APPLICATION NO. : H16 0632 92

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0632/92 Received:30-JUL-92 Type:FULL

Name: First National Commercial Bank
First National House
College Road
Harrox
Middlesex HD1 1FB

Agent: John Mowlem Homes
Unit House
33 London Road
Reigate
Surrey RH2 9HZ

Description: 27 residential dwellings including 10 houses and 17 flats with 47 car parking spaces
Location : 6, 7 & 8 High Street Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a detailed plan showing the construction surfacing and longitudinal and cross-sections of all roads, footpaths and garage courts, shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure adequate standard of access and car parking.

3 Before development is commenced, detailed plans of the methods of disposal of surface water on all impervious surfaces shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the satisfactory disposal of surface water from the site.

4 Before development is commenced, details of the proposals for the satisfactory lighting of the roadways and car parks and all public areas shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure adequate lighting in the interests of convenience and security.

5 Before development is commenced, further detailed elevational plans to a scale of not less than 1:50 of the north, west and south elevations of the block of seven flats at the entrance to the development from High Street shall be submitted to and approved by the Local Planning Authority.

Reason: The frontage of this site is in a prominent position in Spalding Conservation Area, with extensive views of it from the riverside walkways,

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)

and is adjoined to the north and south by statutorily Listed Buildings. In the opinion of the Local Planning Authority, a high standard of architectural design is needed for this building to safeguard the character of the Conservation Area at this point and the setting of the Listed Buildings, and it is considered that the elevational plans submitted are not sufficiently worked out or detailed to ensure that this will be the case.

6 Before development is commenced, details of the boundary demarkation between the site and the adjoining Listed Building to the north shall be submitted to and approved by the Local Planning Authority.

Reason: To safeguard the appearance of the Conservation Area at this point, and the setting of the Listed Building.

7 Before development is commenced, detailed elevations of the refuse container stores shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to these structures.

8 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved under conditions 2, 3 and 4 and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

9 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

10 Before development is commenced, additional details of the landscaping and tree planting of the site, including details of positions, heights on planting and species of the trees and shrubs, and the areas to be laid down to grass or ground cover, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

11 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of

completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

12 The development shall be carried out in strict accordance with the plan approved under this permission, or approved in compliance with the conditions of this planning permission.

Reason: To ensure a satisfactory development in this part of the Conservation Area and to protect the setting of the adjoining Listed Buildings.

13 No development shall take place until a scheme specifying the methods of recording or preserving any archaeological deposits which may be affected by the approved works and including a timetable for such recording has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with the agreed scheme.

Reason: The site is of archaeological importance.

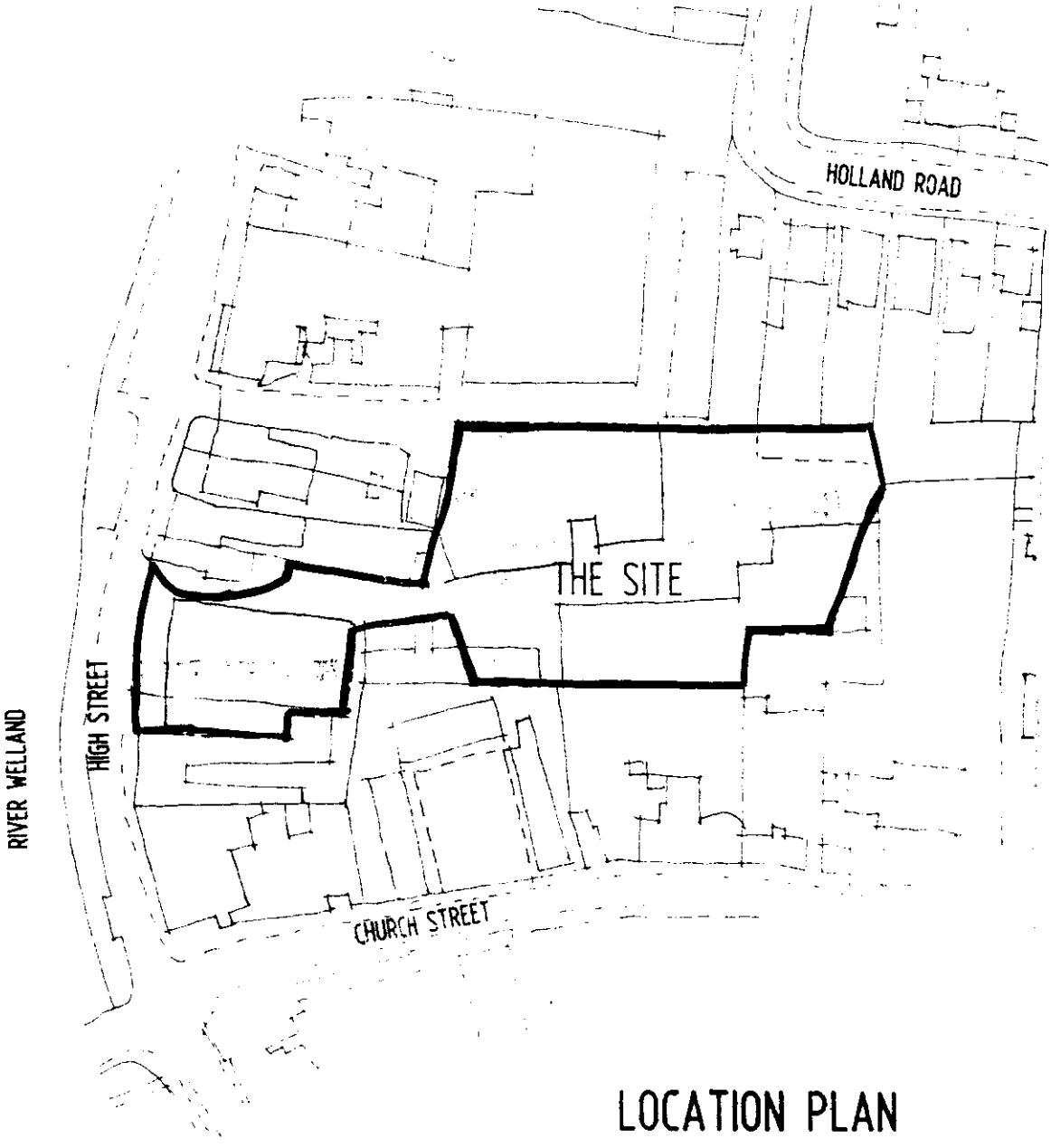
14 All windows on the north and west elevation of units 18-23 and 24-27 and all windows on the west elevations of units 13-17 shall be double glazed.

Reason: To reduce the impact of the adjoining business premises on the residential amenities of the properties.

The County Highways Department are unlikely to be prepared to adopt the proposed road, and attention is drawn to the existence of a Section 106 Obligation preventing the implementation of this permission until such time as suitable maintenance arrangements for the road, street lighting and common parts of the development have been agreed.

Director of Planning and Building Control Services
17-NOV-94 H16/0632/92

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.



LOCATION PLAN

Extg. Brick Building

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0632/92

Date Registered 09 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

FIRST NATIONAL COMMERCIAL BANK
FIRST NATIONAL HOUSE
COLLEGE ROAD
HARROW MIDDX HD1 1FB

Tel. No.

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

JOHN MOWLEM HOMES
UNIT HOUSE 33 LONDON ROAD
REIGATE SURREY RH2 9HZ

Tel. No. 0737 247511 Ext 208
(Personal contact name) JAYE FORD

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

6,7 + 8 HIGH STREET SPALDING LINCOLNSHIRE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

25 RESIDENTIAL DWELLINGS INCLUDING 18 HOUSES & 7 FLATS WITH 44 CAR PARKING SPACES

Please complete

Signed. Ford

Date. 5/6/92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £2750. If you consider no fee is payable include a written explanation instead.

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works [✓] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	✓

B. If new dwellings are proposed, please state how many: 25

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	
D. Please state type and colour of roofing materials.	
E. Has a survey of the site been undertaken? State Yes or No	

5. **GENERAL INFORMATION** Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

LIGHT INDUSTRIAL

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

or

B. There will be a new or altered access to a public road ✓ → If so, name of road: HIGH STREET
Will there be —
Individual access(es) NO
New estate road YES

C. What provision will be made for garages or parking within the site?

44 PARKING SPACES

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees
B. The proposal does involve the felling of one of more trees ✓ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of	TO LOCAL AUTHORITY REQUIREMENTS
B. For estate developments, please state how highway surface water will be disposed of	" " "
C. Please state whether a land drain will be affected	NOT KNOWN
D. Foul sewerage will be disposed of to:	

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	YES	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.		→ Date: Consultee(s):
Is this application related to a previous submission		→ Application No.:

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐		
What provision is being made for access to the premises for the disabled?			

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	OWNER

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A

Nobody except the applicant was an owner of any part of the land to which the *application relates at the beginning of the period of 21 days ending with the date of the* accompanying application.

Signed J Ford (Applicant/Agent) Date 5.6.92

Certificate B

The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

None of the land to which the application relates is or is part of any agricultural holding.

Signed J Ford Applicant/Agent) Date 5.6.92

Certificate 2

The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

J Ford 5.6.92

..... Date .....

Conditic /Reasons

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... ✓

Other

Prior submission ✓

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

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED PJH 12-6-92 Spoke to NRM he will do this one.

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 Checked DJR

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents — N/A Special letter done to No. 9
Advertise
Other

New valid date 30/7/92

Re-Registered ✓
Ack/Reception ✓ Plan already in

ADMIN RECORD SHEET

INITIAL 2750

Submitted Fee £ ~~25~~

Receipt Issued ..... No. P1265

Date First Received 09 JUN 1992

REGISTRATION

REFERENCE H16/0632/92

Cross-Ref R

Date.....

VALIDATION Date 9/6/92

Type FULL Earliest permission date (Cert B) .....

Site area ..... No. of dwellings 25 Floorspace .....

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

Earlier permission ref .....

RM:-	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 £ 2750 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 11-6

Index Sheets 2201 OS Nos ..... Grid Ref 524950 3 229 70

Ward SE Parish SPALDING

Inside IBD YES Inside LP Area YES

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐

CA YES LB YES TPO ☐ Other: Affects Grade II

Linked to site.....Ref..... Linked to property.....Ref 19241

Planning Records:
Earlier apps

1192, 1493/89
659/86 1141/89 345, 346/83
647/85

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

Inputs compiler

FILE NOTE

DPBCS/JJ
H16/0632/92

Meeting held on 14th February 1995 with Mr Dennis Patterson.

In attendance: Brian Smith, Roger Smith, Nigel Midlen, Jim Curnock and Chris Briggs, LCC.

INFORMAL DISCUSSIONS RE: 2-3 HIGH STREET, THE FORMER JOHNSONS SITE AND THE COURTYARD SITE ON HIGH STREET.

1. Mr Patterson outlined his further proposals for the development of 2-3 High Street by referring to the possible reduction of the proposed units onto the Church Street frontage to 5 cottages and making greater use of the existing access adjoining the Alms Houses there was no objection in principle to the reduction in the number of units given the existing scale of buildings in that part of Church Street: and there were no objections on highway grounds on the assumption that the existing access could be widened to provide a similar width to that currently proposed through the archway in the current application.

2. Mr Patterson's proposal for the Courtyard is to convert it into flat units e.g. 10 flats, but the redevelopment of the site in that way would be dependant on the acquisition of the former Johnsons site in order to provide access to parking provision at the rear, which at the moment was severely limited to 4 spaces.

3. Mr Patterson referred to the scheme which had received detailed approval in November 1994, and confirmed that at this stage he would see the retention of the flats at the entrance of the site but was considering a reduction in the numbers of units to the rear. Further discussion identified that amongst the main issues was the treatment proposed for the external fan (serving Oldacres building) and the advice was to have further discussions with Environmental Health e.g. John Chapman who may have information on the performance of the fans and the technical requirements necessary to attenuate the noise problem produced by them.

4. Chris Briggs emphasised that the retention of the 7 flat units with an arch over the access to the site would mean that the road serving the site would have to be maintained at private expense and therefore details of those arrangements would be necessary were an application to be submitted. Attention was also drawn to the rights of way of adjoining owners to serve existing garage accommodation and Mr Patterson confirmed that he was investigating alternative ways of dealing with that issue. The details of the planning permission issued confirm that an archaeological survey was a pre-requisite to the development of the site and Mr Patterson was advised to take the initiative in setting up those arrangements prior to commencing any development works on the site (although Mr Patterson is not the actual owner of the site at this time he

expressed confidence in acquiring the site in the very near future).

The meeting concluded on the basis that any further initiatives must now come from Mr Patterson and the Officers of the Council confirmed that they would be available to respond to such initiatives in due course.

B Smith
Director of Planning and
Building Control Services

Est. 1770

LONGSTAFF

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

5 New Road, Spalding, Lincs. PE11 1BS. Tel. (01775) 766766 Fax. (01775) 762289

Your ref:	Our ref:	Date:
NRM/JJ H16/0632/92 & H16/0655/92	CRML/CW	12 January 1995.

N. Midlen Esq.,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.

Dear Mr Midlen,

Re: Redevelopment of Former Johnson Bros. site High Street, Spalding

Thank you for your letter dated 10th January 1995 and for providing an in-depth view of your present feelings about this site.

As you rightly say, it is a balance at the end of the day and I am advising our client of your views at this stage.

If they are tempted to go for any further planning application, I understand that you will be looking for a fair amount of detail at the preliminary stage and I would think it sensible that we would come and talk to you in the first instance in advance of any actual application.

Yours sincerely,

S.H.D.C. PLANNING DEPT.
RECEIVED
13 JAN 1995

R. Longstaff & Co.

C R M Longstaff, FRICS, FAAV, IRRV; J J Allen, FRICS, FAAV; R A Smitheringale, FRICS; J A Smith, FRICS, FSVA, FAAV
Also at: Holbeach (01406) 422760; Market Deeping (01778) 342466 Fax: (01778) 343714

Longstaffs,
5 New Road,
Spalding,
Lincs.
PE11 1BE.

Mr N Midley

NRM/JJ H16/0632/92 &
H16/0655/92
CRML/CW

10 Jan 1995

Dear Sir,

REDEVELOPMENT OF FORMER JOHNSON BROS. SITE, HIGH STREET, SPALDING.

Further to your letters about the possibilities of redevelopment of the above site, there is no doubt that it is one of the more challenging sites in Spalding, with a number of conflicting factors that need to be taken into account.

On the one hand, the existing access is exceedingly poor and the County Highways Department would ideally want a new access with as extensive visibility splays as possible, for any development likely to attract any vehicular traffic. On the other hand, the site is in a very important position in the Conservation Area, adjoining Listed Buildings, and from a Conservation aspect, the Planning Committee has always wished to minimise any break in the continuous line of buildings along High Street facing the river. My colleagues in the Environmental Services Department have been concerned at the idea of residential development on the site, because of the close proximity to Didacres Mill, and to the Courtyard, both of which, (should the latter reopen), have potential for causing detriment to residential amenities. They are also, however, given the close proximity of existing residential properties to the site, concerned at it being used for any sort of business activity that could cause detriment to these existing properties.

In granting permission for the residential development for the First National Commercial Bank, the Planning Committee tried to balance these issues, by agreeing an improved access, but through an archway under a building fronting onto High Street, and with flat type development, with soundproofing, and no private gardens, close to Didacres Mill.

Lincolnshire County Council,
Highways and Planning Dept,
City Hall,
Beaumont Fee,
Lincoln.
LN1 1DN.

Mr N Midlen

NRM/JJ H16/0632/92
H16/0655/92

16 Nov 1994

FAO: Chris Briggs

Dear Sir,

FORMER JOHNSON BROS. SITE AT HIGH STREET, SPALDING.

I enclose herewith a letter from Longstaffs concerning the possible future of the former Johnson Bros. site at High Street.

They make the point that highway considerations are important on this site, and this is certainly the case, because, as you know, it is now virtually impossible to turn into Bath Lane from High Street and thus gain access to the site, and I would be most interested to receive your views on the suggestions he puts for its future.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

Longstaffs,
5 New Road,
Spalding,
Lincs.
PE11 1BS.

Mr N Midlen

NRM/JJ H16/0632/92
H16/0655/92
CRML/CW

04 Nov 1994

Dear Sir,

FORMER JOHNSON BROS SITE - HIGH STREET, SPALDING.

I thank you for your letter of the 28th October, and can inform you that the Decision Notices relating to the site are in the process of being printed, and should be issued very shortly.

As far as alternative uses or development of the site is concerned, you are quite right that highway considerations are particularly important on this site, given the existing extremely poor access onto Bath Lane. I have therefore, forwarded a copy of your letter to the County Highways Department with a request that they let me have their views. Once these have been received, I will reply to you.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

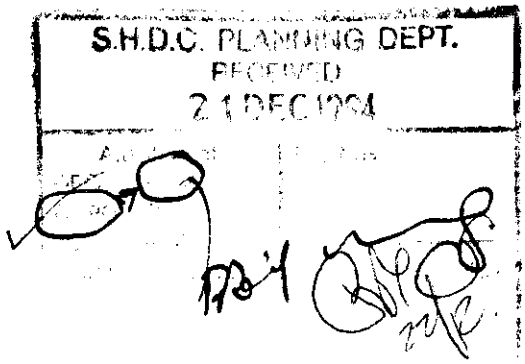
Est. 1770

LONGSTAFF

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

5 New Road, Spalding, Lincs. PE11 1BS. Tel. (01775) 766766 Fax. (01775) 762289

Your ref: Our ref: CRML/CW Date 20 December 1994.



N. Midlen Esq.,
Planning Department,
South Holland District Council,
Council Officers,
Priory Road,
SPALDING,
Lincolnshire.

Dear Mr Midlen,

Re: Former Johnson Brothers Site, High Street, Spalding and First National Commercial Bank Plc.

Thank you for your recent further comments regarding our earlier letter to your office dated 28th October 1994 and we write just to confirm a telephoned message left with your office towards the end of last week.

We believe that our requirements as to the general view for this site were set out in our earlier letter and in respect of retail use, this was aimed at looking at the site for a more extensive retail use as part of re-development, coupled with the necessary car parking requirements, but obviously if there is any comment available for re-using the existing front part of the property for retail, this would also be most helpful.

On the alternative use of offices, we really were looking at the front block of the proposed new development being utilized for offices rather than for flats.

We therefore hope that the Highways Department might be able to provide a little more detailed response to the requirement of our letter of the 28th October, coupling at the same time some comment regarding the latter part of our letter in respect of potential leisure use.

We appreciate the difficulty in being too specific when our enquiry is only in very general terms at present but even general comments would be helpful to determine future policy on this site by the present owners.

We have previously mentioned the impact of the de-trunking of High Street (the A16) in the post Spalding to Sutterton A16 by-pass scheme completion and commissioning and any

Continued.../

comments that Highways have at this stage ought to be based on that situation which we understand should occur in the period between April and July 1995.

We therefore look forward to hearing from you in further detail once you have the necessary information from the Highways Department of the Lincolnshire County Council.

Yours sincerely,



Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To N. MIDLAN SHDC

Planning Reference.....

The following are my observations upon the enquiry under the reference quoted above: —

FORMER JOHNSON BROS SITE, HIGH ST SPALDING

Further to the letter from Hengstaff's dated 28 October 1994 and my subsequent reply to you I would add my further comments to their proposals on the grounds that demolition will take place on the site frontage :-

1/ Retail :- Access would be required for serving and delivery vehicles. However I still consider it may be beneficial not to have customer parking bearing in mind the sites location to the Town Centre

2/ Office Use - No objections to staff parking for an office subject to a satisfactory access

3/ Leisure Use - No objections with car parking subject to a satisfactory accon

Date 15-12-94

Signed .....
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

H16/0632/92

FULL

Applicant: First National Commercial Bank Agent: John Mowlem Homes
Tel: 0737 247511 Ext 208

Description: 27 residential dwellings including 10 houses and 17 flats with 47 car parking spaces
Location: 6, 7 & 8 High Street Spalding

Valid date:	30-JUL-92	Terminal date:	24-SEP-92
Target dates:		Target Committee:	04-MAY-93
To case officer	06-AUG-92	Report deadline:	20-APR-93
Inspected by	13-AUG-92		
Extra contacts	20-AUG-92	Case Officer:	
Report if not clear by	03-SEP-92	N R MIDLEN	

DEVELOPMENT/CONSTRAINTS

Size: 25 DWE
Category: Newbuild
Listed building: GRADE II
Conservation Area: SPALDING
Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Dr M Townsend		
Dr M Townsend	01-MAR-93	22-MAR-93
W J Oldacre Ltd.,	01-MAR-93	22-MAR-93
G L Hearn & Ptnrs -	26-MAR-93	16-APR-93
Site/Press Advert CLB	19-JUN-92	10-JUL-92
Cllr E N Davies	12-JUN-92	19-JUN-92
Cllr J Goodley	12-JUN-92	19-JUN-92
Cllr G Teale	12-JUN-92	19-JUN-92

BRIAN ITH 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

H16/0632/92

FULL

Applicant: First National Commercial Bank Agent: John Mowlem Homes
Tel: 0737 247511 Ext 208

Description: 25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces
Location: 6, 7 & 8 High Street Spalding

Valid date:	30-JUL-92	Terminal date:	24-SEP-92
Target dates:		Target Committee:	15-SEP-92
To case officer	06-AUG-92	Report deadline:	01-SEP-92
Inspected by	13-AUG-92		
Extra contacts	20-AUG-92	Case Officer:	
Report if not clear by	03-SEP-92	N R MIDLEN	

DEVELOPMENT/CONSTRAINTS

Size: 25 DWE
Category: Newbuild
Listed building: GRADE II
Conservation Area: SPALDING
Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr E N Davies	12-JUN-92	26-JUN-92
Cllr J Goodley	12-JUN-92	26-JUN-92
Cllr G Teale	12-JUN-92	26-JUN-92
Dr M Townsend		
Dr M Townsend	01-MAR-93	15-MAR-93
W J Oldacre Ltd.,	01-MAR-93	15-MAR-93
Site/Press Advert CLB	19-JUN-92	10-JUL-92

P.T.O.

