SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Observations of District Planning Authority

Reference: H16/0584/92 Received:29-MAY-92 Type:COUNTY COUNCIL

Name: Lincolnshire County Council
Department Highways & Planning
City Hall
Beaumont Fee
Lincoln

Agent: Lincolnshire County Council
Department Highways & Planning
City Hall
Beaumont Fee
Lincoln

Description: Change use of educational premises to residential institution
Location : Former Girls High School Welland Hall
London Road Spalding

South Holland District Council has considered the proposal and has no objections, subject to any recommended conditions set out below:

Notes to Applicant:

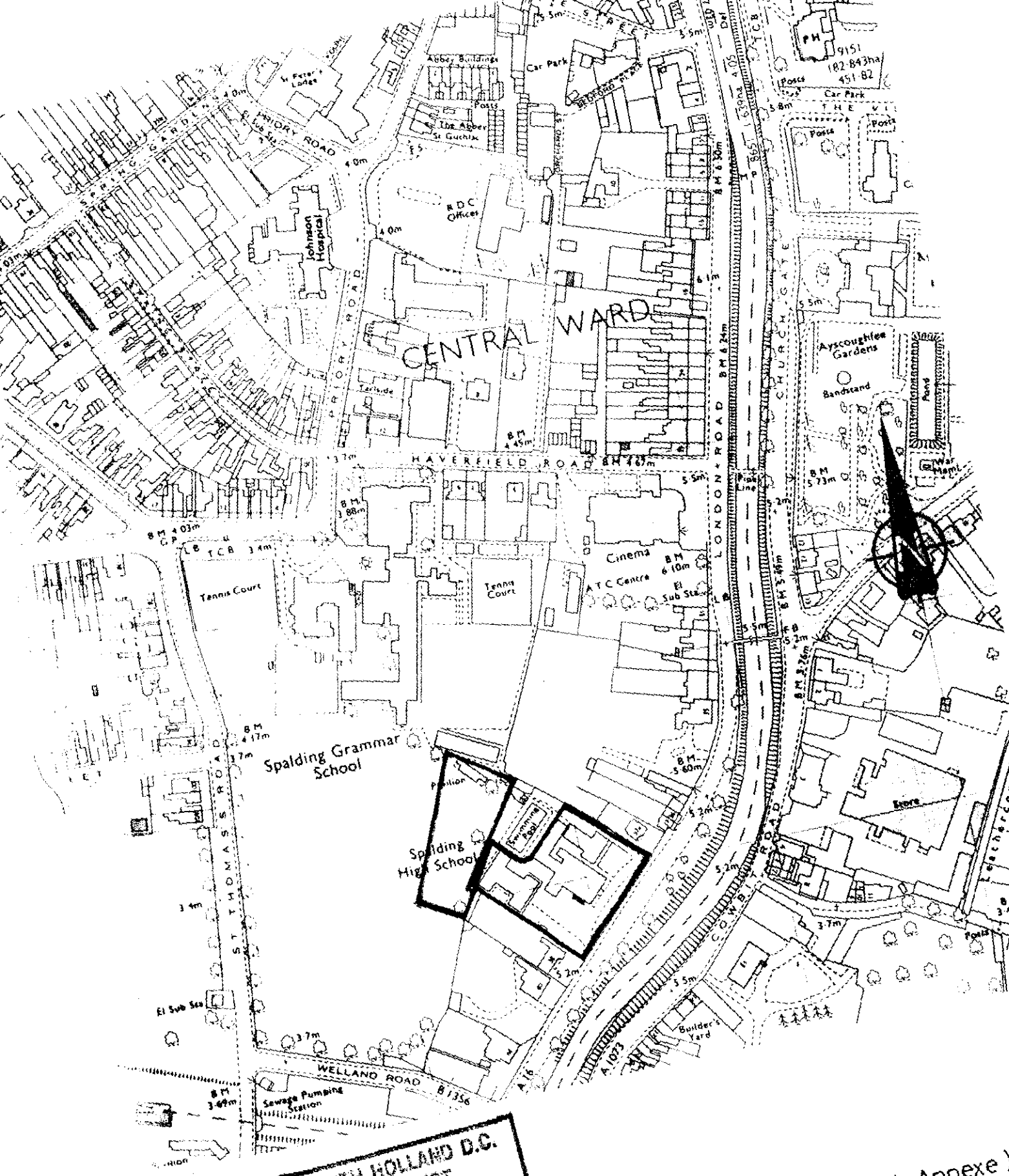
This building is a Grade II* Listed Building and is situated within the Spalding Conservation Area. Any work which affects the character, whether internal or external will require Listed Building Consent from the Local Authority.

