

Town and Country Planning Act 1990

Observations of District Planning Authority

Reference: H16/0588/92

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 the use of educational premises to a hotel

**Location : Former Girls High School Welland Hall
London Road Spalding**

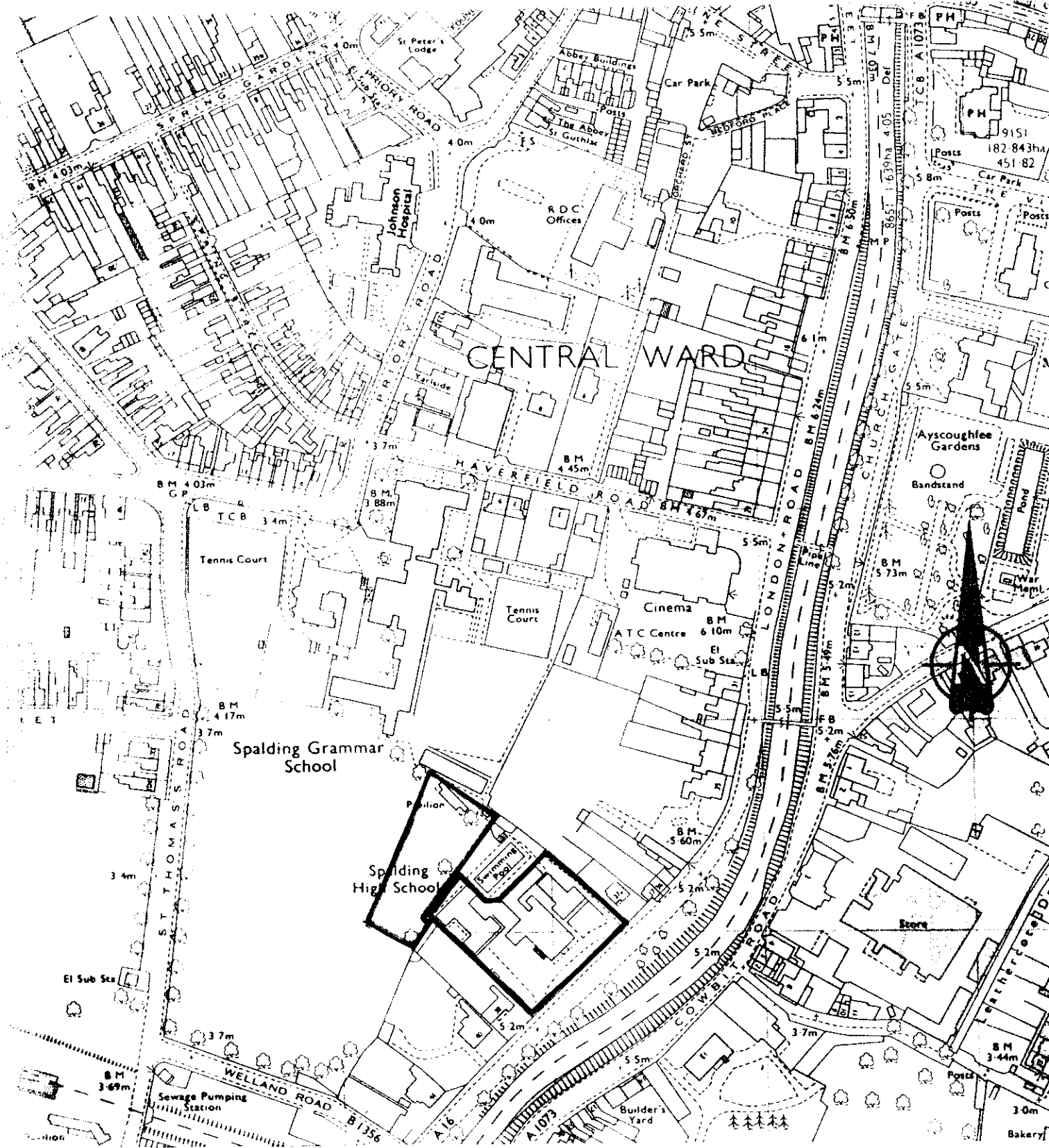
**South Holland District Council has considered the proposal and has
no objections, subject to any recommended conditions set out below:**

