

Town and Country Planning Act 1990

Observations of District Planning Authority

Reference: H16/0587/92

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 office for
financial or professional services

Location : Former Girls High School Welland Hall
London Road Spalding

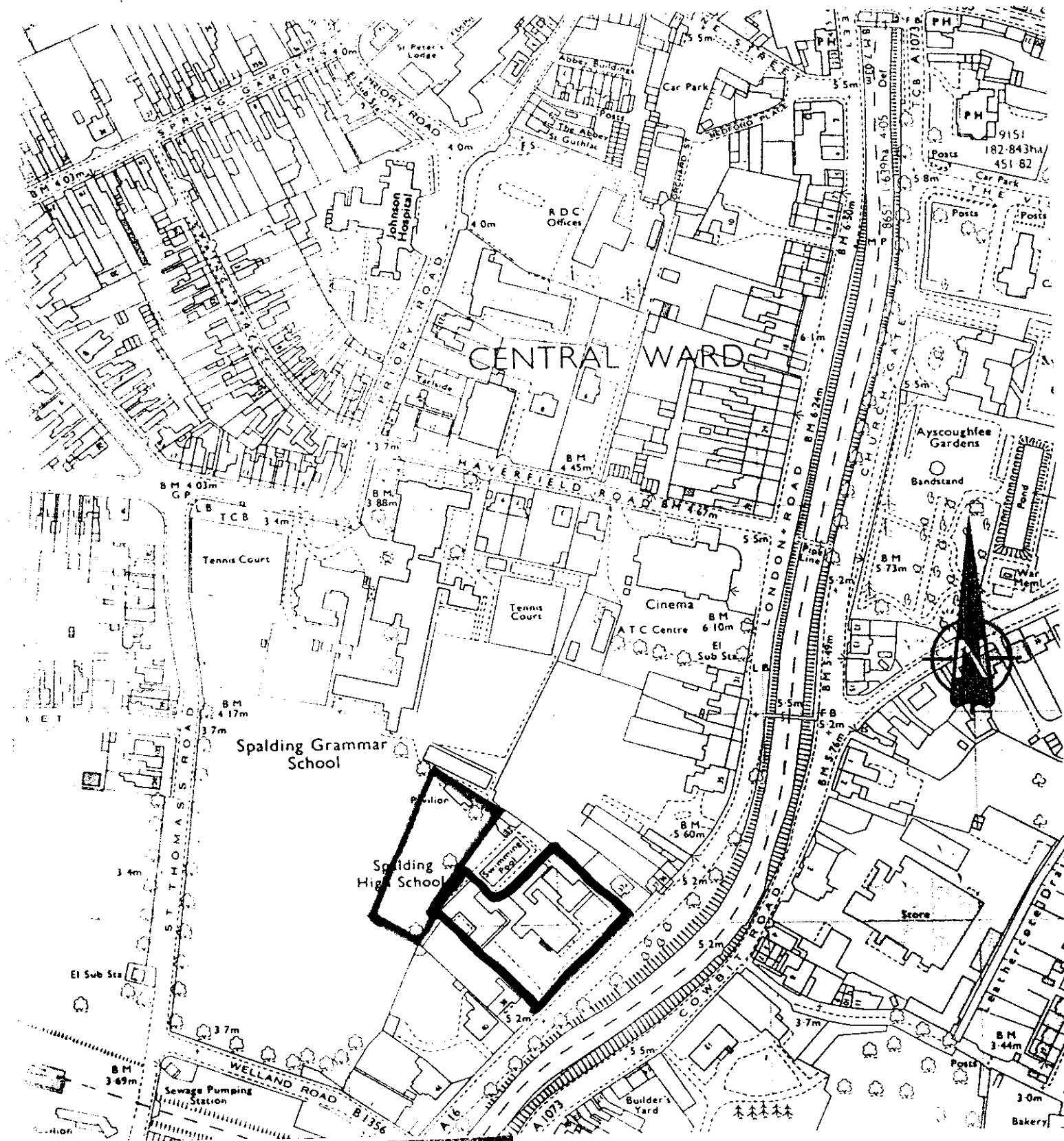
South Holland District Council has considered the proposal and has
no objections, subject to any recommended conditions set out below:

Notes to Applicant:

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

Director of Planning and Building Control Services
23-JUN-92 H16/0587/92

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.



SOUTH HOLLAND D.C.
PLAN DEPT.

26 MAY 1992

0587/92

SPALDING- Grammar School. (and High School Annexe)

22 MAY 1992

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

Lincolnshire

SOUTH HOLLAND COUNTY COUNCIL
S. 1000/1000/1000

HIGHWAYS AND PLANNING

Scale 1:2500

Date 5/2/86

A4/1425/59

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

Planning Ref. No.	H16/0587/92	For official use only
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 OFFICE FOR FINANCIAL OR PROFESSIONAL SERVICES (OTHER THAN HEALTH/MEDICAL SERVICES) WHERE PROVIDED PRINCIPALLY TO MEMBERS OF THE VISITORS PUBLIC (CLASS A2)

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

(d) State whether the proposal involves:-		State Yes or No
(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	YES
(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:-	}	NOT APPLICABLE
(i) the number of teachers, pupils and other staff		
(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
(ii) If vacant, the last previous use including the date when the use was discontinued

VACANT

SCHOOLS MUSIC CENTRE, 1990

4. Additional information

State Yes or No

- (a) Is the proposal for industrial, office, warehousing, storage or shopping purposes?