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: H16/0632/92 Type: FULL

Applicant: First National Commercial Bank Agent: John Mowlem Homes
Tel: 0737 247511 Ext 208

Description: 25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces
Location: 6, 7 & 8 High Street
Spalding

Valid date:	30-JUL-92	Terminal date:	24-SEP-92
Target dates:		Target Committee:	14-JUL-92
To case officer	04-AUG-92	Report deadline:	30-JUN-92
Inspected by	09-AUG-92		
Extra contacts	14-AUG-92	Case Officer:	
Report if not clear by	03-SEP-92	N R MIDLEN	

DEVELOPMENT/CONSTRAINTS

Size: 25 DWE
Category: Newbuild
Listed building: GRADE II
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr E N Davies	12-JUN-92	26-JUN-92
Cllr J Goodley	12-JUN-92	26-JUN-92
Cllr G Teale	12-JUN-92	26-JUN-92
Dr M Townsend		
Site/Press Advert CLB	19-JUN-92	10-JUL-92

P.T.O.

BRI. 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: H16/0632/92

Applicant: First National Commercial Bank
First National House
College Road
Harrox
Middlesex HD1 1FB

Agent: John Mowlem Homes
Unit House
33 London Road
Reigate
Surrey RH2 9HZ

Description: 27 residential dwellings including 10 houses and 17 flats with 47 car parking spaces
Location: 6, 7 & 8 High Street Spalding

Type: FULL

22-NOV-94

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

(1) G L Hearn & Ptnrs - agents
Ref PS/jk
Delta House
175 Borough High Street
London Bridge, SE1 1XP

(2) Dr M Townsend
164 Woolram Wygate
Spalding

Partners
EJ Davies BSc (EST MAN) FRICS
JR Hearn BSc (EST MAN) FRICS
PB Hitching
NS Nichols FRICS
RW Cobb FRICS
RC[illegible]s FRICS Dip TP MRTPI
RI[illegible]e BSc (EST MAN) FRICS Dip TP FRTPI
DI[illegible]er FRICS
D Chalmers FRICS
RM Sellwood BA ARICS Dip TP MRTPI
NJ Freeman FRICS
PE Gadbury MSc FRICS
RK Hannam FRICS
GF Percival BA (Econ) Dip TP MRTPI
G Stockley BSc (EST MAN) FRICS
PA Dickinson BSc (EST MAN) ARICS

Associates
MG Baker BA ARICS MRTPI
S J Butterworth BA BPL MRTPI
DT Hornsby ARICS
PR Ling ARICS
DF Monaghan BA MRTPI
NM Riley BSc (EST MAN) ARICS
BR Slogget BA ARICS
CB Wakeling BSc (EST MAN) ARICS
GAJ Woollard BSc (Estate Admin) ARICS

Consultants
CG Hearn FRICS SPECIAL RATING DIPLOMA
VT Brokenshire BSc (EST MAN) FRICS
JG Turner DSM BSc (EST MAN) FRICS

OBJECTION

G L HEARN
& PARTNERS
Surveyors Valuers Planning and Development Consultants

Delta House
175 Borough High Street
London Bridge
LONDON SE1 1XP

Tel: 071.407.5321
Fax: 07.14.03.35.40

Director of Planning and Building
Council Offices
Priory Road
Spalding
LINCOLNSHIRE
PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
30 MAR 1993
Attention of
DPO NRM
DOPO BG
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
YES/NO
S1 30/3

26th March 1993
PS/jk

For the Attention of Mr N R Midlen

Dear Sir,

RE : TOWN AND COUNTRY PLANNING ACT 1990 -
PLANNING APPLICATION ON BEHALF OF FIRST NATIONAL BANK
FOR THE ERECTION OF 25 RESIDENTIAL DWELLINGS INCLUDING
18 HOUSES AND 7 FLATS WITH 44 CAR PARKING SPACES AT
6, 7 AND 8 HIGH STREET, SPALDING, LINCOLNSHIRE -
APPLICATION REFERENCE H16/0632/92

We have been instructed by Oldacres Limited to submit representations objecting to the above planning application which is currently being considered by your Council.

As you are aware Oldacres Mill is located immediately to the north of the application site. Part of the northern boundary of the application site is formed by a brick wall which adjoins Oldacres Mill.

Our clients are concerned about the close proximity of the site in relation to the Mill and in particular the potential problems which could arise associated with noise generated by the operations of the Mill.

Oldacres Mill has been established on their current premises for many years. Indeed there has been a mill on the site for over 200 years. In the past Oldacres have taken all possible steps to minimise the adverse effect which the operations of the mill has upon the amenities of nearby residential properties. To this end four static bulk storage bins have recently been erected on the premises to help alleviate the noise associated with loading the delivery lorries.

Notwithstanding the above our clients remain of the view that a residential development would be wholly inappropriate given its proposed location in proximity to the Mill.

Our clients are aware that outline planning permission was granted for sheltered housing accommodation in 1986 on the above site, however, a reserved matters application was never submitted and the consent has expired. More recently, in 1989, Members resolved by grant planning permission for a sheltered housing scheme subject to the applicants entering into a S106 Agreement relating to the age of the occupants. The S106 Agreement was never completed.

In light of the above there is not an extant planning permission for residential development on the site.

Our clients are aware that the current housing scheme incorporates design measures to help overcome its siting in relation to the Mill, namely that there would be no habitable rooms facing the mill and special double glazing will be installed. However, it remains our clients view that a residential development could create problems for new residents and its location is incompatible with the Mills operations.

We strongly urge that these matters are taken into account when determining the above applications, and are brought to the attention of Members when the application is considered. I understand that the application will be reported to your Council's sub-committee on 13th April 1993 and would be grateful if you could provide us with a copy of the committee report.

Yours faithfully,



pp **PAULA STRATFORD**

cc Mr G Davidson - Oldacres

OBJECTION

URGENT FAX

G.L. HEARN & PARTNERS
DELTA HOUSE
175 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON SE1 1XP
TEL. 071 407 5321
FAX: 071 403 3540

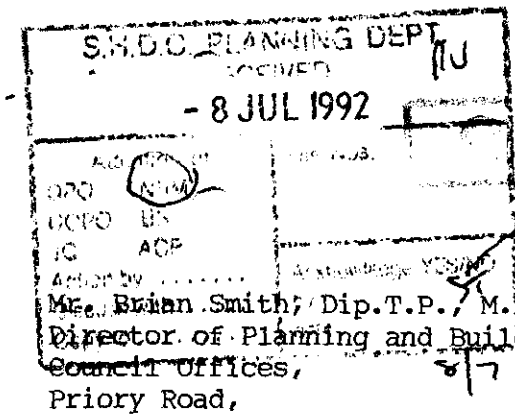
DATE:	26-3-93
COMPANY:	
FAX NO.:	0775 710 772
ATTENTION:	Mr A. Midlen
PAGE 1 OF:	3
FROM:	Paula Stratford.
OTHER COMMENTS:	
COPY TO:	

S.H.D.C. PLANNING DEPT.
RECEIVED
26 MAR 1993

Attention of
DPO NDM
DOPO
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
By ST 26/3
Date



164 Woolram Wygate,
Spalding,
Lincs. PE11 3PA.

Mr. Brian Smith, Dip.T.P., M.R.T.P.I.,
Director of Planning and Building Control Services,
Council Offices,
Priory Road,
Spalding. PE11 2XA.

3rd July, 1992

Dear Mr. Smith,

re: Planning Application H16/0632/92

I write on behalf of my mother, Mrs. I. M. Townsend, of 9 High Street, Spalding, Lincs. PE11 1TW, whose garden and garage lie adjacent to the above proposed development.

I note on the plans that the developer proposes to knock down and re-site a small piece of wall next to the garage. I would point out that this wall and the land behind it belong to Mrs. Townsend, and I would, therefore, suggest that the developer cannot submit plans involving this wall or the land behind it. I should add that the piece of wall in question was rebuilt some years ago in old brick in keeping with the age of the property, and I believe that this was required by the Housing Authority.

I would also add that the door to Mrs. Townsend's garage open outwards, and, therefore, when the garage is in use the doors would obstruct the proposed pathway and some of the proposed roadway.

Yours sincerely,

Dr. M. S. A. Townsend.

Est. 1770

LONGSTAFF

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS

5 New Road, Spalding, Lincs. PE11 1BS. Tel. (01775) 766766 Fax. (01775) 762289

Your ref:	Our ref:	Date:
NRM/JJ H16/0632/92 H16/0655/92	CRML/CW	8 November 1994.

N. Midlen Esq.,
South Holland District Council,
Planning & Building Control Dept,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire.

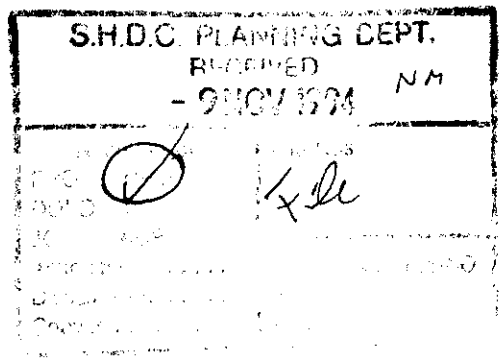
Dear Mr Midlen,

Re: The Former Johnson Bros Site - High Street, Spalding.

Thank you for your letter dated 4th November 1994 together with information therein contained.

I look forward to hearing from you when you have had a response from Mr Briggs.

Yours sincerely,



R. Longstaff & Co.

C R M Longstaff, FRICS, FAAV, IRRV; J J Allen, FRICS, FAAV; R A Smitheringale, FRICS; J A Smith, FRICS, FSVA, FAAV
Also at: Holbeach (01406) 422760; Market Deeping (01778) 342466 Fax: (01778) 343714

FIRST NATIONAL

First National Commercial Bank Plc
First National House, 15-19 Dyke Road, Brighton, East Sussex BN1 3FX Telephone: 0273-329711
Fax: 0273-821339 DX: 36667 Brighton 2

N. Midlen, Esq.,
Principal Planning Officer,
South Holland District Council
Council Offices,
Priory Road,
Spalding,
Lincolnshire
PE11 2X

21st October 1994

Our Ref: JBH/GO/TC.35/89

Your Ref: NRM/JJ H16 0655/92

Dear Mr. Midlen,

6, 7 & 8 High Street, Spalding
Clearance of Site and Development of 27 Dwellings

Further to our telephone conversation today, I confirm that the Section 106 Agreement was completed on the 6th October and I have received back from your Director of Administration a certified copy of the document. I would therefore be grateful if you could expedite the issue of the planning permission which should be forwarded direct to me please.

Yours sincerely,

~~N WICKENS~~ J.B. Holmes.
LEGAL DEPARTMENT

S.H.D.C. PLANNING DEPT.
RECEIVED
24 OCT 1994 NRM
Attention of
DPO NRM
DUPO
PC ACP
File Nos.
Acknowledge YES/NO

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning &
Building Control Services

OUR REF: JMB/KS/PL.492

YOUR REF:

DATE: 7th October 1994

SUBJECT: PLANNING APPLICATION NO. H16/0632/92
RESIDENTIAL DEVELOPMENT AT 6, 7 & 8 HIGH STREET, SPALDING

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission to FIRST NATIONAL COMMERCIAL BANK PLC as soon as possible.

Director of Administration

SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

SOUTHERN HOUSE IMPROVEMENTS LIMITED

and

FIRST NATIONAL COMMERCIAL BANK PLC

and

ELLIS WILLIAM CRAY

re

the erection of 27 residential dwellings
including 10 houses and 17 flats with 47
car parking spaces at 6, 7 & 8
High Street, Spalding

I hereby certify that this is a
true copy of the above Deed

R. Gee

.....

Director of Administration

THIS DEED is made the 6th day of October One thousand nine hundred and ninety four BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and SOUTHERN HOUSE IMPROVEMENTS LIMITED whose registered office is situate at 22 South Audley Street London W1Y (hereinafter called "the Owner") of the second part acting by its Attorney FIRST NATIONAL COMMERCIAL BANK PLC whose registered office is situate at First National House 15-19 Dyke Road Brighton East Sussex (hereinafter called "the First Mortgagee") of the third part and ELLIS WILLIAM CRAY of The Birches 82 Church Street Pinchbeck in the County of Lincoln (hereinafter called "the Second Mortgagee") of the fourth part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owner is the owner in fee simple in possession of the Land subject to a mortgage dated the thirty first day of March one thousand nine hundred and eighty nine in favour of the First Mortgagee and a further mortgage dated the thirty first day of March one thousand nine hundred and eighty nine in favour of the Second Mortgagee

(3) The First Mortgagee has by application by its agent dated the fifth day of June one thousand nine hundred and ninety two as amended by plan no. N144/6 received by the Council on the seventeenth day of February one thousand nine hundred and ninety three applied to the Council for planning permission for 27 residential dwellings including 10 houses and 17 flats with 47 car parking spaces on the Land in accordance with the plans and particulars supplied therewith under planning reference H16/0632/92 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted

(6) The Council is the local planning authority by whom the planning obligation is enforceable

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owner hereby agrees to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such

3. The expressions "the Council" "the Owner" "the First Mortgagee" and "the Second Mortgagee" shall include their successors in title

4. Any notice or other document in writing relating to or incidental to this Deed or the implementation or enforcement thereof and to be submitted to the Owner shall be duly served if delivered to First National Commercial Bank PLC at First National House 15-19 Dyke Road Brighton East Sussex

IN WITNESS whereof the Council the Owner the First Mortgagee and the Second Mortgagee have executed this Deed the day and year first before written

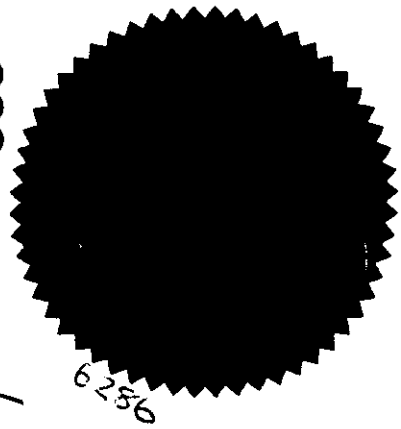
FIRST SCHEDULE
(Details of "the Land")

The land situate at 6, 7 and 8 High Street Spalding shown edged red on the plan annexed hereto

SECOND SCHEDULE
(The Planning Obligation)

The Owner with the consent of the First Mortgagee and the Second Mortgagee evidenced by their execution hereof hereby covenants not to commence the Development until a suitable scheme for the future maintenance of the street lighting and access road to be provided as part of the Development and other common parts of the Development has been submitted to and approved by the local planning authority

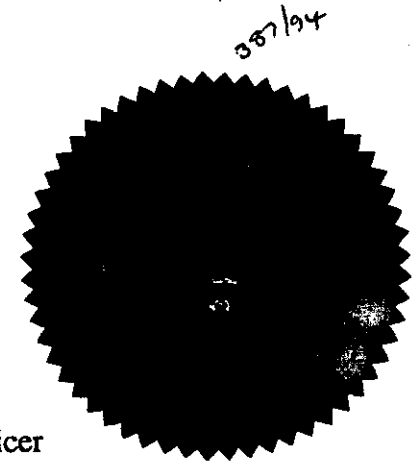
THE COMMON SEAL of THE SOUTH HOLLAND DISTRICT COUNCIL was hereunto affixed in the presence of)



Chairman of the Council

Deputy Director of Administration

THE COMMON SEAL of FIRST NATIONAL COMMERCIAL BANK PLC as the Attorney of SOUTHERN HOUSE IMPROVEMENTS LIMITED was hereunto affixed in the presence of



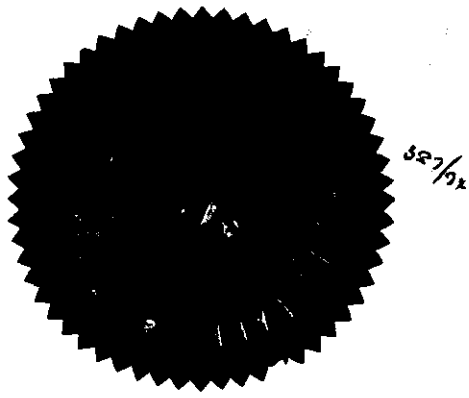
Director

Authorised Sealing Officer

THE COMMON SEAL of FIRST NATIONAL COMMERCIAL BANK PLC was hereunto affixed in the presence of)

Director

Authorised Sealing Officer



SIGNED AS A DEED by the said
ELLIS WILLIAM CRAY
in the presence of:-

E W C

Witness

Address 51 Eastgate Deeping St. James Lincs

Occupation Retained Conveyancer.

391. PLANNING APPLICATIONS (continued)

(a) Determinations following Site Inspections (Continued)

Plan No and Applicant	Proposal
H01/0277/93 Patterson Properties	Two pairs of 2 bedroomed houses at Stonegate, Cowbit.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission for the above development subject to satisfactory negotiations with the applicant regarding the relocation of the proposed access to the site on the land lying between the proposed access and the western boundary of the residential curtilage to the site, and clarification regarding the proposed future use and maintenance of the area of land.

(Councillor A E Naylor entered the meeting during consideration of the above application.)

H16/0632/92 First National Commercial Bank	25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces at 6, 7 and 8 High Street, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised (a) to grant planning permission for the above development in accordance with his recommendation; and (b) to investigate the possibility of a further access being provided through land to the rear of the site, the applicants to be advised of any such possibility.

H16/0655/92 First National Commercial Bank	Conservation Area Consent for clearance of site/demolition of warehouses, showroom and offices at 6, 7 and 8 High Street, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised (a) to grant planning permission for the above development in accordance with his recommendation; and (b) to investigate the possibility of a further access being provided through land to the rear of the site, the applicants to be advised of any such possibility.

(b) Planning Applications Awaiting Site Inspections

As there was insufficient time to visit the sites prior to the meeting, consideration of the undermentioned applications be deferred pending a site inspection for the reasons indicated:-

Plan No and Applicant	Proposal
H16/0091/93 Mr and Mrs D Ball	Bungalow at Horseshoe Road, Spalding.

(To assess whether the proposal would be acceptable subject to an appropriate planning obligation.)

H13/0205/93 Dr and Mrs S Rayner	Condition compliance with landscaping scheme (condition 6 of H13/0680/92) at 11 East Cobgate, Moulton.

(In view of representations now received from the Parish Council.)

H08/0161/93 Mr T Sharpe	Semi detached dwelling to replace existing delapidated dwelling at 41 High Street, Gosberton.

(To assess the suitability of the site for the proposed development.)

PLANS SUB-COMMITTEE - 4th May 1993

298. PLANNING APPLICATIONS (continued)

(b) Planning Applications Awaiting Site Inspections

Plan No and Applicant	Proposal
H16/0091/93 Mr & Mrs D Ball	Bungalow at Horseshoe Road, Spalding.

RESOLVED: In order to assess whether the proposal would be acceptable subject to an appropriate planning obligation.

H13/0205/93 Dr & Mrs S Rayner	Condition compliance with landscaping scheme (Condition 6 of H13/0680/92) at 11 East Cobgate, Moulton.

RESOLVED: In view of representations now received from the Parish Council.

H16/0632/92 First National Commercial Bank	25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces at 6, 7 and 8 High Street, Spalding.

RESOLVED: In order to assess the suitability of the site for the proposed development.

H16/0655/92 First National Commercial Bank	Conservation Area Consent for clearance of site/demolition of warehouses, showroom and offices at 6, 7 and 8 High Street, Spalding.

RESOLVED: In order to assess the suitability of the site for the proposed development.

(c) Other Planning Applications Referred to the Sub-Committee for Determination

The following applications which had previously been referred to the Sub-Committee for consideration were determined as indicated:-

Plan No and Applicant	Proposal
H16/0015/93 S & S Developments Limited	Change of use of three offices to bedsit accommodation (three units) at 24 Pinchbeck Road, Spalding.

