SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Observations of District Planning Authority

Reference: H16/0586/92 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 of use of educational premises to use as a dwelling house
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:

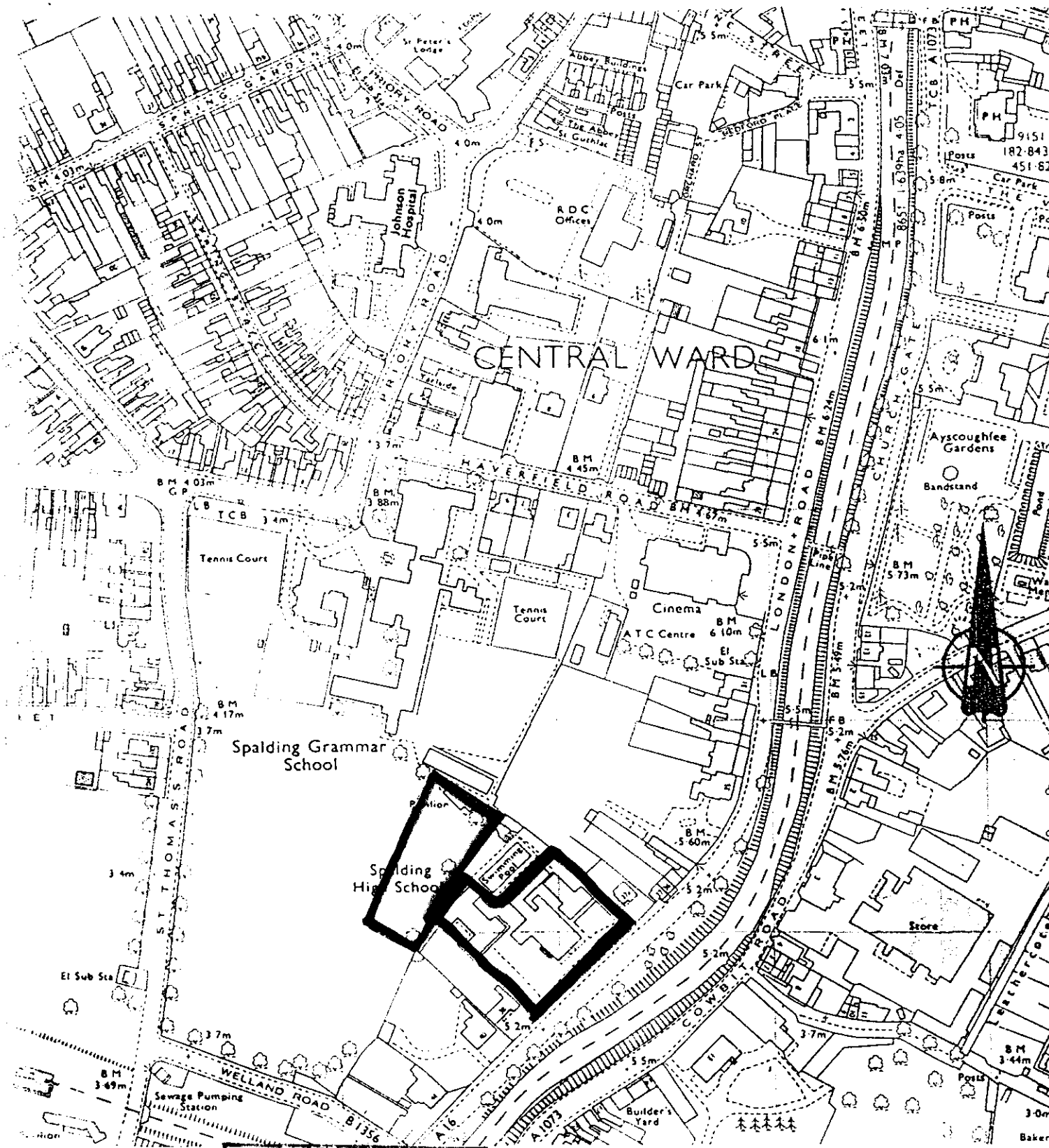
This building is a Grade II* Listed Building and is situated within the Spalding Conservation Area. Any work which affects is character, whether internal or external will require Listed Building Control from the Local Planning Authority.

Director of Planning and Building Control Services
23-JUN-92 H16/0586/92

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
REF ...0556/92...

SPALDING - Grammar School. (and High School Annexe)

22 MAY 1992
HIGHWAYS AND PLANNING

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

Scale 1:2500
Date 5/2/86

A4/1425/5

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.	416/0586/92
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 OF USE OF EDUCATIONAL PREMISES TO USE AS A DWELLING HOUSE

.....

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. ~~XXX~~/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?	TO EXISTING	
(ii) How will foul sewage be dealt with?	TO EXISTING	

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 USE AS A DWELLING HOUSE 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 H16/0556/92.

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

SOUTH HOLLAND D.C.
PLAN DEPT.
29 MAY 1992
0556/92

My Ref: SMD/H16/92/JS

27 May 1992

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

S.H.D.C. PLANNING DEPT.
RECEIVED
29 MAY 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by
Discuss with
Copy to
File Nos.

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 USE AS A DWELLING HOUSE 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

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: H16/0586/92 Type: COUNTY COUNCIL

Applicant: Lincolnshire County Council
Tel: 0522 552222

Agent: Lincolnshire County Council
0522 552222

Description: Change of use of educational premises to use as a dwelling house

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~~
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 JCB 4/6/92

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

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 Renewal Vthnk

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 :

R E V A L I D A T I O N A F T E R D I R E C T I O N

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 .....

ak

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: GS
date: 12/6

As per 584/92

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

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

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

Recommend approval against material objection — Yes ....

- Any objection received? No
- If yes, is any obj. material? Yes / No

No ....

[Reason:

Other circumstances needing Committee decision — Yes .... / No ....

- Flagged by Senior Officer
- Signed .....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first applic. — No .... / Yes ....

- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

ANY ONE OF ABOVE

Committee report	Delegation confirmed by Senior Officer
Sub-Committee: SV recommended ..... Est/Ind. recommended.....	12/6 .....

Recommendation/draft report produced.....

Conditions/Reasons

PJH 17-6

No objections

DOE letter from Heritage Works dr 584/92 copied to CCC + We are making a note to cover her concern as did previously

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ✓ ..... TLS

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ NIL

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

Date First Received 29 MAY ...

REGISTRATION

REFERENCE ...H16/0556/92....

Cross-Ref .....

Date...1/6/92

VALIDATION Date.....

Type ...Plan DCC 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 ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

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

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

Refund £ ..... Issued .....

CONSTRAINTS Date...2.6...

Index Sheets 201. OS Nos ..... Grid Ref 524640 199100

Ward ...P.... Parish ...SPRINGS...

Inside CBD YES Inside CA Area YES

TR Rural ☐ C1 ☐
TR Bypass ☐ C3 ☐ YES Grade
Level crossing ☐ CBD ☐
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref...019870

Planning Records:
Earlier apps 14-89-63/87
984-989/92

3 Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0586/92 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 of use of educational premises to use as a dwelling house
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 is character, whether internal or external will require LBC in full from the Local Planning Authority.

Authorised to issue:

19-JUN-92 H16/0586/92 AD...22/6.....DC...PR...6/6

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.16/586/92

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 dwelling 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:

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

n refers only to that required under the Town and Country Planning Acts and does not include any val under any other enactment, byelaw, order or regulation.

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.

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.