If yes, further particulars may be requested.

- (b) Is the proposal in connection with agriculture?

If yes, give full information on separate sheet.

- (c) Does the proposal affect a listed building?

- (d) Does the proposed development involve the felling of any trees?

If yes, indicate their positions on plan.

- (e) Does the proposal affect a land drain?

If yes, indicate position(s) on plan.

- (f) (i) How will surface water be disposed of?
(ii) How will foul sewage be dealt with?

TO EXISTING
TO EXISTING

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

Date 21 May 1992

Signed

Designated Officer, Lincolnshire County Council

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

SOUTH HOLLAND D.C. PLAN DEPT. 29 MAY 1992 REF 0587/92	
S.H.D.C. PLANNING DEPT. RECEIVED 29 MAY 1992	
Attention of	File Nos.
DDO NEM	
LPO PS	
JD ALP	
Notified by	Notified date YES/NO
Discussed with	By
Comments	

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 OFFICE FOR FINANCIAL OR
PROFESSIONAL SERVICES (OTHER THAN HEALTH/MEDICAL SERVICES) WHERE
PROVIDED PRINCIPALLY TO MEMBERS OF THE VISITORS PUBLIC (CLASS A2)
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.

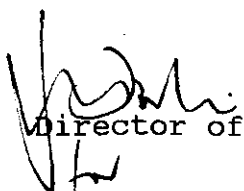
I would appreciate your Council's observations as soon as possible,
but in any case within 28 days of the date of this letter.

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

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 OFFICE FOR FINANCIAL OR
PROFESSIONAL SERVICES (OTHER THAN HEALTH/MEDICAL SERVICES) WHERE
PROVIDED PRINCIPALLY TO MEMBERS OF THE VISITORS PUBLIC (CLASS A2)
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 116/0587/92

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

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist: Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4

Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

pm 40 Revised 1 time

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

4/11

P24 17-6

No objections

DOR letter from Heritage lines on 584/92 copied to L.C.C. +
We are making a note to cover her concern as ~~not~~ ^{not} ~~proceed~~ ^{proceed}

Notes to applicant

Disabled access

Outstanding RM

Amended plans ~~via~~

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 L.B.C. from CPA

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours

Other

Boundaries

Site Features

Inspected by:

date:

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? No ☐
Yes ☒ No ☐

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

.....

Recommendation/draft report produced

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ NIL

Receipt Issued No.

Date First Received 29 MAY 1992

REGISTRATION

REFERENCE H16/0587/92

Cross-Ref

Date 1/6/92

VALIDATION

Date

Type Deem DC Earliest permission date (Cart 3)

Site area No. of dwellings Floorspace

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

Earlier permission ref

RM:- Sitting Design Ext app Access Lands

Previous
Current

Description

Technical:-

Certificate
Site plans
Description

Accuracy
Incomplete form

S&I Advert required

--

Expiry date

Fees:-

Nil fee - previous app
- type
Discounted fee

Ref

Reason

Correct fee £ NIL

Additional £

Receipt no.

Refund

£

Issued

CONSTRAINTS

Date 2/6/92

Index Sheets 201 OS Nos

Grid Ref 524640

133100

Part 1 Parish SPALDING

13 Rural

C1

YES
YES
YES

Grade

Inside 130 YES Inside 12 Area YES

13 Bypass
Level crossing
Footpath

C3

120

Other

Linked to site Ref

Linked to property Ref

0198709

Planning Records:

Earlier apps

1459-63/89

584-585/92

3 Reg Records:

Already submitted Ref

Requested

Inputs completed

BRIAN SMITH Dip TP MRTPI
Dire of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H16/0587/92

Type: COUNTY COUNCIL

Applicant: Lincolnshire County Council
Tel: 0522 552222

Agent: Lincolnshire County Council
0522 552222

Description: Change use of educational
premises to office for
financial or professional
services

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 *Wm*

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. - JES 4/6/92.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0587/92

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 office for
financial or professional services

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 its character, whether
internal or external will require LBC from the Local Planning Authority.

in full

Authorised to issue:

19-JUN-92 H16/0587/92

AD.. *[Signature]* DC. *[Signature]*
22/6 23/6

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.16/587/92

Part 1 Planning Permission

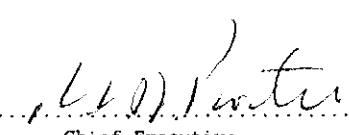
1. On **14 JUL 1992** the Lincolnshire County Council resolved, for the purposes of Regulation 5 of the Town and Country Planning General Regulations 1976, to authorise the carrying out of the following development

namely, to use educational premises as premises for the provision of financial and professional services (other than health or medical services) where provided principally to visiting members of the public, 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.

CONDITIONS Cont'd

4. Before the premises are used for the provision of financial and professional services 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 premises for the provision of financial and professional services.
5. Before the premises are used for the provision of financial and professional services, car parking space shall be provided on site at the rate of one space per 33 square metres of gross floor space. Such parking space shall be kept available for parking at all times when the premises are 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.
7. The premises shall be used only for the provision of financial and professional services, and not for any of the other purposes referred to by Class A2(c) of Part A of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or any of the other purposes referred to by Class D of Part 3 of Schedule 2 of the Town and Country Planning General Development Order 1988 (or referred to by any provision equivalent to those Classes in any statutory instrument revoking and re-enacting those Orders).

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.
7. Use for such purposes would be detrimental to the fabric, character, and setting of Welland Hall which is a grade II* listed building and to the character and appearance 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.