RESOLVED: Planning permission be granted for the above development for a temporary period of two years in the first instance, in accordance with the recommendation of the Director of Planning and Building Control Services.

(Councillor Mrs P J Buffham left the meeting during consideration of the above application.)

H16/1093/92 Revills Jewellers	Installation of security grilles to windows at Revills Jewellers, 12 Market Place, Spalding.

RESOLVED: Planning permission be granted for the amended scheme now submitted in accordance with the recommendation of the Director of Planning and Building Control Services.

H16/1094/92 Revills Jewellers	Listed building consent for installation of security grilles at 12 Market Place, Spalding.

RESOLVED: Listed building consent be granted for the amended scheme now submitted in accordance with the recommendation of the Director of Planning and Building Control Services.

APPLICATION REFERENCE: H16/0632/92 DATE RECEIVED: 30-JUL-92

TYPE: Full

DESCRIPTION: 25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces

LOCATION: 6, 7 and 8 High Street, Spalding, Lincolnshire

APPLICANT: First National Commercial Bank AGENT: John Mowlem House

APPLICATION REFERENCE: H16/0655/92 DATE RECEIVED: 30-JUL-92

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 13 Apr 93 Sub-Ctee

TYPE: Conservation Area Consent

DESCRIPTION: Clearance of site/demolition of warehouses, showroom and offices

LOCATION: 6, 7 and 8 High Street, Spalding, Lincolnshire

APPLICANT: First National Commercial Bank AGENT: John Mowlem House

---

RECOMMENDATION

That the Director of Planning and Building Control Services be authorised to negotiate with the applicants a satisfactory scheme to guarantee the future maintenance of the access road, and upon completion of those negotiations application H16/0632/92 and H16/0655/92 be reported to the Planning Sub-Committee for determination.

REPRESENTATIONS

County Highways: Aware that in the past permission has been granted for sheltered accommodation, despite the poor access under an archway, and it is also appreciated that Bath Lane has an industrial/business use which is obviously dangerous in terms of existing access. However, concerned at the provision of private dwellings on this site via an inadequate access under an archway, will a refuse vehicle be able to gain access to the site? Access road not considered to be appropriate for adoption, bearing in mind the poor access, but if permitted the Council could be faced with requests for adoption. Prefer to see a much lower traffic generating use.

Environmental Health: Express concerns of proximity of dwellings to existing mill, with potential for noise, smell and possibly dust nuisance. Also close to the Courtyard, which although closed would, if reopened, also cause nuisance problems.

Public: Received from 9 High Street - summarised:
- Application includes small area of land belonging to 9 High Street.
- Also door of 9 High Street's garage opens outwards and would obstruct proposed pathway. (Application now amended so as not to include 9 High Street's land).

PREVIOUS DECISIONS

H16/0659/86 - High density residential development and sheltered housing - Approved.
H16/1147/89 - Residential development and sheltered housing scheme for 41 units - Authority given to issue permission subject to Section 106 Agreement re: Age limitation.

PLANNING ISSUES

1 Given the previous decisions of the Planning Committee to approve high density development and sheltered housing on the site, the determining issues are whether the current proposal is sufficiently different in terms of:
(a) The inadequacy of the access.
(b) The potential for nuisance caused by adjoining uses.
to justify the grant of permission.

2 The site is situated in the heart of the Spalding Conservation Area, close to High Bridge, the frontage flanked on either side by buildings scheduled as special architectural and historic interest. It was for many years used for the maintenance, repair and sale of agricultural machinery, and consequently has an established general industrial use.

3 Although there was an office and showroom block on the High Street frontage (which would have to be demolished to enable the current development to proceed), the main access to the site for large industrial machines was via Bath Lane. This is a very narrow lane, with a totally blind junction to High Street, and it is, in one sense, perhaps fortunate that the use has closed down, because this access is so poor that with the one-way system, serious hold-ups would inevitably occur where large vehicles would attempt to use it.

4 Although the frontage of the site is not adequate to enable the County Council's standard visibility splays to be provided, the access currently proposed, and those of the schemes proposed in the past, are much better than the existing Bath Lane access, and the Committee in considering past residential schemes considered this to be an improvement on the existing situation, which they recognised could recommence at any time.

5 Similarly, although the Environmental Services Department expressed reservation in the past over residential development of the site, the Committee felt that, given the position of the site close to the town centre, and the existence of numerous dwelling houses very close to the Mill and the Courtyard discotheque, that in principle residential development was acceptable.

6 Application H16/1147/89 which was considered by the Planning Committee in March 1991, when they authorised me to issue permission subject to a Section 106 Agreement limiting the age of occupants, provided for 44 sheltered persons flats. One block of flats situated on the High Street frontage, with the access to the site being via an archway. It was considered that, given the sensitive situation of the site in the Conservation Area adjoining Listed Buildings, that this was an appropriate solution. The County Highways Department did not object to it. The current proposal has a virtually identical frontage block, with an identical access archway, but this time the County has registered an objection.

7 Similarly, although H16/1147/89 provided for a private access road through to the remainder of the development, which the County Highways department did not object to, they are now objecting to the provision of a private access road to the rear of this development. Their change of view is on the basis that the 25 houses proposed for this scheme, would generate a higher amount of traffic than the 44 sheltered persons flats.

8 As far as the archway is concerned, I remain convinced that this is the appropriate way to reconcile the problems of access with the appearance of Conservation Area. At present, the site is an eyesore on the frontage; this solution would result in a considerable improvement visually. The access archway is 4.8 metres high, while the height of vehicles such as refuse vehicles is normally 3.9 metres, there should therefore be no problem of service vehicles accessing to the site.

9 There is, however, a difference between accepting a private driveway to flats and a private driveway to the series of houses. Although the specification of the road can be made sufficiently high to provide a satisfactory access, houses are likely to be sold freehold, whilst flats or sheltered housing accommodation is likely to be leasehold and there would therefore be somebody capable of regularly maintaining the roadway.

10 The Planning Committee could safely accept the private roadway to residential dwellings, I feel that it is essential that adequate arrangements are made to ensure that this roadway is maintained to an adequate standard in the future.

11 The Environmental Services Department have been consistent in expressing their concern about residential development on this site, but in the past the Planning Committee has overruled their objection. The question rises whether this particular form of development is more "noise sensitive" than those approved by the Planning Committee. It may be questionable whether elderly people are more or less sensitive to noise and smell nuisance than the average occupier of dwellings, but it is true that the current proposal provides for private gardens, which could be affected by noise and smell, whilst this did not apply to the sheltered housing scheme. Nonetheless given the situation of the site, and the problems which could be caused if the existing general industrial use started up again, the site is extremely close to residential properties and I remain of the opinion that the appropriate future use of the site is residential.

ADDENDUM

These applications were deferred by the Planning Committee at their meeting on the 5 September 1992 for:

(i) The applicants to put forward a scheme to guarantee the future maintenance of the access road.

(ii) To negotiate an improvement to the design of the development in relation to the adjoining business premises.

1 The applicants have now amended their scheme, deleting a number of houses close to the adjoining Oldacres Mill and substituting flats. Other houses have been designed to minimise the impact from neighbouring properties.

2 Subject to a condition requiring adequate sound proofing, Environmental Health are satisfied with the proposal.

3 The applicants have also indicated that a management company will be set up to maintain the roadway. Thus the layout will be managed in a similar way to a development of flats, where the normal arrangement is that the private access roads are not maintained by the County.

4 A letter of objection has been received by agents acting on behalf of Oldacres Mill as follows:

(i) Oldacres Mill immediately to the north and has been established for many years. Concerned residential development would be wholly inappropriate given location next to the Mill with problems of noise generation.

(ii) Aware of outline planning permission and reserved matter application. However, former has expired and latter not yet been issued. Aware that current scheme incorporates design measures to help overcome siting in relation to Mill. Still concerned.

RECOMMENDATION

That subject to the applicants submitting a satisfactory legal agreement to cover their maintenance arrangements, the Director of Planning and Building Control Services be authorised to grant permission, subject to appropriate conditions, including a condition requiring sound proofing and street lighting.

PLANNING APPLICATIONS (Continued)

Plan No. & Applicant		Proposal
H22/0132/93 Mr E Revell	O.A.	Dwelling and garage at The Bell Inn, 69 Austendyke Road, Weston Hills.

RESOLVED: Planning permission be refused for the above development, contrary to the recommendation of the Director of Planning and Building Control Services, on the grounds that, in view of the changed circumstances of the adjoining land which included the provision of a patio area to the public house, the proposal would, if permitted, result in a cramped form of development which, in view of the proximity of the changes in the curtilage of the adjoining public house would, in the opinion of the local planning authority, detrimentally affect the residential amenities of the property which the occupiers would have a reasonable right to enjoy.

265. 6, 7 and 8 HIGH STREET, SPALDING - APPLICATION REFERENCES H16/0632/92 AND H16/0655/92

The Director of Planning and Building Control Services submitted a report relating to application reference H16/0632/92 for 25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces at 6, 7 and 8 High Street, Spalding, and application reference H16/0655/92 for Conservation Area Consent for the clearance of site/demolition of warehouses, showroom and offices at 6, 7 and 8 High Street, Spalding.

RESOLVED: Consideration of the above applications be deferred pending a site inspection to enable members to assess the suitability of the site for the proposed developments.

(End of Minutes)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning & Building Control Services

REF: JMB/LST/PL.492

YOUR REF: NRM/LAC/H16/0632/92

Date: 18th February, 1994

SUBJECT: FIRST NATIONAL COMMERCIAL BANK
6, 7 & 8 HIGH STREET, SPALDING

I refer to your memorandum dated 15th February 1994 relating to the above.

You may be aware that, when the previous planning application H16/1147/89 was approved subject to a planning obligation, First National Commercial Bank Plc as first mortgagees of the property, wished to enter into the agreement under a power of attorney on behalf of Southern House Improvements Limited. Solicitors advice was requested on a number of occasions in relation to the correct terms of the agreement, and whether in fact First National Commercial Bank Plc had sufficient interest in the land to enter into the agreement on behalf of the company. On several occasions the advice of the Council's solicitors was refuted by First National Commercial Bank.

The planning obligation relating to the recent application was drafted some time ago, and Mr Holmes was advised on 7th January that the obligation had been drafted, but that it had again been necessary to approach the Council's solicitors for advice on how to proceed with the matter. Much correspondence has been exchanged during the intervening period, and it is hoped that all outstanding matters will shortly be completed which will then enable me to forward an approved draft of the planning obligation to First National Commercial Bank.

I trust that the above information is of assistance to you.

Director of Administration

S.H.D.C. PLANNING DEPT.
RECEIVED
21 FEB 1994 NRM

add to H16/632/92.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Principal Planning Officer
Development Control

TO: Director of Administration

REF: NRM/LAC/R16/0632/92

REF:

DATE: 15 February 1994

SUBJECT: First National Commercial Bank, Residential Units 6, 7 and 8 High Street, Spalding.

Could you advise me of the present situation with regard to the Section 106 Agreements on the above site?

N R Midlen
Principal Planning Officer
Development Control

FIRST NATIONAL

First National Commercial Bank Plc
First National House, 15-19 Dyke Road, Brighton, East Sussex BN1 3FX Telephone: 0273-329711
Fax: 0273-821339 DX: 36667 Brighton 2

M. Midlen Esq.,
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

Our Ref: JBH/JRD/TC.35/69'B'
Your Ref: NRM/JJ H16/0655/92

8th December 1993

Dear Sir,

RE: 6, 7 & 8 High Street Spalding
Clearance of site and development of 27 dwellings

I am concerned to note that I have still not heard from your Legal Department with the requisite draft Section 106 Agreement. Please let me know if there is a continuing problem which we need to discuss further.

Yours faithfully

JOHN B. HOLMES
LEGAL DEPARTMENT

S.H.D.C. PLANNING DEPT.
RECEIVED
10 DEC 1993 NM

cc - R.C. Thompson

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC) To: Director of Administration
Planning and Building
Control Services

Our Ref: NRM/JJ H16/655/92
H1/632/92

Your Ref: JMB/KS/PL.492

Date: 25 Nov 1993

6, 7 AND 8 HIGH STREET, SPALDING. CLEARANCE OF SITE AND DEVELOPMENT OF 27 DWELLINGS - 106 OBLIGATION.

I thank you for your memorandum of the 4th November 1993, however I am not able to do as you request a) because I do not know what areas of land the applicants will decide they can convey individually, and which areas will remain common and b) because the scale of the plan you supplied is far too small to do so accurately were I to have that knowledge.

Is such a degree of detail necessary? I passed you through some correspondence in September from the First National Commercial Bank where they indicated how they felt the matter should be handled. I gather that this is the way they have dealt with similiar situations in the past. Can I suggest that you contact Mr Holmes at the Bank directly since he seems to have had some experience of these arrangements.

N Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

OUR REF: JMB/KS/PL.492

YOUR REF: NRM/JJ H16/0655/92

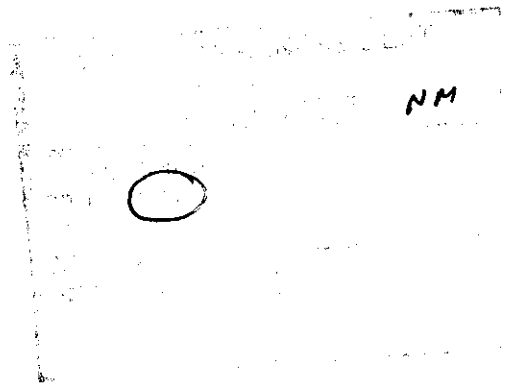
Date: 4th November 1993

SUBJECT: APPLICATION REFERENCE H16/0632/92
6,7 & 8 HIGH STREET, SPALDING - CLEARANCE OF SITE AND DEVELOPMENT OF 27 DWELLINGS

I refer to your previous correspondence relating to the above. Unfortunately, I am still not in a position to prepare the Planning Obligation in this matter, as I am unaware of the precise requirements for the future maintenance of the access road and other common parts of the estate. I enclose a copy of the plan, and should be grateful if you would mark thereon the position of the access road and the other common parts of the estate which will be subject to the maintenance agreement.

I should also be grateful if you would forward precise details of the maintenance scheme for the street lighting. Upon receipt of the above information I shall be in a position to draft the Planning Obligation.

Director of Administration



First National Commercial
Bank Plc,
First National House,
15-19 Dyke Road,
Brighton,
East Sussex.
BN1 3FX.

N Midlen

NRM/JJ H16/0655/92
H16/0632/92
JBH/EJS/TC.35/89'B'

27 Aug 1993

Dear Sir,

6, 7 AND 8 HIGH STREET, SPALDING, CLEARANCE OF SITE AND DEVELOPMENT OF 27 DWELLINGS.

I thank you for your letter of the 21st July 1993, which awaited me on my return from holiday.

I think that the method you suggest for ensuring the continued maintenance of the common parts of the development i.e. a management company with occupiers being the shareholders, is the appropriate way of dealing with the situation, and it is a method that I believe has been used elsewhere in the District in similar situations.

It is the normal policy of the Planning Committee to require such arrangements to be enshrined in a Section 106 Agreement, rather than relying on a planning condition. There are, I think, historically several reasons for this, one of which is that legal agreements appear to be afforded more respect by purchasers (and their solicitors) than planning conditions, and secondly the extreme slowness of the Planning Enforcement procudure although as far as conditions are concerned the situation may now be improved by the Condition Compliance Notice procedures.

As matters stand, I am authorised to issue the relevant Planning and Conservation Area Consents once an appropriate 106 Agreement has been entered into, and it would be necessary to report the whole situation back to the Planning Committee to obtain authorisation to impose a planning condition instead of a 106 Agreement. I do not know whether the Committee would be prepared, in the event, to agree to a change in

their normal procedure. The concept of privately maintained roads in a housing estate was somewhat controversial, and I wonder whether it would be in your interests to raise this matter again. In the circumstances, although I appreciate that the alternative option is a possibility, I would advise that you should continue along the route of a Section 106 Agreement.

Yours faithfully

N Midlen
Principal Planning Officer
Development Contro

Dear Sir,

Carter Jonas
43 Priestgate
Peterborough PE1 1LX

Mr N R Midlen

NRM/JP/H16/0632/92
& H16/0655/92

Dear Sir

30 December 1992

6, 7 & 8 High Street, Spalding

I thank you for your letter expressing concern about the effect of the re-development adjoining the courtyard hotel might have on the rights of way, etc.

The current application that is being considered by the Planning Committee does, as you state, seal off Bath Lane, and create a new access road through an archway. As you will know, the site is within the Spalding Conservation Area, and also between two Listed Buildings, and it is the Planning Authority's duty to try and ensure that the development protects and enhances the character of the Conservation Area. Unfortunately, the previous development on the site, could hardly be said to do that. The archway is shown on the plans to 4.6 metres in height, which is 0.4 metres higher than the figures given for the height of vehicles in the freight transport associations document in designing for deliverage, according to the Department of the Environment Bulletin 32 residential roads and footpaths will be enough for two cars to pass, or a wide car to pass a large service vehicle such as a Pantechnicon with an overall tolerance of 0.5 metres. I hope, therefore, that this information will reassure you on this particular point.

On your second point, as I read the plan the private garages and outbuildings to the north of them are excluded from the development, and will have access onto the proposed new private drive. However, you obviously realise that the grant of planning permission does not entitle applicants to demolish buildings that are not in their ownership or over which they have not achieved an agreement with the owners.

Yours faithfully

N R MIDLEN
Principal Planning Officer
(Development Control)

The First National Commercial Bank P.C.
First National House
College Road
Harrow
Middlesex H01 1FB

Mr N R Midlen

NRM/JP-H1[illegible]/0[illegible]/92

30 December, 1992

Dear Sir

Thank you for your letter of 21 December, 1992, enclosing copies of your 9 November, 1992 letter and plan. I am sorry for the delay in replying to these, but I do now have the Environmental Health Department's comments on your proposals to overcome the Planning Committee's concerns over the effect of the adjoining mill. Generally, they consider this approach will be satisfactory, but they are concerned about the internal layout of the middle two of the block of six flats, because they seem to have a bedroom facing out over the mill. In their view, it would be very much more satisfactory to amend the layout so that the bedroom looked towards the west, i.e. towards the access road, in order to minimize the effect of disturbance from early morning activities in the mill. They would also add that they feel that the construction of the buildings should be such as to affect a 50db sound reduction index. Whilst the walls will generally comply with this, it is probable that the windows would need to be double-glazed and possibly some insulation needed in the roof.

I have also noted the arrangements that will be entered into the future maintenance of the private roadway, and these will be explained to the Committee when the application is reported to them.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

First National Commercial Bank Plc
First National House, College Road, Harrow, Middlesex, HA1 1FB Telephone: 081-861 3717
Fax: 081-861 4540 DX: 4250 Harrow 2

N. Midlen, Esq.,
Principal Planning Officer
Development Control,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

21st December 1992,

Our Ref: AJT/LL

Dear Mr. Midlen,

re: 6, 7 & 8 High Street, Spalding

I write further to our telephone conversation this morning.

I understand that you are in a position to respond to my letter but that another Department has retained the only copy.

I have pleasure in enclosing herewith, a further copy of my letter and look forward to hearing from you as soon as you have had an opportunity to fully consider the outstanding points.

Yours sincerely,

A.J. Turzynski
Advances Manager

Enc.

S.H.D.C. PLANNING DEPT.
RECEIVED
2 DEC 1992

N. Midlen, Esq.,
Principal Planning Officer,
Development Control,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

9th November 1992,

Our Ref: AJT/LL

Dear Mr. Midlen,

re: 6, 7 & 8 High Street, Spalding

I write further to your letter dated 23rd September 1992 and our subsequent telephone conversations.

We have now received the revised drawing from John Fowlem Holmes which relates to the part of the site adjacent to Old Acres Mill. I attach a copy of the layout drawing and both the ground and first floor plans.

You will notice that properties 1-8 have been replaced with two blocks comprising a total of ten no. 1-bedroom flats. Adequate parking can be provided as detailed on the layout drawing.

Once you have had an opportunity to consider the drawing now proposed, I should be grateful if you would advise me as to whether or not this proposal will be acceptable.

With regard to the road, it is our intention that construction should be to adoption standard and that all residents will, on completion of purchase, automatically become members of a management company, thereby becoming jointly and severally responsible for the maintenance and upkeep of the highway. Once again, I should be grateful if you would advise me as to whether or not this approach would be acceptable.

We would like to be in a position to submit a further application as quickly as possible and I should be grateful if you would telephone with your initial reactions at the earliest opportunity.

In the meantime, I should like to thank you for your continued assistance in this matter.

Yours sincerely,

A.J. Turzynski
Advances Manager

W J Oldacre Ltd,
Cleeve Hall,
Bishops Cleeve,
Cheltenham,
Glos.
GL52 4RP.