Director of Planning and Building Control Services
23-JUN-92 H16/0584/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)



SOUTH HOLLAND D.C.
PLAN DEPT.
29 MAY 1992
0554 92

SPALDING - Grammar School. (and High School Annexe)

29 MAY 1992

HIGHWAYS AND PL

Scale 1:2500

Date 5/2/86

all dimensions in

T.M.T. Hopkins FRICS
Director of Property
Services

Lincolnshire County Council
Proposal for Deemed Planning Permission

LCP.7

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1976

Five unsigned and undated but otherwise completed copies of this form and plans should be sent to the County Solicitor

	For official use only
Planning Ref. No.	H16/0584/92
Date received	29 MAY 1992
Grid reference	

● 1. I hereby give notice to the Lincolnshire County Council that I propose, for the purposes of Regulation 4 of the Town and Country Planning General Regulations 1976, to seek planning permission to carry out the following development (in accordance with such plans, showing details of the operations concerned, as are specified herein)

namely, to .....

.....

at .....

Drg Nos .....

or ● 1. I hereby give notice to the Lincolnshire County Council that I propose, for the purposes of Regulation 5 of the Town and Country Planning General Regulations 1976, to seek planning permission for the carrying out of the following development

~~★ in accordance with such plans, showing details of the operations concerned, as are specified herein~~

or ★ on the basis that the details of the operations are to be reserved for the approval of the local planning authority in the event of planning permission being obtained

namely, to CHANGE USE OF EDUCATIONAL PREMISES TO RESIDENTIAL INSTITUTION

.....

at FORMER SPALDING GIRLS HIGH SCHOOL, WELLAND HALL, LONDON ROAD, SPALDING

Drg Nos A4/1425/59

2. Particulars of the proposal

(a) Council's interest, e.g. owner, tenant, prospective purchaser. — OWNER

(b) State whether Council owns or controls any adjoining land and, if so, give its location and identify the land on a plan. — YES: SHOWN OUTLINED BLUE ON PLAN

(c) State whether this proposal is for renewal of a temporary permission previously deemed to have been granted. If yes, state date and number of the permission. — ~~YES~~ No

Date .....

Number .....

● *Complete as appropriate*

★ *Delete as appropriate*

This proposal must be entered in the statutory register of planning applications maintained by the District Council (as required by the Town and Country Planning General Regulations 1976)

22 MAY 1992

HIGHWAYS AND PLANNING

			State Yes or No
(d) State whether the proposal involves:-			
(i) Construction of a new access to a highway		vehicular	NO
		pedestrian	NO
(ii) Alteration, including change of use, of an existing access to a highway		vehicular	NO
		pedestrian	NO
(e) State whether the proposal involves:-			
(i) New building(s)			NO
(ii) Alteration or extension			NO
(iii) Change of use			YES
(f) Size of any new structure:-			
(a) height			
(b) length			
(c) width			
(g) Type and colour of materials for facing external walls			TO BE
(h) Type and colour of roofing materials			DETERMINED
(i) What provision exists or is proposed for parking vehicles on the site?		Operational vehicles	
(indicate also on the submitted plans)		Non-operational vehicles	
(j) If school development, state:-			
(i) the number of teachers, pupils and other staff			NOT APPLICABLE
(ii) the number and size of school buses calling			
(iii) whether joint use is planned			

3. Particulars of Present and Previous Use of Buildings or Land

State	
(i) Present use of buildings/land	VACANT
(ii) If vacant, the last previous use including the date when the use was discontinued	SCHOOLS MUSIC CENTRE, 1990

4. Additional information	State Yes or No	
(a) Is the proposal for industrial, office, warehousing, storage or shopping purposes?	NO	If yes, further particulars may be requested.
(b) Is the proposal in connection with agriculture?	NO	If yes, give full information on separate sheet.
(c) Does the proposal affect a listed building?	YES	
(d) Does the proposed development involve the felling of any trees?	NO	If yes, indicate their positions on plan.
(e) Does the proposal affect a land drain?	NO	If yes, indicate position(s) on plan.
(f) (i) How will surface water be disposed of?		
(ii) How will foul sewage be dealt with?		

