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

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H16/0547/00

Applicant: Swan Street Motors
Westlode Street
Spalding
Lincolnshire

Agent:
Michael Sadd, Sadd Estates
The Workshop
Caistor Lane
Caistor St Edmund, Norwich
Norfolk. NR14 8QZ

Description: Residential development of 13 dwellings and demolish existing buildings.

Location: Albion Street Filling Station
Albion Street
Spalding

Amendment: Layout and elevational alterations
Dwg. No. 01C, 02A, 03A, 04C 05A, 06A & No 15

25-OCT-00

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated into the application which will now **only be considered in its amended form.**

The terminal date for dealing with the application has now been extended to 14 NOV 2000
Your rights of appeal remain as explained on the original acknowledgement

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Housing and Planning Services

PLANNING AMENDMENT

For office use only

Application No. H16/0547/00

Date Registered 19 Sep 2000

Case Officer PU

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Swan St Motors
Westside Street
Spalding.

Tel. No.

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

Michael Sadd, Sadd Estates,
The Workshop, Caister Lane
Caister St Edmund, Norwich, Norfolk
NR14 8QZ

Tel. No. (Contact)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Alban Street, Filling Station, Alban Street, Spalding

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H16/0547/00

Building Regulation reference relating to same development (if any)

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 ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential Development (13 Dwellings)

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.)

Layout + Elevational alterations

State drawing no's of the current submission

01c 02A 03A 04E 05A 06A 15c

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

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

Application no: H16/0547/00

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Original Applicant: Swan Street Motors
Westlode Street
Spalding
Lincolnshire

FILE COPY

Original Agent: Michael Sadd, Sadd Estates
The Workshop
Caistor Lane
Caistor St Edmund, Norwich
Norfolk. NR14 8QZ

Description: Residential development of 13 dwellings and demolish existing buildings.

Location: Albion Street Filling Station
Albion Street
Spalding

Amendment: Revised elevations and layouts (dwg. nos. A0271-02/B ,03A,04A,06,10B,11A,13A,14A,20B,21A,22A)

Letter Sent 21-DEC-04

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
PROPOSED AMENDMENT - REJECTION

The amended details submitted in respect of the above proposal have been received and I consider that the changes are too significant to be treated merely as a amendment. A fresh application will therefore be required (forms enclosed). This does not imply that permission will or will not be forthcoming for any such revised application.

Yours faithfully

Head of Planning & Development

Oglesby & Limb Ltd
The Coach House
67 London Road
Newark
NG24 1RZ

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate [ ]

Clarification/Details required:

Appears valid [KP]

Registered 30 11

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: DR 17/12

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

REJ

~~Acceptance~~ issued: 21/12/04

PLANNING AMENDMENT

For office use only

Application No. H16/0547/00/A3

Date Registered 30 NOV 2004

Case Officer DJR

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT** Fen Properties 4 church St Tel. No. Spalding	**NAME AND ADDRESS OF AGENT** (if form completed by agent) Oglesby + Limb Tel. No. (Contact)
Please complete in block letters **FULL POSTAL ADDRESS OF THE APPLICATION SITE** Albion St Filling Station, Albion Street, Spalding	
Please complete **APPLICATION No.** This amendment **cannot be considered** unless the relevant reference is stated	H16/0547/00
Building Regulation reference relating to same development (if any)	

2. Please tick **one** box only

A		B
Amendment is proposed where permission already granted If yes, submit two forms and two plans. ☑	or	Amendment is to a proposal currently being considered If yes, submit four forms and [illegible] ☐

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 ..... Date .....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	Residential
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.)	See plans
State drawing no's of the current submission	
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	

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

AJO/SD/A0271 COPY OF EMAIL NOT RECEIVED

23rd November 2004

Mr David Roberts
South Holland District Council
Building Control Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

30 NOV 2004

O&L
Oglesby & Limb Ltd
Chartered Architects
and Building Surveyors

The Coach House
67 London Road
Newark NG24 1RZ

Tel: 01636 702030
Fax: 01636 701740

e-mail: design@o-l-ltd.co.uk

SHDC
Planning & Development
30 NOV 2004
Ref: 0547/00

Dear Sir

Proposed Residential Development, Albion Street, Spalding

Further to our meeting on 19th November 2004 we now enclose two copies of the following drawings illustrating the proposed revisions to the scheme:

A0271	-	02B	– Site Layout Block Plan
	-	03A	– Plots 1-5 Ground & First Floor Plans
	-	04A	– Plots 1-5 Second Floor & Roof Plan
	-	06	– Plots 1-5 Front & Rear Elevations
	-	10B	– Plots 6-9 Ground & First Floor Plans
	-	11A	– Plots 6-9 Roof Plan
	-	13A	– Plots 6-9 Elevations
	-	14	– Plots 6-13 Elevations
	-	20B	– Plots 10-13 Ground & First Floor Plan
	-	21A	– Plots 10-13 Second Floor Plan & Roof Plan
	-	22A	– Plots 10-13 Elevations

The proposed amendments to the scheme are as discussed in our meeting and can be summarized as follows:

1. Plot 6 ground floor now revised to living accommodation and car port omitted in further of 1No external parking space.
2. Plots 1-5 access to riverside amended to allow use by ambulant disabled people. Access to entrance of units 3, 4 & 5 revised.
3. Footpath access from central courtyard to river footpath omitted together with quay heading and flagpole.
4. Plot 3 with kitchen French doors omitted in favour of window.
5. Plots 1-5 secondary floor balcony projection reduced.
6. Plots 7, 8 & 9 internal layout reconfigured.
7. Plot 9 front projection amended to make construction feasible.
8. Plot 9 window design to front gable revised.

continued...