Mr N Midlen

NRM/JJ H16/0632/92

ECT/JP/OCT22

03 Nov 1992

Dear Sir,

6, 7 AND 8 HIGH STREET, SPALDING.

I thank you for your letters of 22nd September and the 26th October concerning the possible redevelopment of 6, 7 and 8 High Street, Spalding, adjoining your Mill premises.

I am sorry for the delay in replying, but at the time of receipt of your original letter a meeting had been arranged with the owners of 6, 7 and 8 to discuss sound proofing and other measures to protect residents. I had hoped therefore, that following this meeting I would have been able to give you details of what was proposed, but unfortunately, the owners have been forced to cancel and although I understood they would be arranging another meeting relatively shortly, I have heard nothing further from them.

The position is that the principle of the residential redevelopment of this site was accepted by the Planning Committee as far back as 1986, when permission was granted for high density residential development and sheltered housing. However, the Committee is aware of the proximity of your premises, and does want to ensure that, as far as reasonable possible, safeguards are built in to the design of the properties to minimise any problems that might occur. However, it has to be recognised that your premises are currently close to residential properties, and indeed your main access goes between two buildings that are currently flats. There are also houses very nearby at Holland Road. You will appreciate that, should complaints of a statutory nuisance be

received, the Authorities Environmental Services Department would be forced to investigate and, if they are substantiated, take action. However, I would expect that the design of any new houses allowed on 6, 7 and 8 would be such that residents would be less effected by any possible problems emanating from your premises than would the nearest of the existing residential properties.

Yours faithfully

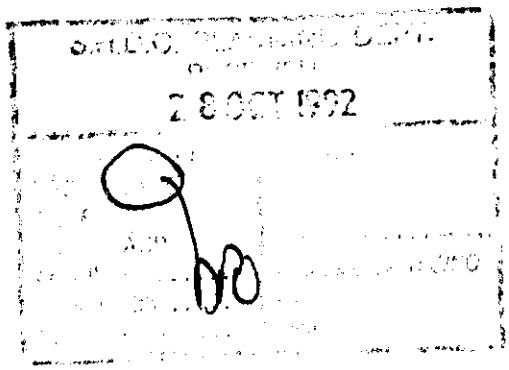
N Midlen
Principal Planning Officer
Development Control

Oldacres

Cleeve Hall, Bishop's Cleeve, Cheltenham, Glos. GL52 4RP
Telephone: (0242) 675471 Fax: (0242) 675683

Our Ref: BCT/JP/OCT22

26th October, 1992



Mr. B. Smith,
The Planning Department,
Council Offices,
Priors Road,
Spalding.
Lincs.
P11 2XE.

Dear Sir,

Re: Nos. 6, 7 & 8 High Street, Spalding.

We would refer you to our letter of the 22nd September, 1992, regarding the proposed development at the above site, adjacent to Oldacre's feed mill.

We requested your confirmation that the above development would in no way affect the operation of Oldacre's feed mill, both in the short and longer term.

To date we have not received a reply from you and would appreciate your assurance that the above is indeed the case.

Yours faithfully,

J. A Pope

p.p. **BRENDAN C. TOBIN**
Company Secretary.

OBJECTION

URGENT FAX

G.L. HEARN & PARTNERS
DELTA HOUSE
175 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON SE1 1XP
TEL. 071 407 5321
FAX: 071 403 3540

DATE:	26-3-93
COMPANY:	
FAX NO.:	0775 710 772
ATTENTION:	Mr A. Midlen
PAGE 1 OF:	3
FROM:	Paula Stratford.
OTHER COMMENTS:	
COPY TO:	

S.H.D.C. PLANNING DEPT.
RECEIVED
26 MAR 1993 NM

Attention of
DPO NRM
DOPO
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.
Add to app file

Acknowledge YES/NO
By ST
Date 26/3

Dr. M. S. A. Townsend,
154 Woolram Wygate,
Spalding,
Lincs.
PE11 3PA.

Mr N Midlen

NRM/JJ N16/0632/92
N16/0655/92

14th July 1992

Dear Sir,

DEMOLITION AND REBUILDING OF 6, 7 AND 8 HIGH STREET, SPALDING.

I thank you for your letter of 3rd July concerning the wall and garage belonging to your mother's property at 9 High Street.

Whilst it is possible for an application to be made on another persons property, the owner has to be formerly notified and a Certificate to that effect has to accompany the application. This was not done in this case. The purpose of this procedure is to ensure a) that the owner knows that an application has been made and b) that the Local Authority should know that all the application site might not be under the applicant's control. A Planning Authority can still go ahead and grant permission, but of course this does not in anyway override the owners property rights.

In this instance I have written to the applicants advising them that they must serve the necessary Certificate B, and that the Committee will want to be sure that the question of whether the wall can, or cannot be realigned, is resolved before they make any determination.

Yours faithfully

N Millen
Principal Planning Officer
Development Control

Oldacres

Cleeve Hall, Bishop's Cleeve, Cheltenham, Glos. GL52 4RP
Telephone: (0242) 675471 Fax: (0242) 675683

Our ref: BCT/JST
Your ref: H16/0632/92

22 September 1992

S.H.D.C. PLANNING DEPT.
RECEIVED
23 SEP 1992 NM

Attention of	File Nos.
DPO NRM	
DOPO	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

Mr. B. Smith
The Planning Department
Council Offices
Prior Road
Spalding
Lincs P11 2XE

Dear Sir,

6, 7 & 8 HIGH STREET, SPALDING

With regard to the planning application for residential properties at 6, 7 and 8 High Street, Spalding, can I be assured that this proposed development will in no way affect the efficient operation of our feed mill, both in the short term and longer term?

Yours faithfully

BC Tobin

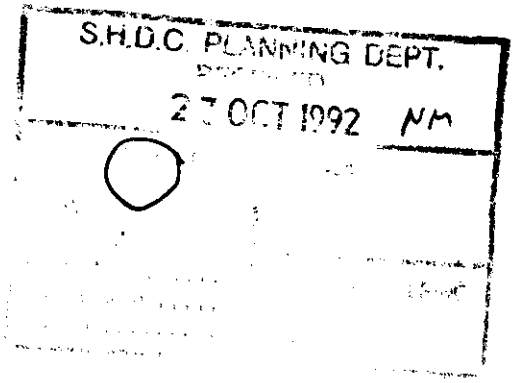
BRENDAN C TOBIN
Company Secretary

W. J. Oldacre Limited
Registered in England No. 1114367
Registered Office: Unigate House, 58 Wood Lane, London W12 7RP
VAT Reg. No. 137 6010 90

43 Priestgate
Peterborough
PE1 1LX

Telephone 0733 68100
Fax 0733 64455

CARTER JONAS
CHARTERED SURVEYORS



Our ref: TJKR/CAG

22nd October 1992

The District Planning Officer
South Holland District Council
Priory Road
SPALDING
Lincs

Dear Sir

PLANNING APPLICATIONS H16/0632/92 AND H16/0655/92 - 6, 7, 8 HIGH STREET, SPALDING

We act as agents for the LPA Receivers of the Courtyard Hotel, 5 High Street, Spalding, being Messrs Cork Gully, and are aware that a planning application has been submitted for the redevelopment of the above site.

We have inspected the application and whilst welcoming the proposed redevelopment we do wish to raise two points of particular concern to our clients.

Firstly, we understand that Bath Lane is to be sealed off and a new access road created, passing through an archway in a three storey building at the front of the site. There is currently a right of way from the High Street over Bath Lane to the rear of the Courtyard Hotel and its associated store and garage buildings, for loading purposes and customer parking. We wish to ensure that access will still be available to these buildings (which are actually located as an off set behind the existing Johnson Bros property). The applicants, First National Bank, have verbally informed us that a new right of way will be granted over the new access road. However, we wish to ensure that the archway is of sufficient height and width for delivery lorries to drive through and that an appropriate turning area will be retained, without restricting car parking adjacent to the subject stores and garages.

Secondly, we are concerned that the plans accompanying application H16/0655/92 appear to show that outbuildings belonging to the Courtyard Hotel (and two garages in private ownership) are to be demolished. We have also raised this point with First National who have assured us that there is no intention to demolish our client's buildings. Nevertheless we wish this to be clarified within your records.

Cont'd.....

Partners
G P Candy BSc FRICS
D A Heasman BSc FRICS
S P Bonham FRICS
E F V Waterson BSc FRICS
P M Joslin FRICS ACI Arb
R F Carter Jonas MA FRICS
J C Orgill FRICS
D J Wass FRICS
W T S Lee FRICS
W J McClean BA FRICS
T F Hadoke FRICS
J M W Granger FRICS
T Dixon FRICS
W R Smith BSc FRICS FAAV
C M P Granger MA ARICS
M J Laws FRICS
D W Pedley MA FRICS
P B Segrott FRICS

Finance/Company Secretary
M A Muirhead BSc FCA MBIM

Local Partners
D A Church FRICS
R J C Hawkins FRICS
P Nicholson ARICS FAAV
J A Henniker-Major FRICS FAAV
D H Sinfield FRICS FAAV
J N C Hood BSc ARICS
P I A Collinson BSc FRICS
J M Price BSc ARICS
B K Andrews ARICS
N C Lindley ARICS

Associates
R C Bramley BSc ARICS
R G Bunnett FRICS
A J Cawood ARICS ASVA FAAV
M R Coates BSc ARICS
J J P Crellin
S M Greenfield ARICS
M C Hallam BSc ARICS
I R Harris BSc ARICS ASVA
G R Hatch
C D Haynes BSc
C H Jenkins BSc ARICS
J G R Singleton ARICS
Sarah C Tyson BSc ARICS FAAV

Consultant
J M Dyke FRICS
Building Surveyor
B J Reed HNC
Residential Sales
M P Boughton FRICS FRSH

In association with
Mason Philips
Chartered Surveyors
London W1

London Cambridge Marlborough Oxford Peterborough York
Bangor Boston Spa Bridgnorth Hereford Huddersfield Ipswich Stamford Bridge

CARTER JONAS
CHARTERED SURVEYORS

For your information please find attached a plan showing the extent of our client's ownership. We would therefore be grateful if you would ensure that all of our client's property is excluded from any consents to demolish and/or redevelop as issued by your Council.

The Courtyard Hotel has been on the market for some time and we are now close to striking a deal for the purchase. We are mindful of the potential problems and delays that could arise from uncertainty surrounding this application and would hope that they can be resolved at an early stage. We hope that the above comments can be considered with the subject application and any appropriate alterations recommended to help safeguard our client's interests.

Yours faithfully

Tim Richardson

Enc..

FIRST NATIONAL

First National Commercial Bank Plc
First National House, College Road, Harrow, Middlesex, HA1 1FB Telephone: 081-861 3717
Fax: 081-861 4540 DX: 4250 Harrow 2

N. Midlen, Esq.,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

7th October 1992,

Our Ref: AJT/LL

Dear Mr. Midlen,

re: 6, 7 & 8 High Street, Spalding

Thank you for your letter dated 23rd September 1992.

I have subsequently spoken with one of your colleagues and arranged to attend your offices at 11.00 a.m. on the 20th October 1992. I shall be accompanied by my colleague David Poulter whom you have met in the past.

I look forward to seeing you again.

Yours sincerely,

A.J. Turzynski
Advances Manager

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 OCT 1992
DPO
CCPO
JC

John Mowlem Homes,
Unit House,
33 London Road,
Reigate,
Surrey.
RH2 9HZ.

Mr N Midlen

NRM/JJ H16/0632/92
H16/0655/92
NT/VA

23 Sep 1992

Dear Sir,

CONSTRUCTION OF 25 DWELLINGS AT 6, 7 AND 8 HIGH STREET, SPALDING - FIRST NATIONAL COMMERCIAL BANK.

Your application on behalf of First National Commercial Bank for 18 houses and 7 flats at 6, 7 and 8 High Street, Spalding was considered by the Planning Committee at their meeting on the 15th September, and I was authorised to go back to you for discussions on two matters of concern.

Firstly, part of the site is immediately adjacent to Oldacres Mill, and in particular to the main access to the Mill. Members were, consequently, concerned that the lorry traffic and other activities at the Mill would cause detriment to residents, and particularly to the residents of properties 1 - 8. The Committee felt there was considerable difference over the potential effect of the Mill on the development proposed, with its rear garden space, compared with the flat development that was previously proposed for the site, which had been designed with no individual gardens, and any communal open space screened by the building blocks. It was felt that there was urgent need for some redesign of the scheme to overcome this problem.

Secondly, there was concern over the access road, and how it would be maintained in the future. Again, Members felt there was a difference between this proposal, with individual houses which would presumably be sold to owner/occupiers and the previous proposals they considered which consisted of flats. With flat development, even if the flats were sold on a leasehold basis, they would normally be a ground landlord who would retain the ownership of the roadway, and have an

c[illegible]igation to maintain it in a satisfactory state. With individual houses, the situation is not so straight forward, and the Committee felt that before they could agreed to a roadway which was not to be adopted by the County Council, they must know what arrangements would be made to ensure the effective maintenance of the road in the future and they would need to be certain that such arrangements were binding.

If you would like to discuss this matter further, I would be happy to agree to a meeting with either myself or another member of the Planning staff, together with a member of the Environmental Services Department.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

APPLICATION REFERENCE: H16/0632/92 DATE RECEIVED: 30 July 1992

APPLICANT: First National Commercial Bank
First National House
College Road
Harrox
Middlesex

AGENT: John Mowlem House
Unit House
33 London Road
Reigate
Surrey

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
15 SEP
Date

TYPE: Full

DESCRIPTION: 25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces

LOCATION: 6, 7 and 8 High Street, Spalding, Lincolnshire

APPLICATION REFERENCE: H16/0655/92 DATE RECEIVED: 30 July 1992

APPLICANT: First National Commercial Bank
First National House
College Road
Harrox
Middlesex

AGENT: John Mowlem House
Unit House
33 London Road
Reigate
Surrey

TYPE: Conservation Area Consent

DESCRIPTION: Clearance of site/demolition of warehouses, showroom and offices

LOCATION: 6, 7 and 8 High Street, Spalding, Lincolnshire

County Highways: Aware that in the past permission has been granted for sheltered accommodation, despite the poor access under an archway, and it is also appreciated that Bath Lane has an industrial/business use which is obviously dangerous in terms of existing access. However, concerned at the provision of private dwellings on this site via an inadequate access under an archway, will a refuse vehicle be able to gain access to the site? Access road not considered to be appropriate for adoption, bearing in mind the poor access, but if permitted the Council could be faced with requests for adoption. Prefer to see a much lower traffic generating use.

Environmental Health: Express concerns of proximity of dwellings to existing mill, with potential for noise, smell and possibly dust nuisance. Also close to the Courtyard, which although closed would, if reopened, also cause nuisance problems.

Public Representations: 9 High Street - summarised:
- Application includes small area of land belonging to 9 High Street.
- Also door of 9 High Street's garage opens outwards and would obstruct proposed pathway. (Application now amended so as not to include 9 High Street's land).

PREVIOUS DECISIONS

H16/0659/86 - High density residential development and sheltered housing - Approved.

H16/1147/89 - Residential development and sheltered housing scheme for 41 units - Authority given to issue permission subject to Section 106 Agreement re: Age limitation.

PLANNING ISSUES

1 Given the previous decisions of the Planning Committee to approve high density development and sheltered housing on the site, the determining issues are whether the current proposal is sufficiently different in terms of:

(a) The inadequacy of the access.

(b) The potential for nuisance caused by adjoining uses.

to justify the grant of permission.

2 The site is situated in the heart of the Spalding Conservation Area, close to High Bridge, the frontage flanked on either side by buildings scheduled as special architectural and historic interest. It was for many years used for the maintenance, repair and sale of agricultural machinery, and consequently has an established general industrial use.

3 Although there was an office and showroom block on the High Street frontage (which would have to be demolished to enable the current development to proceed), the main access to the site for large industrial machines was via Bath Lane. This is a very narrow lane, with a totally blind junction to High Street, and it is, in one sense, perhaps fortunate that the use has closed down, because this access is so poor that with the one-way system, serious hold-ups would inevitably occur where large vehicles would attempt to use it.

4 Although the frontage of the site is not adequate to enable the County Council's standard visibility splays to be provided, the access currently proposed, and those of the schemes proposed in the past, are much better than the existing Bath Lane access, and the Committee in considering past residential schemes considered this to be an improvement on the existing situation, which they recognised could recommence at any time.

5 Similarly, although the Environmental Services Department expressed reservation in the past over residential development of the site, the Committee felt that, given the position of the site close to the town centre, and the existence of numerous dwelling houses very close to the Mill and the Courtyard discotheque, that in principle residential development was acceptable.

6 Application H16/1147/89 which was considered by the Planning Committee in March 1991, when they authorised me to issue permission subject to a Section 106 Agreement limiting the age of occupants, provided for 44 sheltered persons flats. One block of flats situated on the High Street frontage, with the access to the site being via an archway. It was considered that, given the sensitive situation of the site in the Conservation Area adjoining Listed Buildings, that this was an appropriate solution. The County Highways Department did not object to it. The current proposal has a virtually identical frontage block, with an identical access archway, but this time the County has registered an objection.

7 Similarly, although H16/1147/89 provided for a private access road through to the remainder of the development, which the County Highways department did not object to, they are now objecting to the provision of a private access road to the rear of this development. Their change of view is on the basis that the 25 houses proposed for this scheme, would generate a higher amount of traffic than the 44 sheltered persons flats.

8 As far as the archway is concerned, I remain convinced that this is the appropriate way to reconcile the problems of access with the appearance of Conservation Area. At present, the site is an eyesore on the frontage; this solution would result in a considerable improvement visually. The access archway is 4.8 metres high, while the height of vehicles such as refuse vehicles is normally 3.9 metres, there should therefore be no problem of service vehicles accessing to the site.

9 There is, however, a difference between accepting a private driveway to flats and a private driveway to the series of houses. Although the specification of the road can be made sufficiently high to provide a satisfactory access, houses are likely to be sold freehold, whilst flats or sheltered housing accommodation is likely to be leasehold and there would therefore be somebody capable of regularly maintaining the roadway.

10 The Planning Committee could safely accept the private roadway to residential dwellings, I feel that it is essential that adequate arrangements are made to ensure that this roadway is maintained to an adequate standard in the future.

11 The Environmental Services Department have been consistent in expressing their concern about residential development on this site, but in the past the Planning Committee has overruled their objection. The question rises whether this particular form of development is more "noise sensitive" than those approved by the Planning Committee. It may be questionable whether elderly people are more or less sensitive to noise and smell nuisance than the average occupier of dwellings, but it is true that the current proposal provides for private gardens, which could be affected by noise and smell, whilst this did not apply to the sheltered housing scheme. Nonetheless given the situation of the site, and the problems which could be caused if the existing general industrial use started up again, the site is extremely close to residential properties and I remain of the opinion that the appropriate future use of the site is residential.

RECOMMENDATION - That the Director of Planning and Building Control Services be authorised to negotiate with the applicants a satisfactory scheme to guarantee the future maintenance of the access road, and upon completion of those negotiations application H16/0632/92 and H16/0655/92 be reported to the Planning Sub-Committee for determination.

PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (continued)

Plan No. and Applicant		Proposal
H02/0600/92 Mr & Mrs Upton		Two four-bedroomed bungalows with detached garages at rear of 78 North Street, Crowland.

(The above application was refused in acordance with the recommendation of the Plans Sub-Committee which had been formulated on 7th September 1992 following a site inspection.)

(Councillor B. Alcock declared an indirect interest in this application and left the Council Chamber during consideration thereof. The Vice-Chairman took the Chair for this application.)

H02/0603/92 Mr & Mrs Upton		Siting of residential caravan for use during construction of proposed bungalows (two) at rear of 78 North Street, Crowland.

(The above application was refused in acordance with the recommendation of the Plans Sub-Committee which had been formulated on 7th September 1992 following a site inspection.)

(Councillor B. Alcock declared an indirect interest in this application and left the Council Chamber during consideration thereof. The Vice-Chairman took the Chair for this application.)

H23/0743/92 Mr & Mrs T Glowczyk		Extension to dwelling at Bottle & Glass, Whaplode Drove.
H13/0818/92 Mr N F Boor	O.A.	Two bungalows on land adjacent to "Lea House", 29 River Lane, Moulton.

(Councillor C.F. Fisher declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

H16/0763/92 The Tanglewood Group		15 sheltered bungalow units in association with adjacent nursing home at Tanglewood Nursing Home, London Road, Little London, Spalding.

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant	Proposal
H16/0632/92 First National Commercial Bank	25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces at 6, 7 and 8 High Street, Spalding.

(To enable the Director of Planning and Building Control Services to negotiate with the applicants (i) a satisfactory scheme to guarantee the future maintenance of the access road and (ii) to improve the design of the development in relation to the business premises to the north in the interests of residential amenity, following which the application be reported to the Plans Sub-Committee for determination.)