5. THIS IS AN APPLICATION FOR RENEWAL OF THE CONSENT GRANTED ON 2 FEBRUARY 1990.

Signed .....

Date 21 May 1992

Designated Officer, Lincolnshire County Council

Director of Highways and Planning
Lincolnshire County Council
City Hall
Beaumont Fee
Lincoln
LN1 1DN

Dear Sir

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976
PROPOSAL BY LINCOLNSHIRE COUNTY COUNCIL FOR DEEMED PLANNING PERMISSION

TO CHANGE USE OF EDUCATIONAL PREMISES TO RESIDENTIAL INSTITUTION AT FORMER SPALDING GIRLS HIGH SCHOOL, WELLAND HALL, LONDON ROAD, SPALDING

This resolution was placed in my Council's Statutory Register of Planning Applications on 29 MAY 1992 and the number allocated to the proposal was H16/0554/92.

In addition to the consultations and publicity which you have carried out (ticked in Column A), I consider that the following extra consultations and publicity are necessary (marked by a tick in Column B).

CONSULTATIONS

	A	B		A	B
Parish Council	[ ]	[ ]	Spalding & District Civic Trust	[✓]	[ ]
Regional Water Authority	[✓]	[ ]	English Heritage	[✓]	[ ]
Drainage Board	[✓]	[ ]			
Lincs & Sth. Humbs. Historic Buildings Joint Committee	[✓]	[ ]			

PUBLICITY
TOWN AND COUNTRY PLANNING ACT 1990

	A	B
s.65 Notices	[ ]	[ ]
s.67 Notices /CONSERVATION AREA.	[✓]	[✓]
Neighbouring Residents	[✓]	[ ]

Yours faithfully

Lincolnshire County Council

Director of Highways and Planning
J Emmerson BSc MSc PhD CEng FICE

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

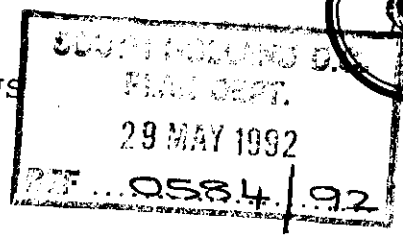
Telephone Lincoln 552222 STD 0522

For further information contact

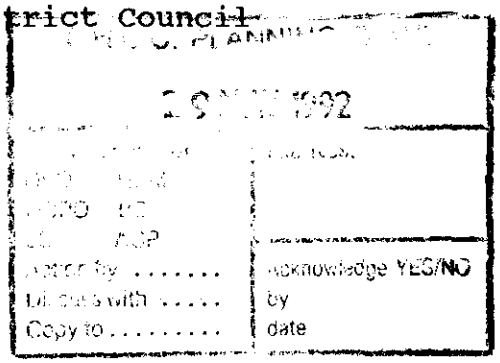
Mr D Gregory
Telephone
Lincoln 553130

My Ref: SMD/H16/92/JS

27 May 1992



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



Dear Sir

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976
PROPOSAL BY LINCOLNSHIRE COUNTY COUNCIL FOR DEEMED PLANNING PERMISSION

TO CHANGE USE OF EDUCATIONAL PREMISES TO RESIDENTIAL INSTITUTION AT FORMER SPALDING GIRLS HIGH SCHOOL, WELLAND HALL, LONDON ROAD, SPALDING

The County Council propose to resolve, under Regulation 5 of the above Regulations, to authorise the carrying out of this development. A copy of the proposal is attached for your observations in accordance with Regulation 10.

I would appreciate your Councils observations as soon as possible, but in any case within 28 days of the date of this letter.

Please enter on the attached Form LCP 9 the number which you allocate to this proposal in your Council's Statutory Register of Planning Applications. Please add the date on which the proposal was placed in the Register and send the form to me by return of post.

I have today carried out consultations and arranged publicity as indicated on the Form LCP 9. If, in your opinion, any extra consultation or publicity is necessary, please mark in the appropriate box marked B.