A3

constructionline
Reg. No. 48844

Directors:
D.A. Limb BSRICS
A.J. Oglesby RIBA

Company Reg. No. 4419410

AJO/SD/A0271

23rd November 2004

9. Window reveals generally simplified as agreed at our meeting.

As discussed, we would be most grateful to receive your input with regard to these revisions being dealt with as a minor amendment to the original permission.

Many thanks in advance for your help and we loo forward to hearing from you.

Yours faithfully

A J Oglesby RIBA
For and on behalf of Oglesby & Limb Ltd

Enc

c.c Mr A Keeling - Fen Properties Ltd

Application no: H16/0547/00

Original Applicant: Swan Street Motors
Westlode Street
Spalding
Lincolnshire

Beacon Council 2003-2004 *Supporting the Rural Economy*

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Original Agent: Michael Sadd, Sadd Estates
The Workshop
Caistor Lane
Caistor St Edmund, Norwich
Norfolk. NR14 8QZ

FILE COPY

Description: Residential development of 13 dwellings and demolish existing buildings.

Location: Albion Street Filling Station
Albion Street
Spalding

Amendment: Reduce car parking provision and width of planting area

Letter Sent: 13-AUG-04

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 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

Head of Planning & Development

Oglesby & Limb Ltd
The Coach House
67 London Road
Newark
NG24 1RZ

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ VKP

Registered 10/8 8

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: PM 12-8

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

Acceptance issued: 13/8/04 8

PLANNING AMENDMENT

For office use only

Application No. H16/0547/00/A2

Date Registered 04 AUG 2004

Case Officer PJU.

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Swan Street Motors
Westlode Street
Spalding

Tel. No.

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

Oglesby + Limb Ltd

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Albion Street, Spalding

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H16/0547/00
H16/0548/00

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

Amendment is proposed where permission already granted — A ☑ — or — Amendment is to a proposal currently being considered — B ☐

If yes, submit two forms and two plans. 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 ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential Development

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.)

Reduce car Parking Provision + width of planting area

State drawing no's of the current submission

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

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

AJO/SD/A0271

3rd August 2004

Mr P Udy
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

0547/00

Oglesby & Limb Ltd
Chartered Architects
and Building Surveyors

The Coach House
67 London Road
Newark NG24 1RZ

Tel: 01636 702030
Fax: 01636 703740

e-mail: design@o-l-ltd.co.uk

Dear Sir

Residential development of 13 no. dwellings, Albion Street, Spalding
Planning approval ref: H16/0547/00
Conservation Area Consent Ref: H16/0548/00

Further to our recent meeting we now write to formally request approval for an amendment to the scheme as approved. We therefore enclose herewith 4 no. copies of the following drawing:-

Drawing 01 Revision D - Sketch ground/Site Plan layouts.

The amendment comprises the reduction in the number of external car parking spaces from 9 to 8 to reduce overall car parking provision on the site (including car ports) from 19 to 18. We have also reduced the width of the planted area between No. 6 on the site and No. 18 Albion Street to accommodate an inaccuracy in the plan originally approved. We therefore request approval to this amendment.

Yours faithfully

AMENDED PLAN
Ref. A2

A J Oglesby RIBA
For and on behalf of Oglesby & Limb Ltd

Enc

Cfi - Fen Properties Ltd

constructionline
Reg. No. 48844

Directors:
D.A. Limb MRICS
A.J. Oglesby RIBA

Company Reg. No. 4419410

AGENDA
ITEM NO.

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: **CABINET – 11 NOVEMBER 2003**

BY: **HEAD OF PROPERTY**

SUBJECT: **The Riverside Centre, Spalding**

PURPOSE: **To Consider the Sale of the Property**

It is considered that this report will result in the Cabinet making a **key decision**. The matter has been included within the published Council plan and the decision will be subject to call-in.

1.0 INTRODUCTION

1.1 To consider the sale of the Riverside Centre, Spalding to realise capital in accordance with the Council's Decision Conferencing Statement for 2003/4.

2.0 BACKGROUND

2.1 The Authority currently owns the Riverside Centre in Albion Street, Spalding.

2.2 The Riverside Centre was originally constructed as the town's fire station in the 1920's, it being incorporated into some early Victorian structures abutting the River Welland.