(It was also agreed that archaeological interests be notified of the proposed works to the site so that any investigations can take place before development commences.)

Development shall not begin until a scheme for protecting the proposed dwelling fr noise from adjacent commercial activity has been submitted to and approved by the local authority, and such scheme shall provide for internal noise ~~levels~~ standards of Bedrooms in accordance with BS 8233:1987

of $L_{Aeq\,T}$ = 30 dB Bedrooms

$L_{Aeq\,T}$ = 40 dB Living areas

with windows closed and other means of ventilation provided in accordance with BS 8233: 1987.

Dr M S A Townsend
164 Woolram Wygate
Spalding
Lincolnshire
PE11 3PA

A N Maxwell

AEM/SJS H16/0652/92
H16/0655/92

31 July 1992

Dear Sir

Demolition and rebuilding of 6, 7 and 8 High Street, Spalding

I refer to our previous correspondence relating to the above, and have received from the applicants an amended plan excluding that part of the application referred to in your letter as belonging to Mrs Townsend.

The amended plan is available for inspection in the reception area of this department and no doubt you will contact me again should you wish to make any further comments.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0632/92

Applicant: First National Commercial Bank
First National House
College Road
Harrox
Middlesex HD1 1FB

Agent: John Mowlem Homes
Unit House
33 London Road
Reigate
Surrey RH2 9HZ

Description: 25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces

Location: 6, 7 & 8 High Street
Spalding

Type: FULL

Date received: 09-JUN-92

20-JUL-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

The ownership certificates need to be amended according to the attached letter.

Please return the additional copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

John Mowlem Homes

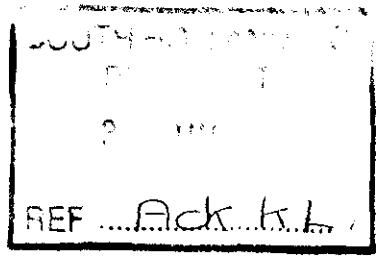
Unit House
33 London Road
Reigate,
Surrey,
RH2 9HZ

Tel: (0737) 247511/241177
Fax: (0737) 247554/223912
DX: 54109 Reigate 2

NT/VA

29th July, 1992

Planning and Building Control Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE



FOR THE ATTENTION OF MR N MIDLEN

Your ref: NRM/JJ H16/0632/92
H16/0655/92

Dear Sirs,

re; **PROPOSED DEMOLITION OF WAREHOUSES, OFFICES ETC. AND CONSTRUCTION OF 25 RESIDENTIAL DWELLINGS AT 6, 7 AND 8 HIGH STREET SPALDING**

I refer to your letter and enclosures dated 10th July 1992.

Dealing with the two issues you have raised regarding the section of boundary wall and garage serving No. 9 High Street, I have discussed the matter with our Clients and would comment as follows:

1. In earlier discussions with Lincolnshire County Council Highways and Planning Department, it became clear that they would not be willing to adopt the proposed access road for several reasons, the major one being that they do not adopt highways that pass under buildings.

   With this knowledge we have designed the estate road on the basis of a housing close with a shared surface road and grassed verge. As a consequence the garage doors you refer to would open out across a verge and not a footpath. The entire accessway would be 'private' and run/maintained by a Management Company, the shareholders of which will comprise the residents of the site.

2. With regard to the short length of existing boundary wall adjacent to the garage and originally shown to be demolished as part of our proposals we have reviewed the necessity to do same as the road will be in private ownership and therefore I would respectfully suggest that the slight intrusion into the grass verge should not prejudice the overall benefit of the scheme.

I enclose 4 copies of our revised site layout plan N144/3 Rev A which has been revised to show the revisions mentioned above and which I would be grateful if you would substitute for the plans already in your possession.

Should you require any further clarification of information, please do not hesitate to contact me.

Cont'd/.....

DIRECTORS
R.D. Clark A.R.I.C.S. (Chief Executive)
R.C. Houston B.A., A.C.M.A., M.B.I.M.
D.J. Webb, Sol.
R.G. White F.C.A.

John Mowlem Homes Ltd
Registered address: 33 London Road, Reigate, Surrey RH2 9HZ
Registered in England Number 153009

Thank you for your assistance in this matter.

Yours faithfully,

N P TWINE
DESIGN DIRECTOR

cc: D Poulter

Enc: N144/3 Rev A

Anglian Water

IW

S.H.D.C. PLANNING DEPT.
25 JUN 1992

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

District Planning Officer
South Holland District Council
Council Offices, Chatterton Tower
Winfrey Avenue
SPALDING Lincs
PE11 1DB

Our ref SH/920070

Your ref H16/0632/92

22-JUL-92

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT - 18 HOUSES & 7 FLATS
Location : 6,7,8 HIGH STREET, SPALDING, LINCS
Applicant: FIRST NATIONAL COMMERCIAL BANK

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

The foul drainage from this development can be accommodated in the existing public sewer.

There are no surface water sewerage facilities in the vicinity of the proposed development.

The use of soakaways at this site should be proven adequate in accordance with BS6297:1983.

However, should soakaways prove impracticable another method of disposal must be found by the applicant and approved by Anglian Water.

Surface water will not in any circumstances be permitted to discharge to the foul sewer.

There is a public sewer crossing the site of the proposed development site. Therefore, if you are mindful to approve the application I would request the following conditions:-

CONDITION	REASON
No building shall be erected within 3 metres of centreline of the public sewer crossing the site.	To protect existing services

The existing water distribution system is unable to supply the proposed development and off-site works may need to be undertaken at the expense of the developer.

The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The extension of any existing water supply, serving a house or building, to serve additional properties is illegal.

CONT.....

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

Each self contained unit will require a separate water supply and meter. For furth information and guidance on technical and financial aspects, please contact Mr.L. Outram Principal Engineer (Development Liaison) at the above address.

There is a water main either crossing or adjacent to the site of the proposed development therefore no part of any building shall be erected within 5 metres of the main and the developer must contact the Customer Services Manager to discuss the matter before work commences. This will ensure that no damage results to the water main.

Yours faithfully,

Les Outram
Principal Engineer
(Development Liaison)

John Mowlem Homes,
Unit House,
33 London Road,
Reigate,
Surrey.
RH2 9HZ.

Mr N Midlen

NRM/JJ H16/0632/92
H16/0655/92
JF/VA

10th July 1992

Dear Sir,

PROPOSED DEMOLITION OF WAREHOUSES, OFFICES ETC AND CONSTRUCTION OF 25 RESIDENTIAL DWELLINGS AT 6, 7 AND 8 HIGH STREET, SPALDING.

I am afraid that a problem has arisen with my consideration of your two applications on behalf of the First National Commercial Bank for the above.

I have received a letter on behalf of the owner of No 9 High Street, Spalding, a property to the north of your site, stating that she owns the small section of wall shown on your plans as being demolished and realigned.

Your applications were accompanied by a Certificate A stating that your clients own the whole of the site, and clearly a mistake was made here. For my Authority to be able to accept these applications as valid, it will be necessary now for you to submit a Certificate B certifying that you have given the necessary notice to the owner of the wall, and the Planning Committee will also wish to know that an Agreement has been reached with the owner allowing the wall to be realigned and your plans to be complied with.

The letter also points out that No 9 has a garage which will open directly out over the footpath, with the doors obstructing the footpath when they are open. This is also a matter which I think will concern the Planning Committee, and also the County Highways Department who are unlikely to wish to adopt the road in such circumstances

[illegible]

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

HERITAGE LINCOLNSHIRE

SOUTH HOLLAND ARCHAEOLOGICAL CONSULTANCY

Planning Ref: H..16../..0634..92. Week beg...08 Jun 92

Application:...25 dw. + car parking (FULL)...

Location:...6, 7 & 8 High St. Spalding...

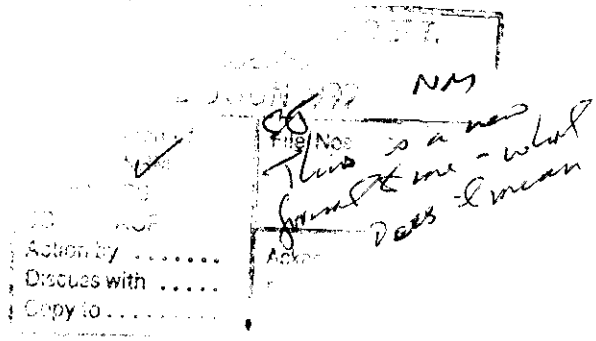
1. Watching Brief

✓ 2. Evaluation

3. Survey

4. Scheduled Ancient Monument.

5. Listed Building.



COMMENT: This is a full application and we seem to have missed the outline; I certainly don't remember it so it may be an old one, pre 1991. Large site extending to river bank at front, and shaded area to be developed is approx. – it may extend slightly further east.

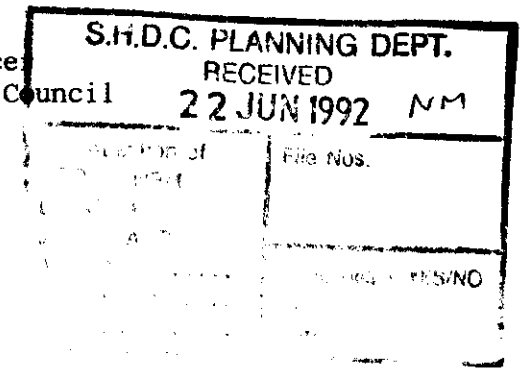
Signed...R. H. Healey...

Date...19 Jun 92

28 Boston Road, Sleaford, Lincs. NG34 7EZ
Tel & Fax (0529) 306327

Adjacent listed building.

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE



NRA

National Rivers Authority
Anglian Region

18 June 1992

Our ref.GT/92/1/SH/0169

Dear Sir

PLANNING APPLICATION NO. H06/0632/92
PROPOSED DEVELOPMENT OF 25 RESIDENTIAL DWELLINGS INCLUDING 18 HOUSES AND 7 FLATS WITH 44 CAR PARKING SPACES, AT 6, 7, & 8 HIGH STREET, SPALDING, BY FIRST NATIONAL COMMERCIAL BANK.

With regard to the above-mentioned application received on 16 June 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

Foul and surface water drainage from the proposed development should be connected to the existing main sewers.

If there is not a foul or surface water sewer available to serve this development then we must be further consulted.

For vehicle parking areas a storm by-pass oil interceptor will be required. It must be designed to receive flows up to 50mm/hour from the connected area with all flows up to 5mm/hour rainfall passing through the interceptor and receiving a minimum 6 minutes retention in each interception chamber.

Yours faithfully

R F Morgan
Planning Engineer

cc John Mowlem Homes
Unit House
33 London Road
Reigate, Surrey RH2 9HZ

VJC

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

SPG 19.6.92.

Miscellaneous Ring SPALDING 725484

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ONE hour Colour Film Processing and Printing. Same day colour enlargements. Personal service and advice from Lab Technician. Les Prudden, Photographer, 10-11 Francis Street, Spalding. Tel 725188. Fax 769107.
WILLOW DESIGNS, wrought iron gates, railings, balconies, security, grills etc. All made to any size or shape. For free brochure. Tel (0205) 480420 or Mobile 0831 874071.
ZANUSSI 7 cu ft upright freezer, 1983 model, £50; buyer collects. Please ring 0406 370706, after 6 pm.

M&B

BED SETTEE, tweedy fabric, beige with brown fleck, immaculate condition, hardly used, £125. Tel 0406 22953.
BRIDESMAID dresses, turquoise with candy-striped ruffled sleeves, size 10/12, offers around £40. Pink floral with waterfall back, size 10/12 £25. Bridal hoop £25. Tel: (0775) 781327 after 6pm.
IMPERIAL electric office typewriter, complete with ribbons, £55; Tricity 4 cu ft fridge, £65; tropical fish aquarium and stand complete with hood, light, filter, heater and gravel, £60. All items in good condition. Tel 0775 821373.

BOUNCY CASTLES
Why not hire a fun castle for your child's party, indoors or out. Sizes from 7 x 7. For hours of enjoyment telephone
ROLFUN
Pinchbeck Bars
Tel: (0775) 67414 or (0831) 817502
5h5000 CWVN

PERSONAL

CAMBRIDGE and trimmer. The diet to fit everybody. For more information ring Spalding 767146.
DESTINY Introductions, personal, professional and confidential service for the unattached. All clients interviewed. Tel 0205 722111, 0522 693378, 0945 81266.
GRAVESTONES cleaned from as little as £25. Additional inscriptions. Tel Spalding 712744.
HYPNOTHERAPIST, Harley Street trained. Slimming, smoking, fears, stress, personal problems. Free initial consultation. Telephone 0945 81588.
MEET new friends and partners. Extensive Spalding membership guarantees ample free introductions near your home. Details from Connect 2 (Spalding area), Freepost, Nottingham NG21 1BR. Tel (0602) 843963.
PLEASANT slim lady late fifties would like to meet an active, healthy man for outings and friendship, age 55-65 years. Must have car, smart appearance and cheerful. Apply in writing to Box Number 50065, Newspaper Offices, The Crescent, Spalding.
SPIRITUALIST Medium and Clairvoyant. Private sittings. Tel 0775 88 367.

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FREE DELIVERY AND PICK-UP
Cheapest available
UVA Lotion available
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0831 811091
8h6997 CWVN

A Qualified Curative Hypnotherapist
PROBLEMS?
WHY SUFFER?
Contact: Maureen Simmonds
D. Hyp. MAQCH
Tel: (0778) 570515

PUBLIC NOTICES

It is hereby announced that the
ANNUAL GENERAL MEETING
of ABC (QUALITY) LTD
will be held at 2 pm on
JULY 11, 1992
at
6 TOWN FARM CLOSE, PINCHBECK, SPALDING, LINCS
CWVN 8s6533

GOODS VEHICLE OPERATOR'S LICENCE

R. J. GALE, trading as R. J. Gale Haulage, of Lambert House, Holbeach St Johns, Spalding, Lincs PE12 8RF is applying to replace without change a licence to use Lambert House, Holbeach St Johns, Spalding, Lincs PE12 8RF as an operating centre for one goods vehicle.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representors to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.
4538 187/507SG19-6

WEDDINGS

A SNOW White Rolls Royce, to make your wedding a fairy tale. Other colours available; also for special occasions. 0945 700427.
CLEYHALL HOTEL, Spalding. Wedding receptions in lovely Georgian house, marquee in own grounds. For further information, telephone (0775) 725157.
FOR ALL YOUR wedding stationery, invitations, service sheets and reception

PLANNING APPLICATION

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals:

PLANNING APPLICATIONS

The following proposals do not accord with the provisions of the relevant Development Plan.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H16/0632/92 — First National Commercial Bank FULL
25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces, 6, 7 and 8 High Street, Spalding.

H16/0633/92 — Eye Care Centre FULL
Change of use of 1st floor from financial advisers to dispensing opticians, 6 Sheep Market, Spalding.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding, during normal office hours. Any comments should be sent to me within 21 days of this Notice, quoting the relevant reference number.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH,
Director of Planning & Building Control Services.
June 19, 1992.
CWVN 8s4546

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984 SECTION 14(1)

TEMPORARY CLOSURE TO TRAFFIC PINCHBECK — CROSSGATE LANE

NOTICE IS HEREBY GIVEN that owing to water main works the Lincolnshire County Council has made an Order, the effect of which will be to prohibit vehicular traffic from proceeding on Crossgate Lane, Pinchbeck from its junction with Milestone Lane southwards for a distance of approximately 90 metres as from June 22, 1992 for a period of one week or the completion of the works.

The alternative route for traffic affected by the Temporary Order is via Flaxmill Lane.

J. EMMERSON,
Director of Highways and Planning,
Lincolnshire County Council.

LINCOLNSHIRE COUNTY COUNCIL

ROAD TRAFFIC REGULATION ACT 1984 SECTION 14(1)

TEMPORARY CLOSURE TO TRAFFIC SPALDING — HIGH BRIDGE

NOTICE IS HEREBY GIVEN that owing to roadworks the Lincolnshire County Council intends to make an Order, the effect of which

PLANNING APPLICATION



Notice is hereby given that application has been made to the Council in respect of the following:

LISTED BUILDING IN CONSERVATION AREA

The proposal affects a building which is listed by the Secretary of State for the Environment as a building of special architectural or historic interest and may affect the character or appearance of the Conservation Area of SPALDING .

Reference No: H16/0632/92
Description: 25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces
Location: 6, 7 & 8 High Street Spalding

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 10-JUL-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

19-JUN-92

SOUTH HOLLAND DISTRICT COUNCIL

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To N. Mionen SHDC

Planning Reference.....

The following are my observations upon the enquiry under the reference quoted above:—

Proposed Residential Development at 1 High Street Spalding.

I refer to the new proposals for this site ie 25 residential dwellings.

I am aware that in the past permission has been granted on this site for development despite the poor access to High Street in terms of visibility. Also I appreciate that Bath Lane has industrial/business use which is obviously dangerous in terms of the existing access.

However I am concerned at the provision of private dwellings on this site via an inadequate access under an archway. Will a refuse vehicle be able to gain access to the site? If not such a vehicle will have to wait for considerable lengths of time on High Street to the detriment of other road users!

A previous scheme for sheltered accommodation was accepted, with reservations, as it was considered that such a development would have low traffic generation and could be easily managed as a private scheme.

Open residential development will generate more traffic and the future maintenance of the road will become a

Date

Signed .....

Director of Highways and Planning

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To..... Planning Reference.....

The following are my observations upon the enquiry under the reference quoted above: —

problem because I do not consider it appropriate for adoption bearing in mind the inadequacies at the accn.

If permitted the Council in the future, could be faced with requests for adoption of the road and possible Private Street Works.

I cannot therefore agree to this proposal on the grounds of inadequate access to a residential estate road.

In the interest of development I would prefer to see a much lower generation of traffic such as homes for the elderly etc as previously agreed to.

If this proposal is allowed it would be difficult to resist other proposed estate roads with substandard junctions.

Date 20/3/92

Signed .....
Director of Highways and Planning

CS

John Mowlem Homes

Unit House
33 London Road
Reigate,
Surrey,
RH2 9HZ

Tel: (0737) 247511/241177

Fax: (0737) 247554/223912

DX: 54109 Reigate 2

JF/VA

8th June, 1992

N Midlen
Principal Planning Officer, Development Control
South Holland District Council
Planning Dept.
Council Offices
Priory Road
Spalding Lincolnshire PE11 2XE

Dear Sir,

RE: **6, 7 and 8 High Street Spalding**

We are acting as agents for First National Commercial Bank Plc and it is on their behalf that we are submtting an application for planning permission for the above mentioned site.

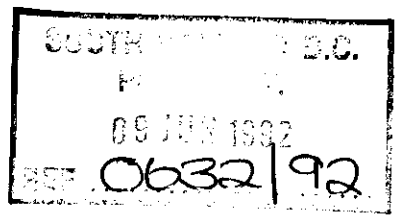
← where is it?

Further to your letter of the 16th April 1992 to FNCB we have enclosed four copies each of drawing numbers N144/3, N144/4, HT/161, HT/158 and HT/163. A cheque for £2750 is enclosed along with four copies of the completed application.

Please do not hesitate to contact us should you require any further information.

Yours faithfully,

JAYE FORD



DIRECTORS
R.D. Clark A.R.I.C.S. (Chief Executive)
J.R.J. Douse B.Sc., C.A. (S.A.)
R.C. Houston B.A., A.C.M.A., M.B.I.M.
D.J. Webb, Sol.

John Mowlem Homes Ltd
Registered address: 33 London Road, Reigate, Surrey RH2 9HZ
Registered in England Number 153009

APPLICATION REFERENCE: H16/0632/92 DATE RECEIVED: 30 July 1992

APPLICANT: First National Commercial Bank
First National House
College Road
Harrox
Middlesex

AGENT: John Mowlem House
Unit House
33 London Road
Reigate
Surrey

TYPE: Full

DESCRIPTION: 25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces

LOCATION: 6, 7 and 8 High Street, Spalding, Lincolnshire

APPLICATION REFERENCE: H16/0655/92 DATE RECEIVED: 30 July 1992

APPLICANT: First National Commercial Bank
First National House
College Road
Harrox
Middlesex

AGENT: John Mowlem House
Unit House
33 London Road
Reigate
Surrey

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
15 SEP 1992
Date

TYPE: Conservation Area Consent

DESCRIPTION: Clearance of site/demolition of warehouses, showroom and offices

LOCATION: 6, 7 and 8 High Street, Spalding, Lincolnshire

County Highways: Aware that in the past permission has been granted for sheltered accommodation, despite the poor access under an archway, and it is also appreciated that Bath Lane has an industrial/business use which is obviously dangerous in terms of existing access. However, concerned at the provision of private dwellings on this site via an inadequate access under an archway, will a refuse vehicle be able to gain access to the site? Access road not considered to be appropriate for adoption, bearing in mind the poor access, but if permitted the Council could be faced with requests for adoption. Prefer to see a much lower traffic generating use.