Should you feel that you require an extension to the period of consultation for any reason, please do not hesitate to contact Mr Gregory at this office on Lincoln 553130.

Yours faithfully

Director of Highways and Planning

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0584/92 Type: COUNTY COUNCIL

Applicant: Lincolnshire County Council
Tel: 0522 552222

Agent: Lincolnshire County Council
0522 552222

Description: Change use of educational premises to residential institution

Location: Former Girls High School
Welland Hall
London Road
Spalding

Valid date: 29-MAY-92
Target dates:
To case officer 03-JUN-92
Inspected by 08-JUN-92
Extra contacts 13-JUN-92
Report if not clear by 03-JUL-92

Terminal date: ~~24-JUL-92~~ corrm
Target Committee: 14-JUL-92
Report deadline: 30-JUN-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building: GRADE II*
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr G J Hawkins	03-JUN-92	17-JUN-92

L.C.C. – Comments direct to L.C.C – jc 4/6/92

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs] Precise details, for non-standard direction:

PM 4-6 Reserved Matters

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy — **Neighbours** NO — **Other**

Boundaries — **Site Features** Either side residential Properties - to rear Grammar School field. Screening from road nature tree Bounded up disused main trunk road

Inspected by: GS
date: 12/6

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT REFUSE
(details overleaf)

Recommended approvals –

Departure from policy — Yes .... — No ....

Ward member request — Yes .... — No ....

Recommend approval against material objection — Any objection received? Y No; If yes, is any obj. material? Yes / No — Yes .... — No ....

(Reason:

Other circumstances needing Committee decision — Yes .... — Flagged by Senior Officer Signed ..... — No ....

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No .... — Nil fees (not first Submission) — Yes ....

ANY ONE OF ABOVE — Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
...D2..12/6

Recommendation/draft report produced.....

Conditions/Reasons PDM 17-6

No objections

PJR letter from Heritage Lives copied to LLL + we are awaiting to cover her concerns as did before

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... Yes

Other ✓ This building is a grade II* Listed Building and is situated within the Spalding Conservation Area. Any work which affects the character, whether internal or external will require LBC but the LPA

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ NIL

Receipt Issued ..... No. .....

Date First Received 22 MAY 92

REGISTRATION

REFERENCE H16/0584/92

Cross-Ref .....

Date 1/6/92

VALIDATION Date.....

Type ~~Detem~~ REMIRC Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Site plans ☐ Description ☐ Accuracy ☐ Incomplete form ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ – type ☐ Discounted fee ☐ Ref ..... Reason .....

Correct fee £ NIL Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 3.6.92

Index Sheets 30A OS Nos ..... Grid Ref 534610 193100

Part P Parish SPALDING TR Zone1 ☐ C1 YES

TR Bypass ☐ L3 YES Grade

Inside TBD YES Inside L2 area YES Level crossing ☐ TPO –

Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref.....0198709

Planning Records:

Earlier apps 1499-63/89

534-586/D

B Reg Records:

Already submitted Ref.....

Requested .....

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0584/92 Received:29-MAY-92 Type:COUNTY COUNCIL

Name: Lincolnshire County Council
Department Highways & Planning
City Hall
Beaumont Fee
Lincoln

Agent: Lincolnshire County Council
Department Highways & Planning
City Hall
Beaumont Fee
Lincoln

Description: Change use of educational premises to residential institution
Location : Former Girls High School Welland Hall
London Road Spalding

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

Notes to Applicant:

This building is a Grade II* Listed Building and is situated within the Spalding Conservation Area. Any work which affects the character, whether internal or external will require LBC from the Local Planning Authority.

in full.

Authorised to issue:

19-JUN-92 H16/0584/92 AD..N.....DC..J.C...
22/6 23/6

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0584/92

Applicant: Lincolnshire County Council
Department Highways & Planning
City Hall
Beaumont Fee
Lincoln

Agent: Lincolnshire County Counc
Department Highways & Pla
City Hall
Beaumont Fee
Lincoln

Description: Change use of educational premises to residential institution
Location: Former Girls High School Welland Hall
London Road Spalding