2.3 With the development of the purpose built fire station in the early 1980's, the building became vacant and was bought by the Authority for community use.

2.4 In the 20 or so years that the building has been in the Authority's ownership the occupancy has been limited to virtually four community groups (The St Johns Ambulance Brigade, Spalding British Legion Band, Spalding Radio Club and SADOS). Little internal redevelopment has taken place with the site and its buildings. The site is situated in Spalding's conservation area.

2.5 In October 1999, a feasibility study was carried out on the future of the Centre. The basic conclusion was that the Centre was little used and it was decided, in the Authority's general policy of disposing of superfluous properties, to sell the building and the tenants given notice of the Authority's intention and given short term leases.

2.6 Two valuations have been obtained from local estate agents both of which value the property in the region of £150,000.

2.7 Considerable interest has been shown in the properties in the last six months, both from a local developer who has purchased the old garage adjacent, and also two other parties who wish to redevelop the site.

2.8 The Valuer's advice is to sell by tender or private treaty. However, with the interest currently shown in the building, without advertising, the property may well generate more revenue than the valuation figure.

3.0 **REASON FOR RECOMMENDATION OF THE SALE OF THE RIVERSIDE CENTRE**

3.1 The sale of the Centre is in line with the Council's Decision Conferencing Statement for 2003/4 to realise capital.

3.2 To retain the Centre will involve future capital expenditure on a property which generates little income. Currently the expenditure on maintenance, energy and insurance is £1,070.00 p.a. Rental income is £950.00 per annum.

4.0 **OPTIONS**

4.1 Not to sell the property and keep it for current usage. Buildings are little used and generate little income as outlined in paragraphs 2.5 and 3.2.

4.2 To dispose of the premises to generate a guaranteed receipt for the Council to spend on other priorities. This is in line with good asset management.

4.3 Offer the premises to the existing tenants at the valuation figure.

5.0 **RECOMMENDATIONS**

5.1 The Centre is advertised and sold by tender to the highest bidder.

5.2 The tenants are given notice to terminate their tenancies and assistance is given to them in re-locating to other premises.

Background papers:- Correspondence in the Public Buildings Surveyor's file for the Riverside Centre

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File Ref:
Appendices:
Report Author: M Chapman

Local Government (Access to Information) Act 1985

Please contact Mike Doherty, Head of Property, if you want more information about this report or the background papers. You can contact him:

- by post at the Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE
- by phone on 01775 761161
- by email at info@sholland.gov.uk

Tel: Spalding (01775) 761161

6.0 CONCLUSIONS

6.1 There is a strong business case and a strong ethical case to enable the developer to meet the terms of the planning permission.

7.0 RECOMMENDATION

That the sale of the land adjacent to the Former Garage site on Albion Street be approved.

Background papers: Various, see file.

Local Government (Access to Information) Act 1985

Please contact Simon Starr, the Head of Leisure and Tourism, if you want more information about this report or the background papers. You can contact him:

- by post at the Council Offices, Priory Road, Spalding. Lincolnshire, PE11 2XW
- by phone on 01775 761161
- by email at info@sholland.gov.uk

File Ref: H16/0547/00
Appendices:

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: **ASSET MANAGEMENT GROUP**

BY: **HEAD OF LEISURE AND TOURISM**

SUBJECT: Land adjacent to Former Garage, Albion Street, Spalding

PURPOSE: To seek approval for the sale of the land to the developer of the Former Garage

---

1.0 INTRODUCTION

1.1 There is planning permission for 13 dwellings on the former garage site in Albion Street. The current owner of the site is seeking to commence work on the development later this year. To fulfil the planning permission a small strip of land in the council's ownership needs to be conveyed to the developer.

1.2 The previous owner of the site had discussed a land swop with the council but this was never formalised.

2.0 PROPOSAL

2.1 Approval is sought to sell the land to the developer who has agreed to meet the cost of the valuation and pay for his legal costs. SHDC would bear their legal costs.

2.2 The land to be sold is part of a larger plot that is set back from the riverside path and contains a bench seat and a litter bin. One option is to sell the entire plot to the developer, who may then be able to reconfigure the housing development to include a 14th dwelling. A valuation for both areas would be sought to enable such a proposal to be considered by both parties.

2.3 It is not considered that there would be a major loss of amenity from the sale of either area. There are other seating areas in close proximity to this one.

3.0 OPTIONS CONSIDERED

- Not to sell the land
- To sell a larger parcel of land
- To offer the land on the open market

4.0 REASONS FOR RECOMMENDATION

4.1 The proposed development offers a quality residential development on what is currently an unattractive site. The Riverside Centre, next door, has recently been sold by this council and is likely to be developed sympathetically. There is very little loss of amenity for users of the riverside and will be one less area of shrubbery and seating for the authority to maintain.

5.0 FINANCIAL IMPLICATIONS

5.1 There is a potential capital receipt for the council and a likely reduction in the work required by the grounds maintenance team. There are limited costs for legal fees which would be more than offset by the capital receipt.