Environmental Health: Express concerns of proximity of dwellings to existing mill, with potential for noise, smell and possibly dust nuisance. Also close to the Courtyard, which although closed would, if reopened, also cause nuisance problems.

Public Representations: 9 High Street - summarised:
- Application includes small area of land belonging to 9 High Street.
- Also door of 9 High Street's garage opens outwards and would obstruct proposed pathway. (Application now amended so as not to include 9 High Street's land).

PREVIOUS DECISIONS

H16/0659/86 - High density residential development and sheltered housing - Approved.

H16/1147/89 - Residential development and sheltered housing scheme for 41 units - Authority given to issue permission subject to Section 106 Agreement re: Age limitation.

PLANNING ISSUES

1 Given the previous decisions of the Planning Committee to approve high density development and sheltered housing on the site, the determining issues are whether the current proposal is sufficiently different in terms of:
(a) The inadequacy of the access.
(b) The potential for nuisance caused by adjoining uses.
to justify the grant of permission.

2 The site is situated in the heart of the Spalding Conservation Area, close to High Bridge, the frontage flanked on either side by buildings scheduled as special architectural and historic interest. It was for many years used for the maintenance, repair and sale of agricultural machinery, and consequently has an established general industrial use.

3 Although there was an office and showroom block on the High Street frontage (which would have to be demolished to enable the current development to proceed), the main access to the site for large industrial machines was via Bath Lane. This is a very narrow lane, with a totally blind junction to High Street, and it is, in one sense, perhaps fortunate that the use has closed down, because this access is so poor that with the one-way system, serious hold-ups would inevitably occur where large vehicles would attempt to use it.

4 Although the frontage of the site is not adequate to enable the County Council's standard visibility splays to be provided, the access currently proposed, and those of the schemes proposed in the past, are much better than the existing Bath Lane access, and the Committee in considering past residential schemes considered this to be an improvement on the existing situation, which they recognised could recommence at any time.

5 Similarly, although the Environmental Services Department expressed reservation in the past over residential development of the site, the Committee felt that, given the position of the site close to the town centre, and the existence of numerous dwelling houses very close to the Mill and the Courtyard discotheque, that in principle residential development was acceptable.

6 Application H16/1147/89 which was considered by the Planning Committee in March 1991, when they authorised me to issue permission subject to a Section 106 Agreement limiting the age of occupants, provided for 44 sheltered persons flats. One block of flats situated on the High Street frontage, with the access to the site being via an archway. It was considered that, given the sensitive situation of the site in the Conservation Area adjoining Listed Buildings, that this was an appropriate solution. The County Highways Department did not object to it. The current proposal has a virtually identical frontage block, with an identical access archway, but this time the County has registered an objection.

7 Similarly, although H16/1147/89 provided for a private access road through to the remainder of the development, which the County Highways department did not object to, they are now objecting to the provision of a private access road to the rear of this development. Their change of view is on the basis that the 25 houses proposed for this scheme, would generate a higher amount of traffic than the 44 sheltered persons flats.

8 As far as the archway is concerned, I remain convinced that this is the appropriate way to reconcile the problems of access with the appearance of Conservation Area. At present, the site is an eyesore on the frontage; this solution would result in a considerable improvement visually. The access archway is 4.8 metres high, while the height of vehicles such as refuse vehicles is normally 3.9 metres, there should therefore be no problem of service vehicles accessing to the site.

9 There is, however, a difference between accepting a private driveway to flats and a private driveway to the series of houses. Although the specification of the road can be made sufficiently high to provide a satisfactory access, houses are likely to be sold freehold, whilst flats or sheltered housing accommodation is likely to be leasehold and there would therefore be somebody capable of regularly maintaining the roadway.

10 The Planning Committee could safely accept the private roadway to residential dwellings, I feel that it is essential that adequate arrangements are made to ensure that this roadway is maintained to an adequate standard in the future.

11 The Environmental Services Department have been consistent in expressing their concern about residential development on this site, but in the past the Planning Committee has overruled their objection. The question rises whether this particular form of development is more "noise sensitive" than those approved by the Planning Committee. It may be questionable whether elderly people are more or less sensitive to noise and smell nuisance than the average occupier of dwellings, but it is true that the current proposal provides for private gardens, which could be affected by noise and smell, whilst this did not apply to the sheltered housing scheme. Nonetheless given the situation of the site, and the problems which could be caused if the existing general industrial use started up again, the site is extremely close to residential properties and I remain of the opinion that the appropriate future use of the site is residential.

RECOMMENDATION - That the Director of Planning and Building Control Services be authorised to negotiate with the applicants a satisfactory scheme to guarantee the future maintenance of the access road, and upon completion of those negotiations application H16/0632/92 and H16/0655/92 be reported to the Planning Sub-Committee for determination.

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660. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (continued)

Plan No. and Applicant		Proposal
NM H16/0655/92 First National Commercial Bank		Conservation Area Consent for clearance of site/demolition of warehouses, showroom and offices at 6, 7 and 8 High Street, Spalding.

(Pending the determination of H16/0632/92.)

(It was also agreed that archaeological interests be notified of the proposed works to the site so that any investigations can take place before development commences.)

H13/0738/92 Ashwood Homes		Two houses and one bungalow at Woodgate Road, Moulton Chapel.

(Pending a site inspection to assess the suitability of the site for the development proposed.)

H20/0780/92 Mr R Richardson	O.A.	Two building plots off existing roadway at Japonica Farm, Chapelgate, Sutton St James.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H18/0803/92 Metalair Ltd		Protective screen to Metalair's lorry wash down area at Metalair Ltd, Sutton Bridge.

(Pending the determination of application H18/0713/92, as recommended by the Plans Sub-Committee following a site inspection held on 7th September 1992.)

H13/0723/92 Moulton Harrox Educational Foundation		5 dwellings with private access road, including demolition of existing cottage at Seas End Road, Moulton Seas End.

(To enable the Plans Sub-Committee to consider the application in greater detail.)

(Councillor T. Bray declared an indirect interest in this application, and left the Council Chamber during consideration thereof.)

H09/0799/92 Mr & Mrs K Storey		Double garage and garden store at 33 North Parade, Holbeach.

(Pending a site inspection to assess of the impact of the proposal upon adjoining properties.)

(The Director of Planning and Building Control Services reported receipt of a late letter of objection and of a letter from the applicant agreeing to obscure glaze the rear gable screen.)

(Councillor T.G.M. Tyler declared an interest under paragraph 9 of the National Code of Conduct on this application, and left the Council Chamber during consideration thereof.)

H18/0825/92 Mrs J Motley	O.A.	2 bungalows with garages and vehicular access at Lime Street, Sutton Bridge.

(Pending a site inspection to assess the suitability of the site for the proposal.)



Priced with the FTB in mind, this 2/3 bed semi-detached bungalow has been improved and dpc installed. New fully fitted kitchen. Viewing recommended. **Offers in region £36,000**



Spacious 3 bed end of terrace house. Large lounge/diner, modern kitchen. Partial gas ch. An excellent FTB. **£36,000**



Superb 4 bed detached house, situated on a large plot of approx ¼ acre, overlooking open countryside to front and rear. Large breakfast/kitchen, fitted with oak units, inc oven and hob, with breakfast bar. VIEWING A MUST! **£67,950**



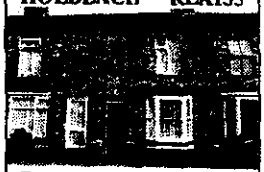
This sem house, bu totally tra derable e: owners wi VIEWING

WEST PINCHBECK REA288



Built three years ago, this spacious 3 bed semi-detached in semi-rural location. Luxury bathroom suite. Viewing highly recommended. **£49,500**

HOLBEACH REA135



Two bed mid-terraced improved and maintained to a high standard by present owners. Ideal purchase for FTB. **£38,500**

SPALDING COMMON REA55



Superior 3 bed detached bungalow, set in landscaped gardens. **£85,000**

SPALDING REA313



Beautifully decorated and well maintained terraced property with garage. Situated in a quiet cul-de-sac, near to town centre. Ideal FTB property. Viewing highly recommended.

SPALDI



Superb 4 family ho outskirts o Close to **£67,500**

PUBLIC NOTICES

24/25 Old Road Moulton Chapel

SOUTH HOLLAND DISTRICT COUNCIL

Listed Building

REPORT OF LOCAL GOVERNMENT OMBUDSMAN ON COMPLAINT OF INJUSTICE

THE LOCAL Government Ombudsman has issued a report following investigation of a complaint against the South Holland District Council. The complaint was about a planning matter. The Ombudsman found that injustice had been caused by maladministration on the part of the Council.

Copies of the report will be available for public inspection during normal office hours at the Council Offices, Priory Road, Spalding, for three weeks starting on June 23, 1992. Anyone is entitled to take copies of the report or extracts from it. Copies will be supplied at a reasonable charge.

Because injustice was found the Council must now consider the report and tell the Ombudsman within three months (or such longer period as he may agree) the action they have taken or propose to take on it.

C. J. SIMPKINS,
Chief Executive.

Council Offices, Priory Road,
Spalding, Lincs PE11 2XE.

©WVN 4680

187/507/LF23-6

HOLLAND WITH BOSTON CONSERVATIVE ASSOCIATION

Formal Notice of

ANNUAL GENERAL MEETING

to be held on

FRIDAY, JULY 17, 1992, at 7.30pm

at Boston Conservative Club,
Main Ridge West, Boston

ALL MEMBERS REQUESTED TO ATTEND

10e8342 ©WVN

ENVIRONMENTAL PROTECTION ACT 1990, PART 1

APPLICATION FOR AUTHORISATION

SOUTH LINCS PATTERNS has applied for an authorisation from South Holland District Council to operate a foundry at South Lincs Foundry, Spalding Common, Spalding.

A copy of the application is available for public inspection free of charge at South Holland District Council's Environmental Services Department, Council Offices, Priory Road, Spalding, Lincs. Written representations about the application may be sent to the Director of Environmental Services, Environmental Services Department, South Holland District Council, Priory Road, Spalding, Lincs, within 28 days of June 23, 1991.

PLANNING APPLICATIONS

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals.

PLANNING APPLICATIONS

H16/0631/92 Flowerscene FULL
Change of use from retail and display to dried and artificial flower assembly — distribution inc assoc offices etc.
Home Improva, Stumps Lane, Spalding.

The following proposals do not accord with the provisions of the relevant Development Plan.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H02/0521/92 Mr C. A. Adams OUTLINE
Residential development, including details of means of access.
Jareys Yard, South of 38/40 West Street, Crowland, Peterborough.

H11/0557/92 Miss P. Worts FULL
Change of use from offices to self-contained flat.
The Old Granary, Bull Lane, Long Sutton, Spalding.

H16/0655/92 First National Commercial CONS AREA CONSENT
Clearance of site/demolition of warehouses, showroom and offices.
6, 7 and 8 High Street, Spalding.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding, during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. SMITH
Director of Planning and Building Control Services

23 June, 1992.

SOUTH HOLLAND DISTRICT COUNCIL

1b8331 ©WVN

LINCOLNSHIRE COUNTY COUN

ROAD TRAFFIC REGULATION AC
SECTION 14(1)

TEMPORARY CLOSURE TO TRAF
GOSBERTON — LOW GATE

NOTICE IS HEREBY GIVEN that ow
the construction of a Carriageway, the Li
shire County Council intends to mal
Order, the effect of which will be to pr
vehicular traffic from proceeding on Low
Gosberton, from July 13 for one week.

The alternative route for traffic affected
Temporary Order is via Church Fleet
High Street (A152) and vice-versa.

J. EMMER
Director of Highways and Plan
Lincolnshire County Council.
June 15, 1992.

©WVN 4670

187/5

LINCOLNSHIRE COUNTY COUNC

ROAD TRAFFIC REGULATION ACT
SECTION 14(1)

TEMPORARY CLOSURE TO TRAFI
SPALDING — C807 SPALDING DRO

NOTICE IS HEREBY GIVEN that owi
roadworks the Lincolnshire County Co
intends to make an Order, the effect of
will be to prohibit vehicular traffic from
ceeding on the C807 Spalding Drove from
Lake to the Scrapyard (length of 500 me
Spalding, as from July 13 to August 23,

The alternative route for traffic affected b
Temporary Order is via Spalding Drove,
Lake Lane, Stonegate, Love Lane, A
Barrier Bank, Burr Lane and vice-versa.

J. EMMER
Director of Highways and Plan
Lincolnshire County Council.
June 15, 1992.

©WVN 4669

187/5

SELL IT FAST! JUST RIN SPALDI 72548

LP 23.6.92

PLANNING AMENDMENT

For office use only
Application No. H16/630/92/1
Date registered 17 FEB 1993
Case Officer NRM

1. Please complete in block letters
NAME AND ADDRESS OF APPLICANT

[redacted]
First National Commercial Bank plc

Tel. No.

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

Tel. No. (Contact)

Please complete in block letters
FULL POSTAL ADDRESS OF THE APPLICATION SITE 6, 7 & 8 High St., SP.

Please complete
EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

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.
State whether amendment has been requested by the Council ☐

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

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.

Signed ..... Date .....

3. Please complete in block letters
FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

John Mowlem Homes

Unit House
33 London Road
Reigate,
Surrey,
RH2 9HZ

Tel: (0737) 247511/241177
Fax: (0737) 247554/223912
DX: 54109 Reigate 2

PDI/VA

12 February 1993

Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

FOR THE ATTENTION OF MR N R MIDLEN

Dear Sirs,

RE; LAND OFF HIGH STREET SPALDING
RESIDENTIAL DEVELOPMENT COMPRISING
27 DWELLINGS REF; ~~0623/92~~ 632/92

Further to your letter of the 30th December 1992, addressed to the First National Commercial Bank Plc, I am now able to supply you with an amended planning layout drawing No. N144/6 for 27 dwellings together with plans and elevations for the two blocks of flats plots 18-27 drawing No. N144/7.

Both enclosed plans have been prepared from the previously submitted sketch plans and incorporate the amended flat layout for the middle two flats of block 18-23. The removal of all habitable room windows from the eastern elevation adjacent to the Mill accords with the requirements of your Environmental Health Department.

I trust the enclosed plans may be put formally to your Committee at the next available meeting. I look forward to receipt of a successful decision in due course.

Yours faithfully,

P D IRELAND
CHIEF PLANNER

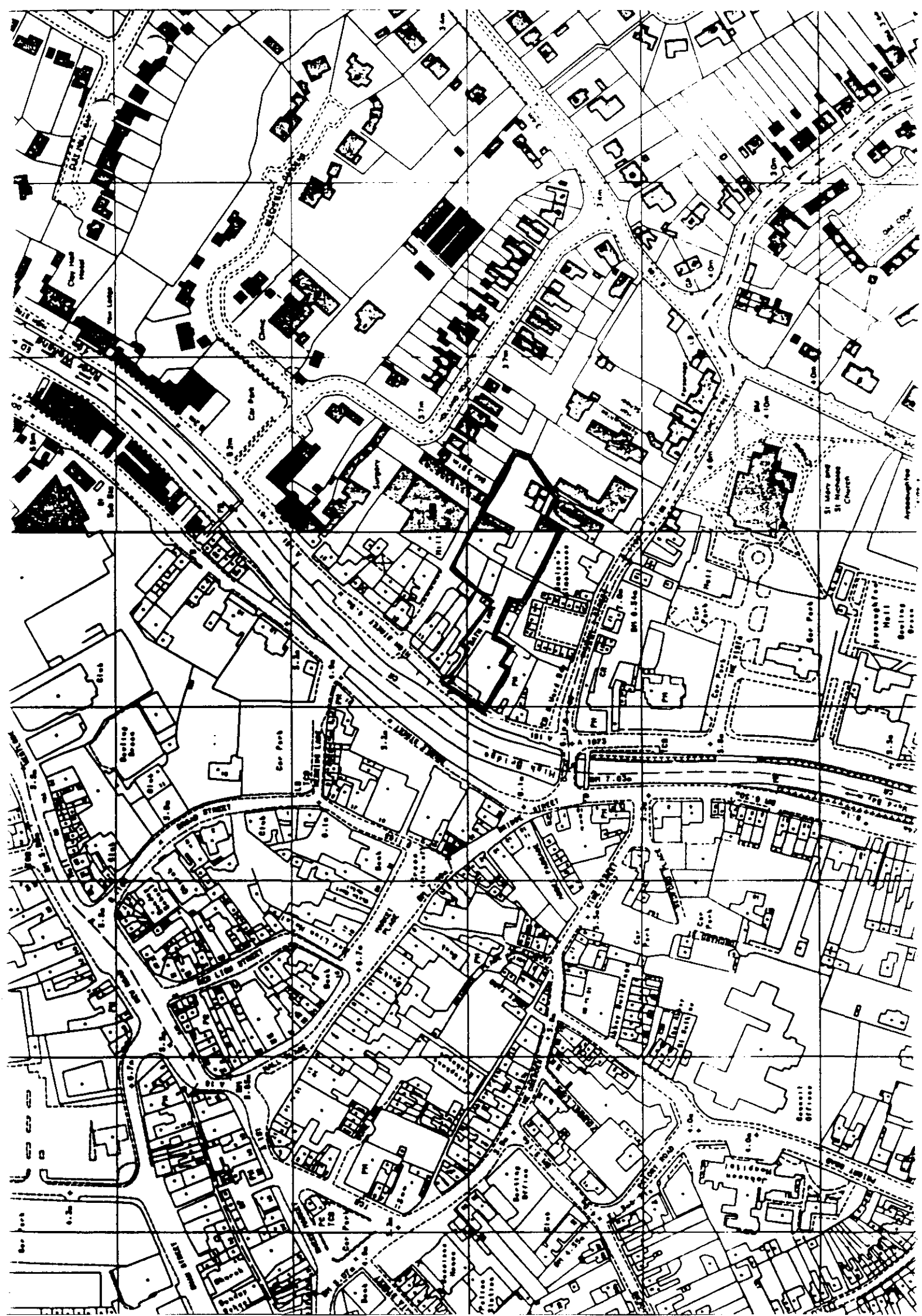
SOUTH HOLLAND D.C.
PLAN DEPT
17 FEB 1993
REF ..... Ack. KL.

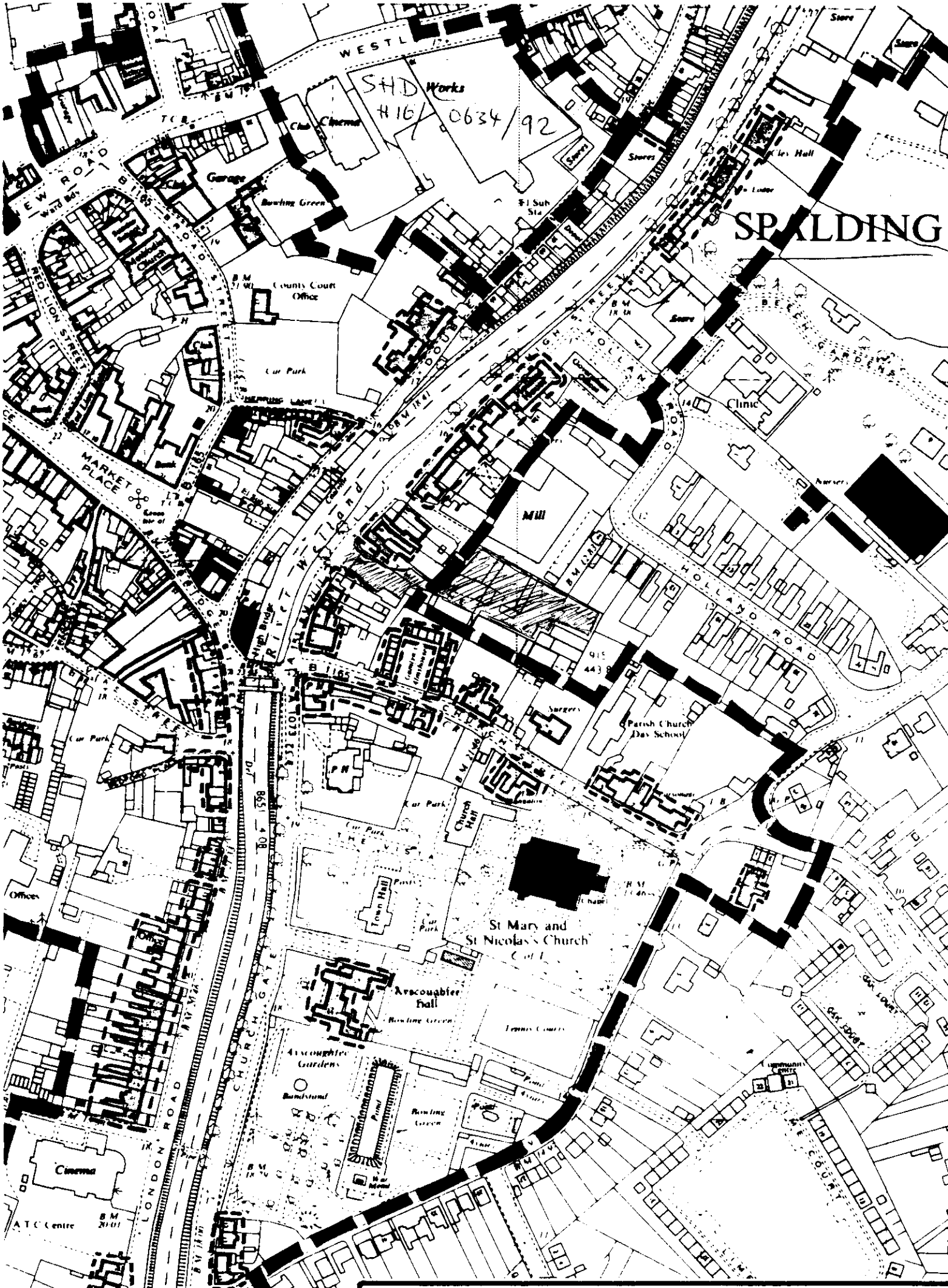
Enc: N144/6 & 7

cc: Mr A Turznski FNCB
Mr D Poulter FNFC

DIRECTORS
R.D. Clark A.R.I.C.S. (Chief Executive)
J.R.J. Douse B.Sc., C.A. (S.A.)
D.J. Webb, Sol.