Type: COUNTY COUNCIL

10-JUL-92

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

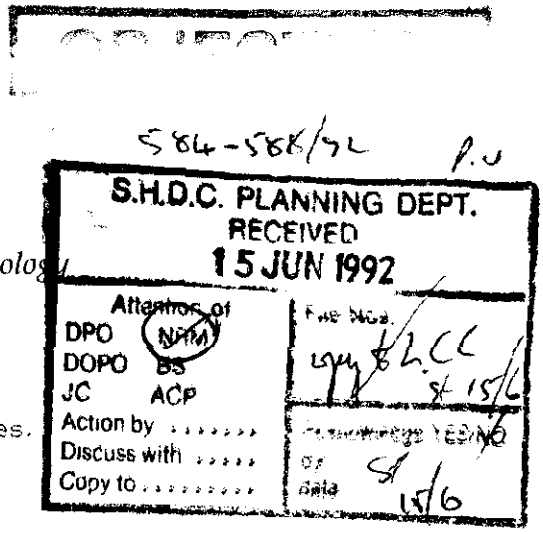
C Hall - Asst Director
Heritage Lincolnshire
28 Boston Road
Sleafor
Lincs. NG34 7EZ

HERITAGE

LINCOLNSHIRE

incorporating the

Trust for Lincolnshire Archaeology



Mr. B. Smith.
Director of Planning and Building Control Services.
Planning and Building Control Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2EX

12th June 1992

Dear Mr. Smith,

Former Girls High School, Welland Hall, Spalding.

I note with some concern the multiple applications put forward by Lincolnshire County Council regarding the above building.

Welland Hall is a Grade II Listed Building, and every effort should be made to preserve its integrity and historic authenticity. Whilst I understand some of the interior fittings have been stolen during the last 18 months, it is likely that features of historic interest, such as plaster ceilings and doorcases do remain. If a change of use which involves substantial alterations to the interior is approved, these features will inevitably be damaged, in some cases lost.

I would urge the Council, in addition to bearing the exterior of the Listed Building in mind when considering the applications, to pay due regard to the desirability of preserving the surviving interior features.

Yours sincerely,

Collette Hall

Collette Hall.
Asst. Director.

584/92

Land and Buildings Consultancy

A Professional Consultancy of Lincolnshire County Council

Estate Management Land Agency
Design & Building Services

County Offices, Newland, Lincoln LN1 1ZA
Telephone (0522) 552222 Fax Lincoln (0522) 552611

L&BC

Keith Stevens
Dipl Arch RIBA
General Manager

When calling please ask for

MRS H WILCOCK
Direct Line (0522) 552655

Planning Department
South Holland District Council
Priory Road
Spalding
Lincs

MY REF: 238.242/HW/LMW

3 June 1992

Dear Sir

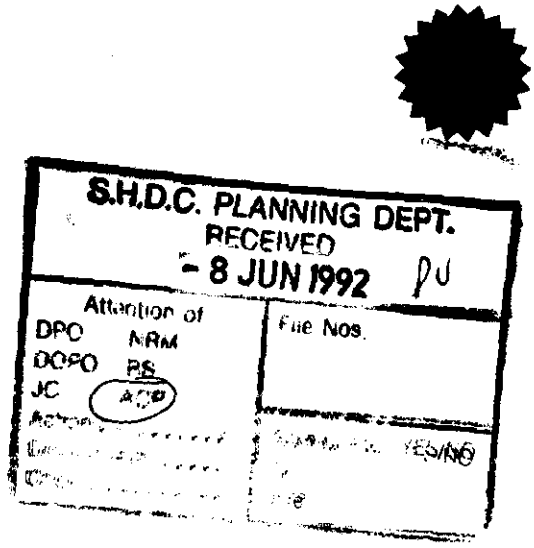
PROPOSED DEVELOPMENT AT WELLAND HALL, SPALDING

I attach, herewith, a copy of a Notice relating to proposed development at Welland Hall, Spalding, which will be published in the Spalding Guardian on 12 June 1992 and posted on and in the vicinity of the site during the period 12 June 1992 - 26 June 1992 inclusive. It would be appreciated if the proposal for Deemed Planning Permission and all plans and other documents relating thereto could be available for inspection at your offices until 3 July 1992.

