 1995 At 10am

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Present:	Mr D Roberts	SHDC, Planning Officer
	Mr N Midlen (part)	SHDC, Planning Officer
	Mr Briggs (part)	Lincolnshire CC Highways
	Mr P Anderson (part)	Centros Properties Limited
	Mr H Hawkings (part)	Discovery Properties Limited
	Mr B Johnson	Lyons+Sleeman+Hoare

BJ referred to Summary of Planning Applications List faxed to Mr Roberts on 12th May 1995. HH and PA left the meeting early for private discussion with the Chief Executive.

ITEM	DISCUSSION	ACTION
1.00	**Car Parking**	
1.01	Mr Briggs confirmed his concerns over possible 'rat run' through car park and speeding vehicles can be overcome if a number of 'raised areas' are introduced along straight runs. A raised area on boundary between Phase II and Phase III car parks was agreed as a suitable location for two of these.	
1.02	Screen shown on drawing 92/147/11-10 Rev.5 (1:200) External Works, on corner of foodstore car park entrance, is acceptable in position shown, but Mr Briggs confirmed this should be a solid screen 1.2 metres high. Either a timber fence or thick planting is acceptable to both Planning Officers and Mr Briggs.	
1.03	Mr Briggs confirmed he accepted the revised car parking numbers for Phase II and Phase III now proposed are sufficient provision in relation to the revised building area for Phase II and Phase III respectively. It was confirmed amongst all present that the <u>minimum</u> acceptable number to Mr Briggs and Mr Roberts is 376 spaces (as currently shown) to Phase II (excluding staff parking) and 265 spaces to Phase III (excluding staff parking, a reduction of 7 spaces from 272 currently shown on application H16/0352/95). HH requested LSH write to Safeway informing them of this minimum number of spaces that will be acceptable.	**LSH**

Cont...

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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*.

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

VAT Registration No GB 239 6627 29

ITEM	DISCUSSION	ACTION
1.04	Regarding further rewording of stated number of foodstore car spaces in Condition 3 to Application H16/1040/93, Mr Roberts confirmed the mechanics of this could probably be handled internally by him. However, he would consult with Mr Midlen if any further drawing re-submission required from LSH and report to LSH.	
2.00	**Service Yard Wall**	
2.01	Planning Officers stated they would not recommend approval to Committee of wall as currently revised on drawing 92/147/11-10 Rev. 5 (1:200). Their requirement is for significant landscaping including the tree planting to be incorporated on the Swan Street side of the wall.	
2.02	A compromise was confirmed to them by Hugo Hawkings whereby the wall shall be moved further back from road edge to achieve the planting necessary.	
2.03	Note: Height of wall in relation to Swan Street level must remain as currently shown to screen HGV's in service yard. The Planning Officers noted this.	
2.04	To proceed and avoid delay with considering drawing 92/147/11-10, an amended drawing of this is required deleting the service yard wall with a note on drawing to the effect that wall 'forms no part of amended drawing' and is to be a separate drawing. LSH to now submit separate drawing for wall.	LSH
2.05	An amended drawing of 92/147/5/24-22D Service Yard Wall, is also required to consider with drawings submitted to discharge Condition 3 on Application H16/1040/93.	
3.00	**Landscaping**	
3.01	Mr Roberts concerned over possible pedestrian short cuts across landscaped area from Phase II car park boundary to railway station and Co-op site. On Co-op site he had persuaded the Developers to implement a dwarf brick wall with thick planting. BJ explained that costs would prohibit this however. Planting scheme prepared by Consultants shall need to take account i.e. thorny planting and ground cover to discourage short cuts. Mr Roberts accepted this.	
3.02	Noted that landscaping scheme (Condition 9) is remaining Condition relating to Phase II that has yet to be submitted.	

Cont...

PLANNING AMENDMENT

For office use only

Application No. H16/0352/95/1

Date Registered 1996

Case Officer DF

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

CENTROS PROPERTIES LIMITED/
PEVERIL SECURITIES LIMITED
MELLIER HOUSE, ALBEMARLE STREET,
LONDON, W1X 3PA

Tel. No.

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

LYONS+SLEEMAN+HOARE
NERO BREWERY
CRICKET GREEN HARTLEY WINTNEY RG27 8QA
Tel. No. 01252 844144 (Contact) PAT WALSHE

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND AT THE HOLLAND MARKET, SWAN STREET/WINFREY AVENUE, SPALDING, LINCS

Please complete **APPLICATION No.** This amendment **cannot be considered** unless the relevant reference is stated	H16/0352/95
Building Regulation reference relating to same development (if any)	N/A

2. Please tick **one** box only

A — Amendment is proposed where permission already granted ☑ (If yes, submit two forms and two plans.)

or

B — Amendment is to a proposal currently being considered ☐ (If yes, submit four forms and four plans.)

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed . LYONS+SLEEMAN+HOARE . . . . . Date . . . . 1ST FEBRUARY 1996 . . . . . .

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	REDEVELOPMENT TO PROVIDE SIX LARGE RETAIL UNITS, RETAIL ARCADE AND ACCESS, PARKING, LANDSCAPING AND PUBLIC TOILETS.
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)	ADJUSTMENTS TO LAYOUT AND NUMBERS OF CUSTOMER PARKING SPACES AND TO LAYOUT OF STAFF PARKING SPACES.
State drawing no's of the current submission	15/030/P13 A
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	~~YES~~ / NO
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	N/A.

Has a similar amendment been submitted under Building Regulations? Yes / No