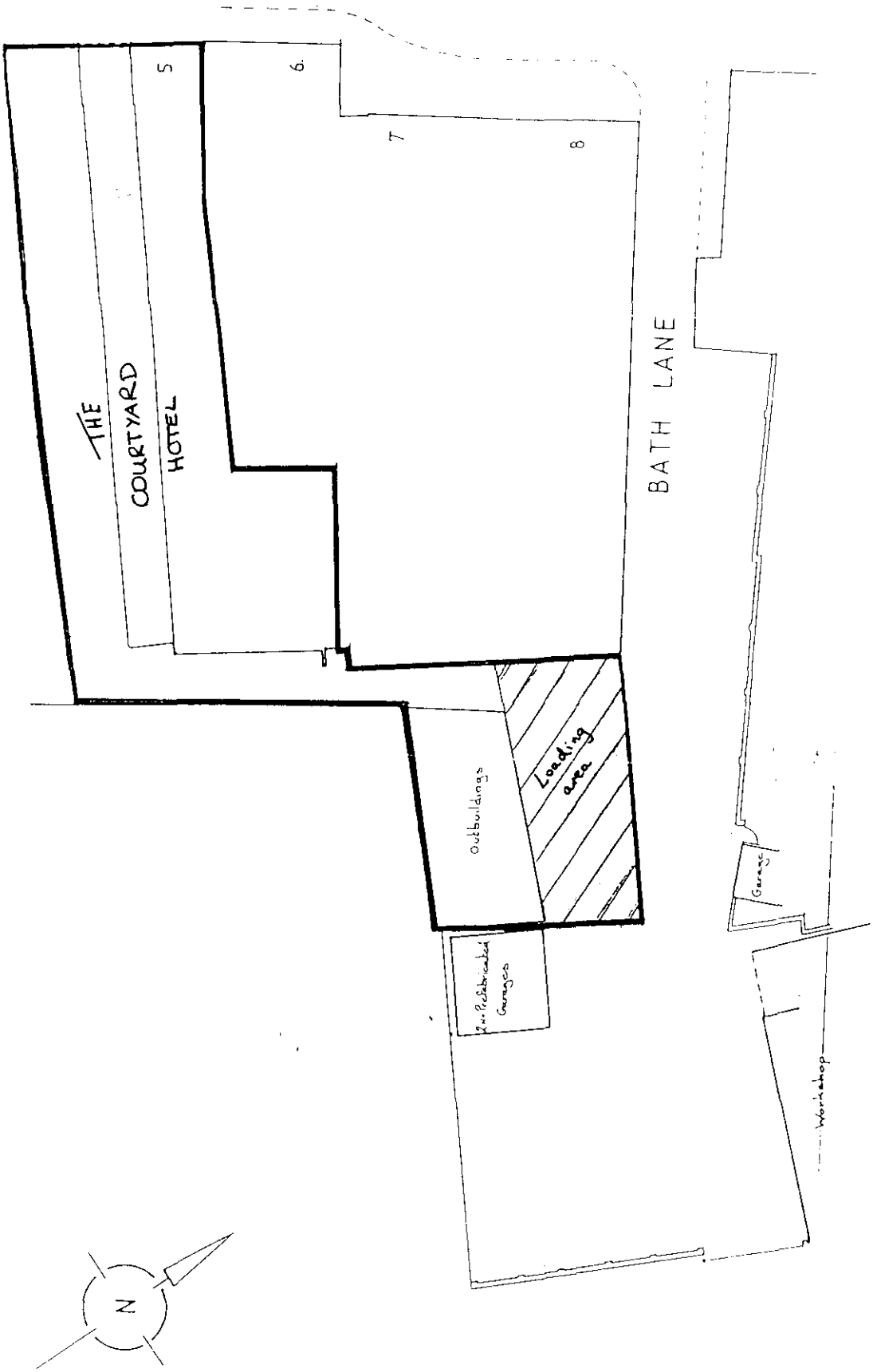
John Mowlem Homes Ltd
Registered address: 33 London Road, Reigate, Surrey RH2 9HZ
Registered in England Number 153009





BUILDINGS OF SPECIAL ARCHITECTURAL OR

(SECT 54 TO S.P. ACT 19



Date:	Scale:
Reproduced from based upon the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office © Crown Copyright reserved. Licence No: [illegible]	This plan is provided for reference purposes only and its accuracy is not guaranteed. It is expressly excluded from forming any part of a contract.

CARTER JONAS
CHARTERED SURVEYORS
In association with Mason Phillips Chartered Surveyors London W
43 Priestgate, Peterborough PE1 1LX
Telephone 0733 68100 Fax 0733 64455

OFFICE USE ONLY

To D.C. .....

Validation	Adequate detail Acknowledged	☐ HL	Confirmed .....

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. Post Decision	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. Current Application	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison -- see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

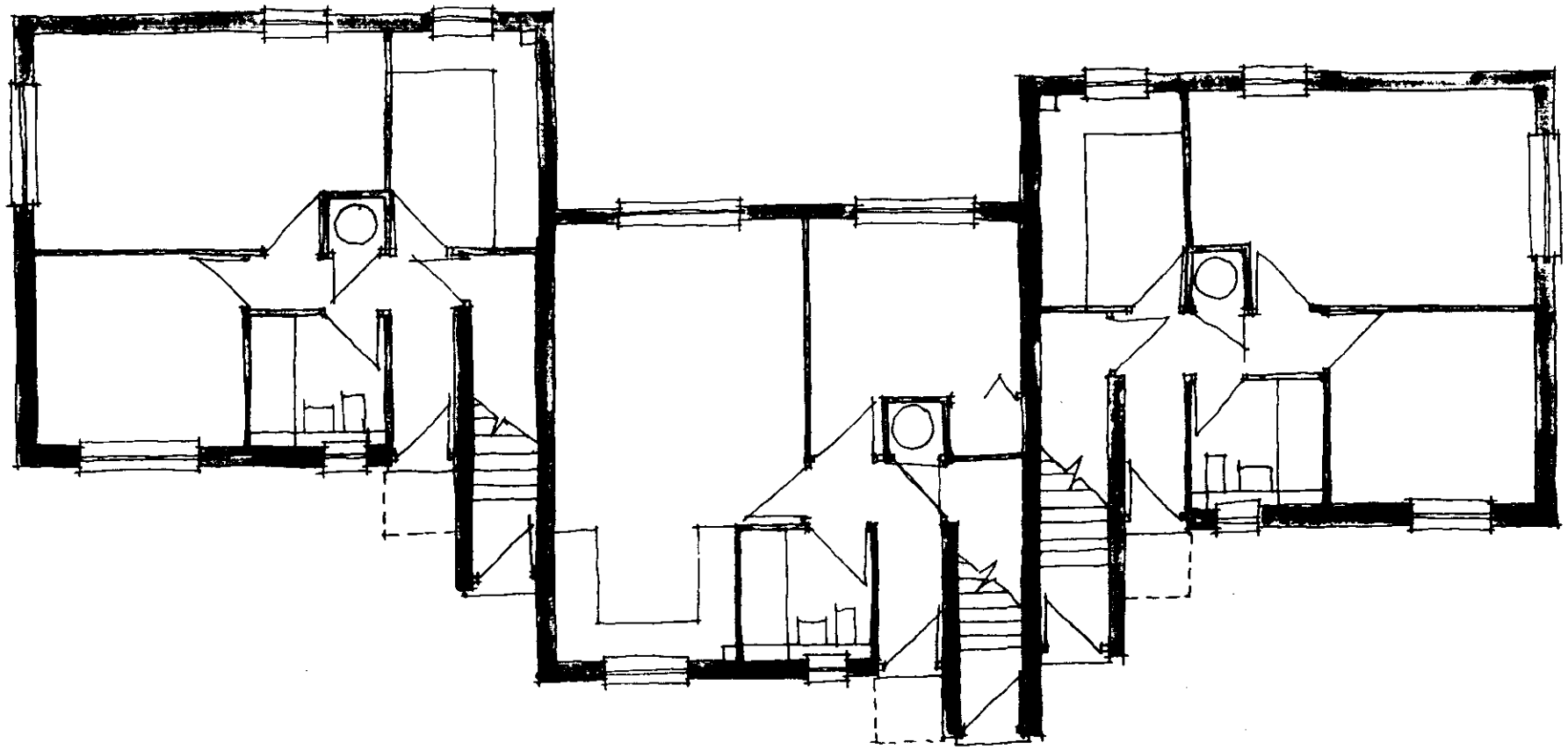
Details of fee required

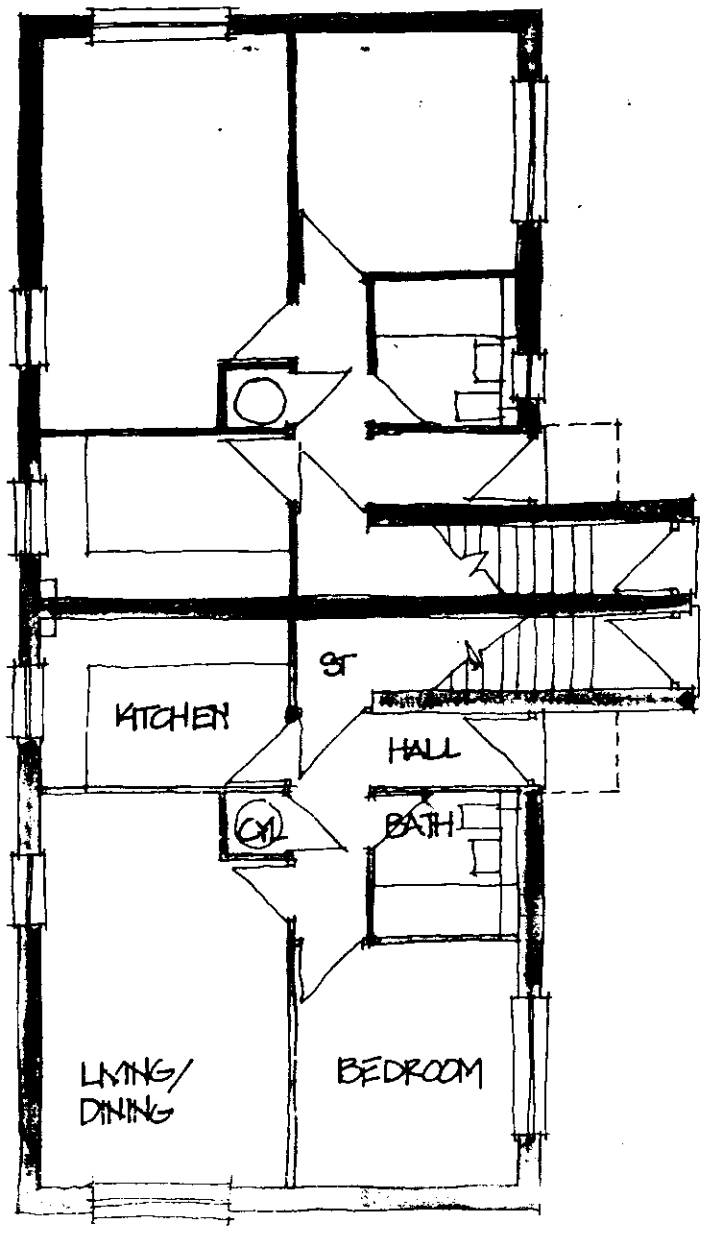
Details accepted, if different:

Notes: 1 copy in reception

Signed: .....

Date: .....