Yours faithfully

H. Wilcock

for General Manager



A. M. Hey FRICS
Head of Practice
Estate Services

J. D. Trafford FRICS
Head of Practice
Design Services

J. L. Wilcox BSc CEng MIEE MCIBSE
Head of Practice
Building Services

S. J. Parkinson MAAT
Business Manager

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

NOTICE pursuant to Section 67 and 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of proposed development affecting the character or appearance of Spalding Conservation Area and the setting of a Grade II* Listed Building.

NOTICE IS HEREBY GIVEN that the Lincolnshire County Council propose to seek Deemed Planning Permission to use former educational premises at the Spalding Girls High School, Welland Hall, London Road, Spalding as:

i) A Residential Institution
ii) Premises for the Provision of Financial or Professional Services (other than Health/Medical Services) where provided principally to Members of the Visiting Public (Class A2)
iii) An Hotel
iv) A Dwelling
v) Offices (other than Financial and Professional Services within Class A2).

A copy of the application for Deemed Planning Permission and of all plans and other documents relating thereto may be inspected by members of the public either at the Department of Highways and Planning, City Hall (Fourth Floor), Beaumont Fee, Lincoln or at the offices of the Planning Department, South Holland District Council, Priory Road, Spalding at all reasonable hours until 3 July 1992.

Any person who wishes to object to the application should write to the Director of Highways and Planning, City Hall, Beaumont Fee, Lincoln, LN1 1DN by the above date.

J Emmerson
Director of Highways & Planning

12 June 1992

Lincolnshire County Council
Deemed Planning Permission

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1976

Date of Proposal 22 May 1992 Planning Reference No H.16/584/92

Part 1 Planning Permission

1. On 14 JUL 1992 the Lincolnshire County Council resolved, for the purposes of Regulation 5 of the Town and Country Planning General Regulations 1976, to authorise the carrying out of the following development

   namely, to use educational premises as a residential institution at Welland Hall, London Road, Spalding.

2. Take notice that Planning Permission is thereby deemed to have been granted, on that date, by the Secretary of State for the Environment to carry out that development subject to the following conditions.

Part 2 Conditions

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

2. No trees within the site shall be felled without the prior written consent of the local planning authority.

3. Before any development is commenced the approval of the local planning authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia the number, species, heights on planting and positions of all the trees). Such scheme as approved by the local planning authority shall be carried out in its entirety within the period of 12 months beginning with the date on which development is commenced, (or within such longer period as may be agreed in writing with the local planning authority). All trees, shrubs and bushes shall be adequately maintained for the period of 10 years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

/continued

Signed .....

Chief Executive
Lincolnshire County Council

Date 14 JUL 1992

NOTES:

1. This permission must be entered in the statutory register of planning decisions maintained by the District Council (as required by the Town and Country Planning General Regulations 1976). In addition the District Council is requested to make an entry in the Land Charges Register of any conditions attached to this permission.

2. This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

888.d3p

CONDITIONS Cont'd

4. Before the proposed residential institution is brought into use a one way "in and out" access arrangement shall be brought into operation via the 2 existing points of access from London Road. The northern access shall be used as the entrance only and the southern access as the exit only. Such access arrangement shall continue for as long as the existing accesses are required to serve the proposed residential institution.

5. Before the proposed residential institution is brought into use on site car parking space at the rate of one space per 6 residents, plus one space per 2 non-resident members of staff normally present shall be provided on site. Such space shall be kept available for parking use at all times when the proposed residential institution is in use.

6. Details of the surfacing materials for any additional car parking area necessary to satisfy the requirements of condition 5 shall be submitted to and approved by the local planning authority before such car parking area is constructed.

The reasons for the conditions are:-

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. & 3.
In the interests of preserving or enhancing the character or appearance of the listed building, and of the Spalding Conservation Area.

4. In the interests of the safety and convenience of traffic using London Road.

5. In order to ensure the provision of a suitable level of on-site car parking space commensurate with the setting of Welland Hall.

6. In order to ensure that the appearance of any such car parking area is in keeping with the character and setting of Welland Hall.

NB Attention is drawn to the fact that Welland Hall is "listed" as a building of Special Architectural or Historic Interest standing within the Spalding Conservation Area. It is an offence to carry out any unauthorised work for any demolition or alteration affecting its character, either internally or externally, unless Listed Building Consent/Conservation Area Consent (as appropriate) for such works is first obtained from the South Holland District Council.