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 and/or external will require Listed Building Consent from the
Local Planning Authority.**

**Director of Planning and Building Control Services
23-JUN-92 H16/0588/92**

**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.
PLANNING DEPT.
29 MAY 1992
0588/92

SPALDING - Grammar School (and High School Annexe)

22 MAY 1992

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

Lincolnshire

SOUTH HOLLAND COUNTY COUNCIL
Sustainable Communities Unit

HIGHWAYS AND PLANNING

Scale 1:2500
Date 5/2/86

all dimensions in

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 / 0588 / 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 THE USE OF EDUCATIONAL PREMISES TO A HOTEL

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 | <input type="text" value="NO"/> |
| | pedestrian | <input type="text" value="NO"/> |
| (ii) Alteration, including change of use, of an existing access to a highway | vehicular | <input type="text" value="NO"/> |
| | pedestrian | <input type="text" value="NO"/> |

(e) State whether the proposal involves:-

- | | |
|------------------------------|----------------------------------|
| (i) New building(s) | <input type="text" value="NO"/> |
| (ii) Alteration or extension | <input type="text" value="NO"/> |
| (iii) Change of use | <input type="text" value="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 | |
| (ii) the number and size of school buses calling | |
| (iii) whether joint use is planned | |

NOT APPLICABLE

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?

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? | 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 AN HOTEL
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 H16/0888/92.

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

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

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

Conditions/Reasons

PJH 17-6

No objections

PDR Letter from Montage Lines on 5/84/92 agreed to LCC +
bease making a note to cover her concern as that be pe

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 and/
EXTERNAL will require L.B.C. from the L.P.A.

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:

CONSULTATION/PUBLICITY REQUIRED

4-6 PM Renewal 1/11/12

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

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: H16/0588/92

Type: COUNTY COUNCIL

Applicant: Lincolnshire County Council
Tel: 0522 552222

Agent: Lincolnshire County Council
0522 552222

Description: Change the use of educational
premises to a hotel

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. job CB 4/6/92



Lincolnshire County Council

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

4th Floor
City Hall
Beaumont Fee
Lincoln
LN1 1DN

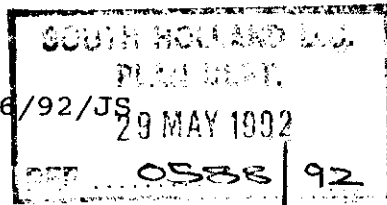
Telephone Lincoln 552222 STD 0522

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

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976 PROPOSAL BY LINCOLNSHIRE COUNTY COUNCIL FOR DEEMED PLANNING PERMISSION	
TO CHANGE USE OF EDUCATIONAL PREMISES TO AN HOTEL AT FORMER SPALDING GIRLS HIGH SCHOOL, WELLAND HALL, LONDON ROAD, SPALDING	
Action by	acknowledge YES/NO
Discuss with	by
Copy to	date

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 AN HOTEL
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.

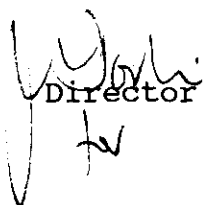
I would appreciate your Councils observations as soon as possible,
but in any case within 28 days of the date of this letter.

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0588/92

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 the use of educational premises to a hotel

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 and/or external will require LBC from the Local Planning Authority

in full. Authorised to issue:

19-JUN-92 H16/0588/92

AD...*22/6*.....DC..*2/6*.....

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.16/588/92

Part 1 Planning Permission

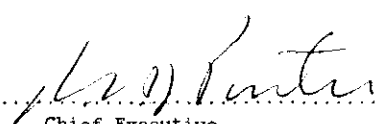
1. On **14 JUL 1992** the Lincolnshire County Council resolved, for the purposes of Regulation 5 of the Town and Country Planning General Regulations 1976, to authorise the carrying out of the following development

namely, to use educational premises as an hotel 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 proposed hotel 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 hotel.
5. Before the proposed hotel is brought into use, on-site car parking spaces shall be provided at the rate of 1 space per guest bedroom, plus one space per 3 non-resident members of staff normally present. Such car parking spaces shall be kept available for parking use at all times when the proposed hotel 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.