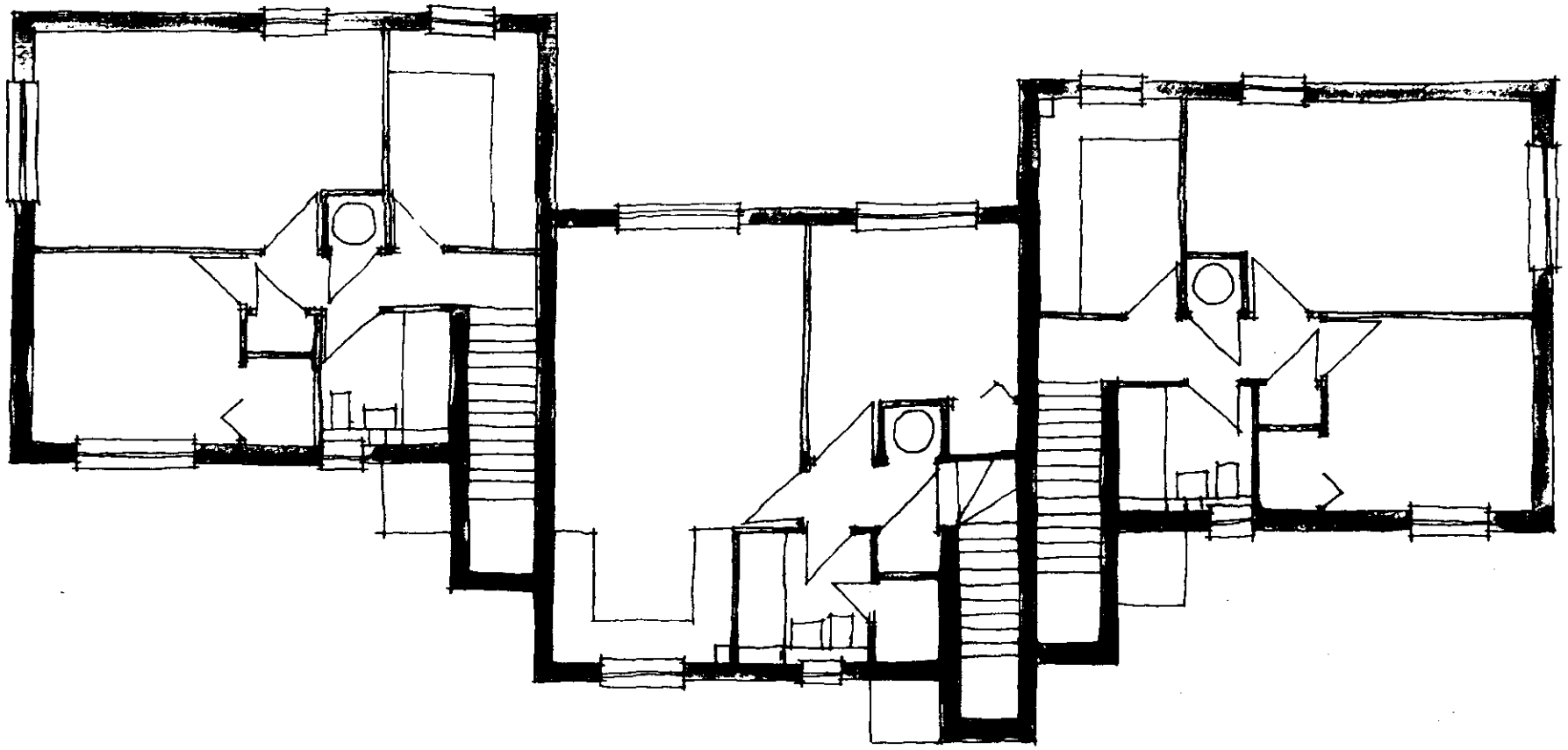


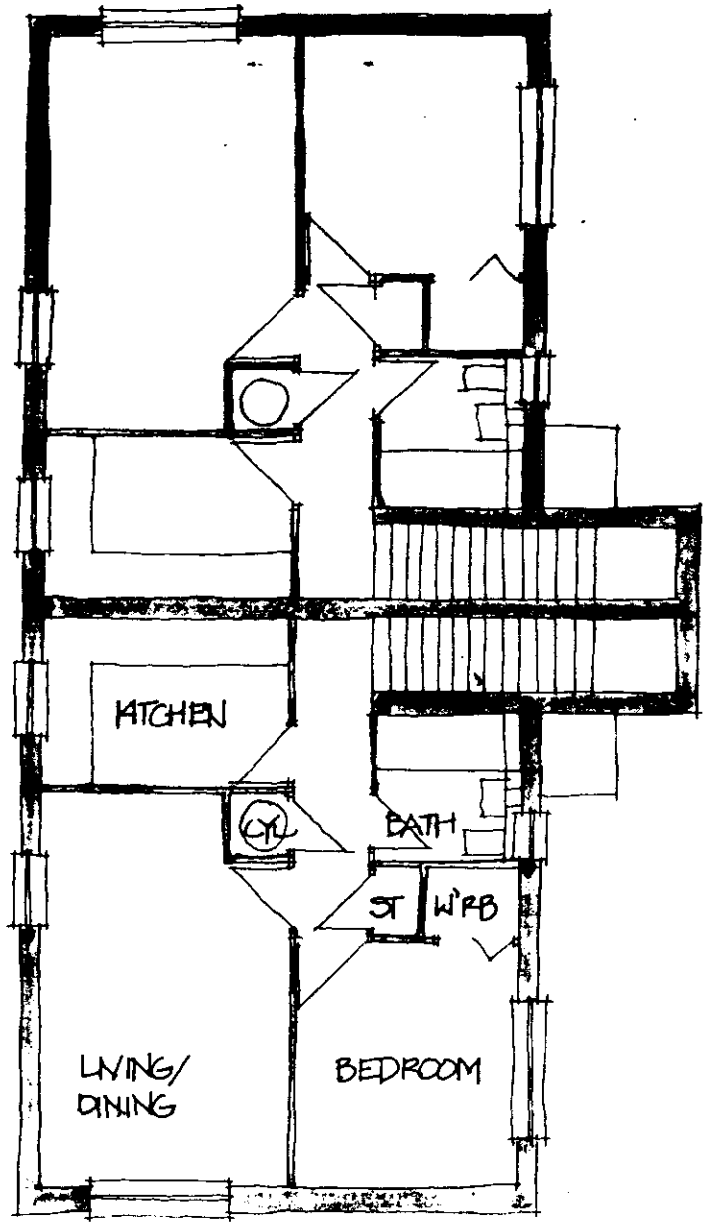
GROUND FLOOR PLAN

HIGH STREET, SPALDING

1:100
DRWG 2/3 A
OCT '92

John Mowlem Homes



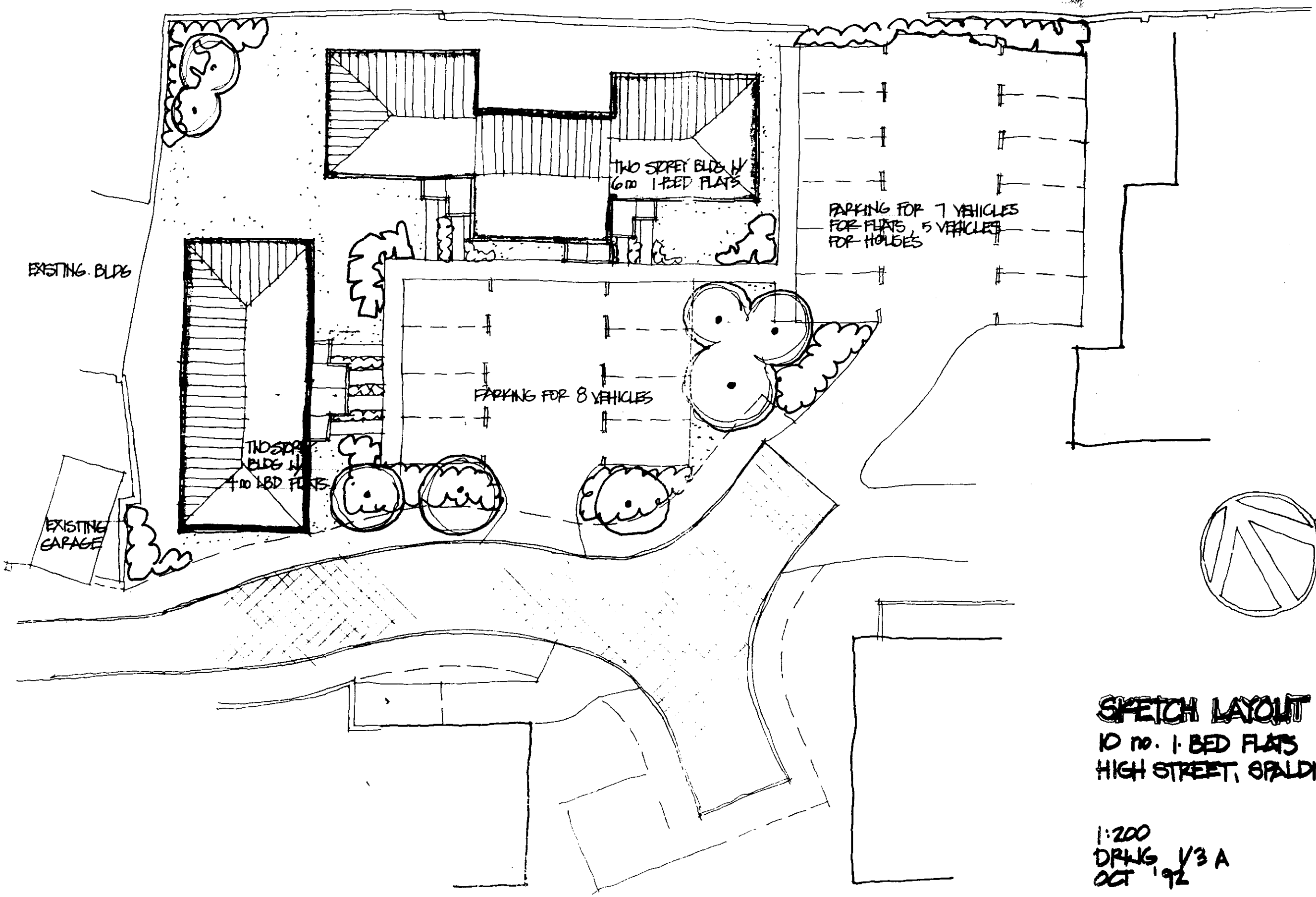


FIRST FLOOR PLAN

1HIGH STREET, SPALDING

1:100
DRWG 3/3 A
OCT '92

John Mowlem Homes

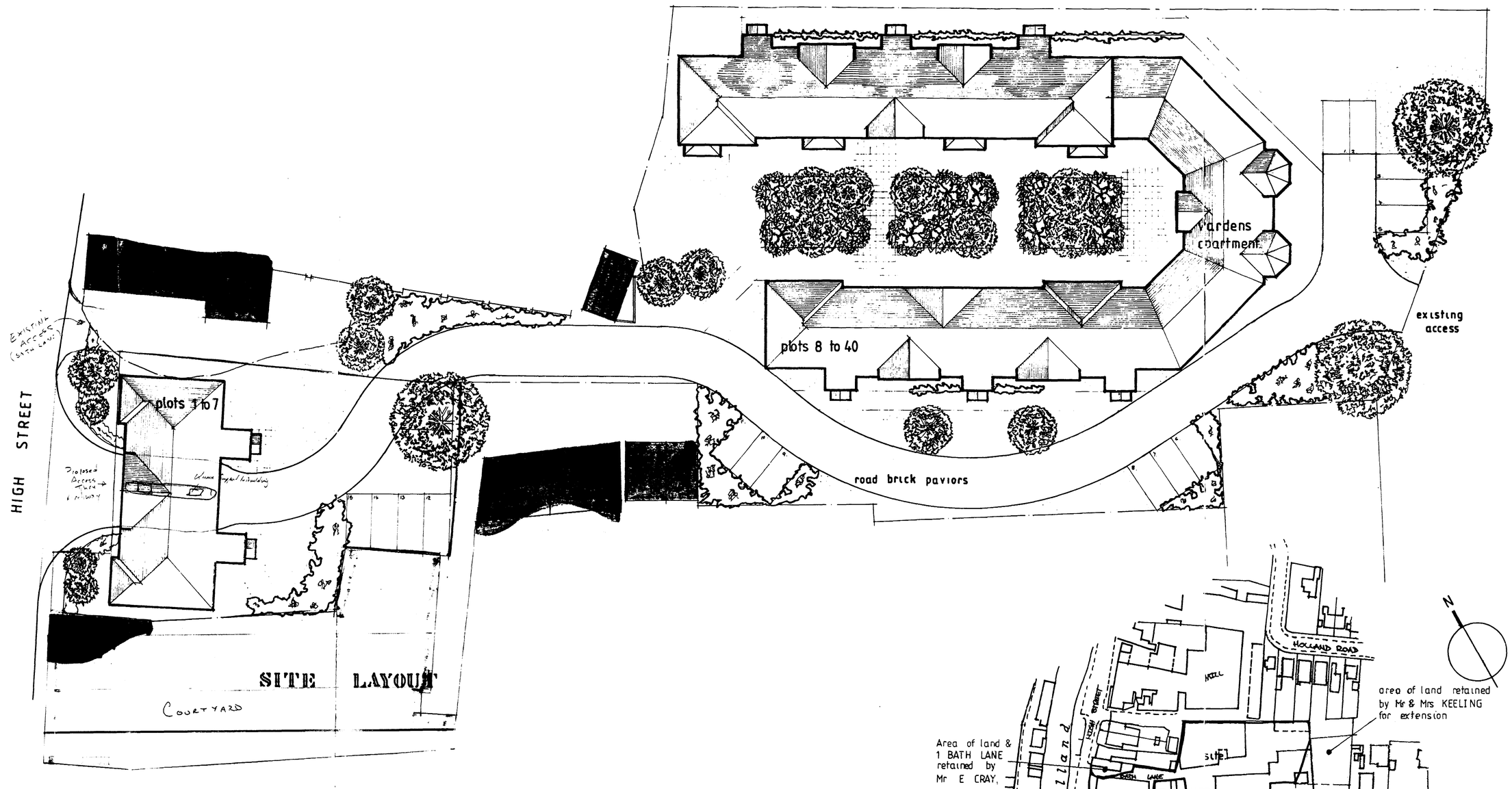


SKETCH LAYOUT

10 no. 1 BED FLATS
HIGH STREET, SPALDING

1:200
DRWG 1/3 A
OCT '92

John Mowlem Homes



LOCATION PLAN

DETERMINED PLAN

SOUTH HOLLAND D.C. PLANNING DEPT. 16 AUG 1989 REF. 1147/89

:es
not scale from this drawing.

t drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which issued without written permission from the John D Lynch Partnership.

General Contractor is to check all dimensions on site and report discrepancies to the Architect.

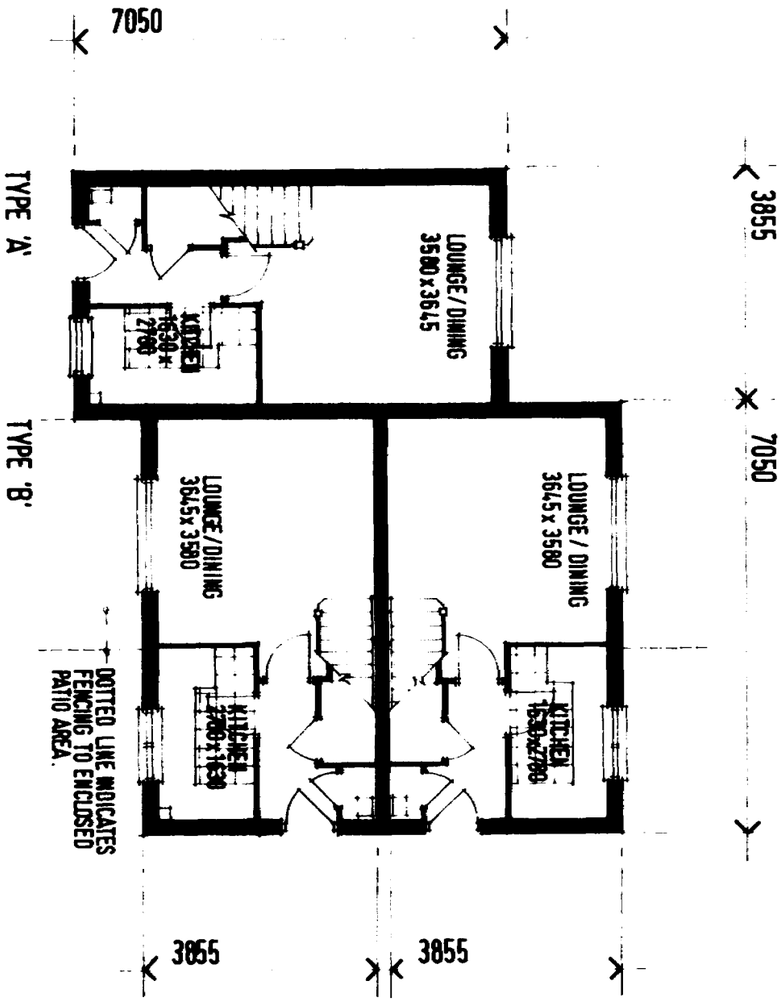
details shown on this drawing including foundations are based upon typical site conditions related to the area. No ponsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the hitects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to ablish specific site conditions before foundation work is undertaken.

revision	date revision	date

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS • SPALDING • 0775 724187

project	drawn	date
RESIDENTIAL DEVELOPMENT HIGH STREET SPALDING LINCS for SOUTHERN HOUSE IMPROVEMENTS	M.C	6-89
	project no. 1006	drawing no. A89
drawing site and location plans.	scale 1:200 1:1250	revision A.

TYPE 'A'
GROUND FLOOR PLAN.



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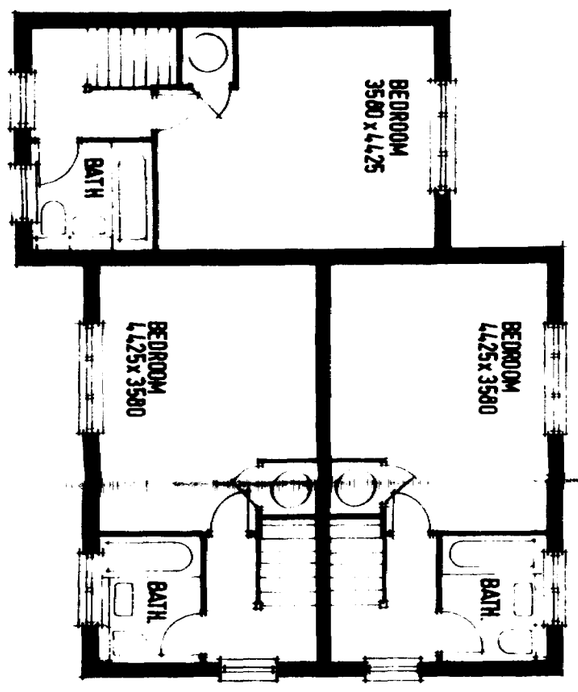
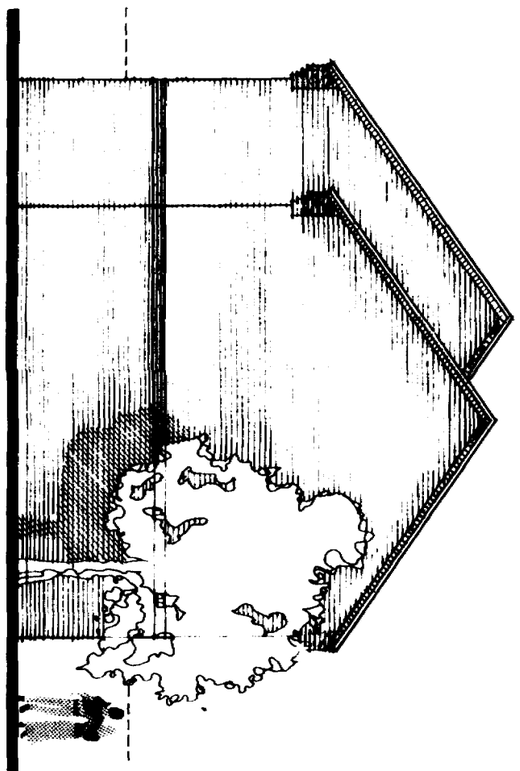
FIRST FLOOR PLAN.



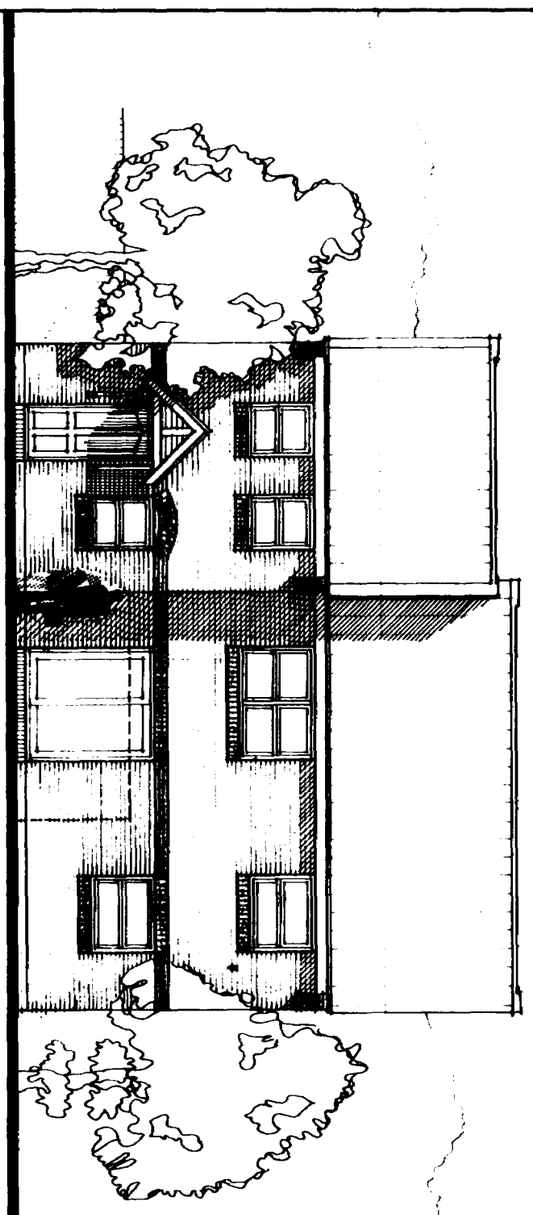
TYPE A
SIDE ELEVATION.



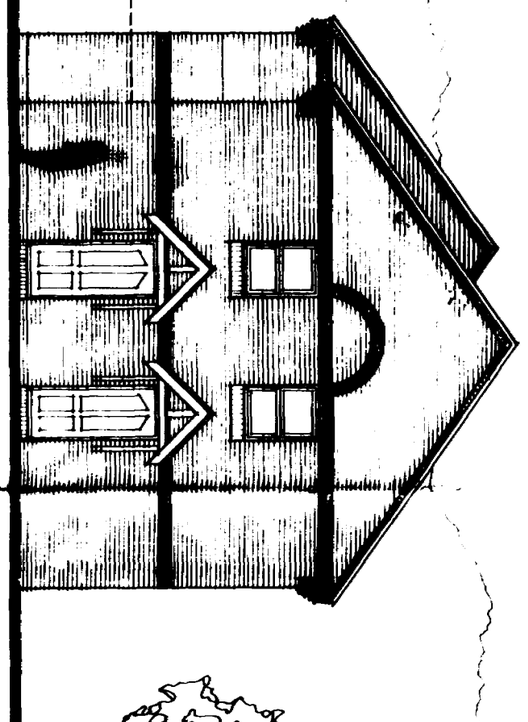
TYPE 'A'
FRONT ELEVATION

TYPE B
SIDE ELEVATION.

DOTTED LINE INDICATES
FENCING TO ENCLOSED
PATIO AREA.

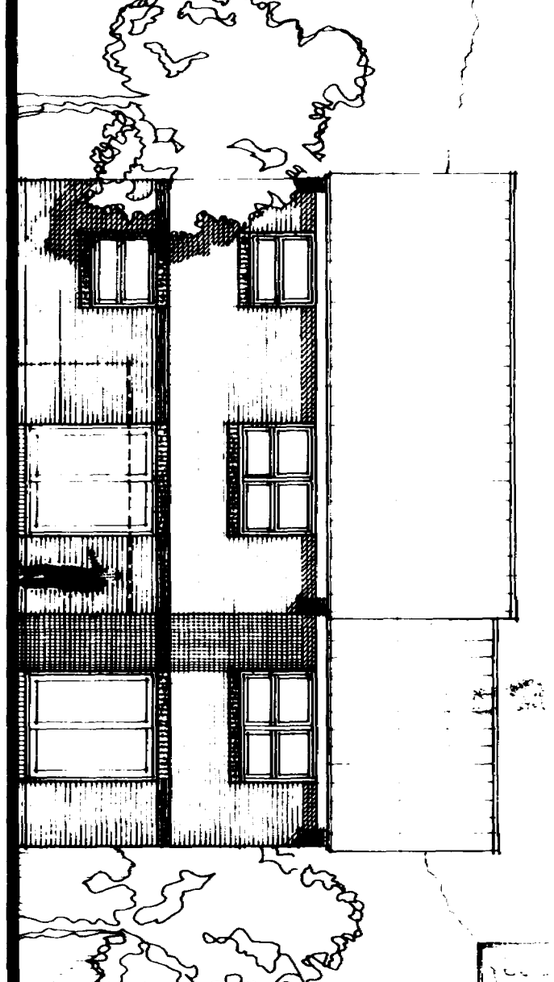


TYPE B
FRONT ELEVATION.



TYPE B
SIDE ELEVATION.

TYPE A.
REAR ELEVATION.



C.C.
C8 JUN 1992
0632/92

REVISION C		REVISION A	
DATE	DRAWN:	DATE: 26·6·90	DRAWN: E·G·
		PLANS & ELEVATIONS REVISED IN ACCORDANCE WITH WORKING DRAWINGS.	
REVISION D		REVISION B	
DATE	DRAWN:	DATE:	DRAWN:

John Mowlem Homes

Unit House,
33 London Road,
Reigate,
Surrey,
RH2 9HZ.

(0737) 247511/241177

Fax: (0737) 247554

JOB: THE MAYFIELD A & B MK II: 1 bedroom house.

TITLE: PLANNING DRAWING.

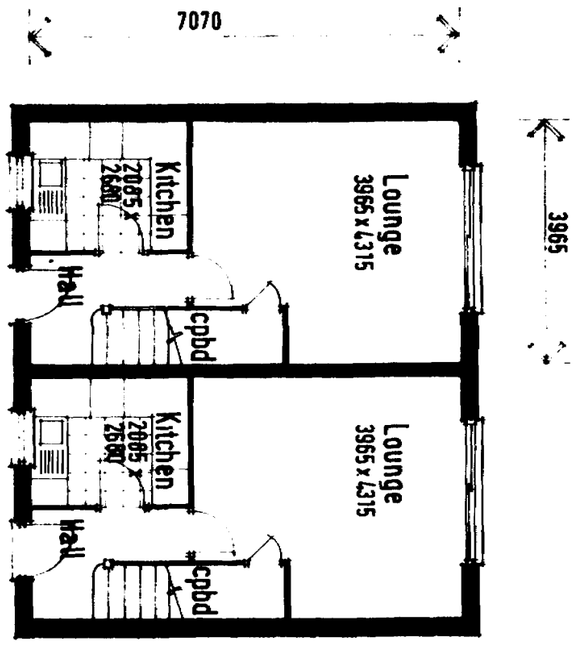
FLOOR AREA : TYPE A - 46·54m
500·9 sq ft.

TYPE B - 46·54m
500·9 sq ft.

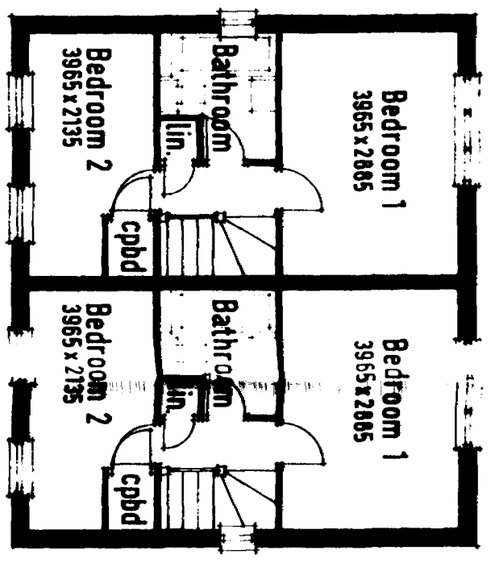
DATE	15·6·90
SCALE	1:100
DRAWN	E·G·
REV	A.
DRG. No	HT/158

Admel A/Y 485

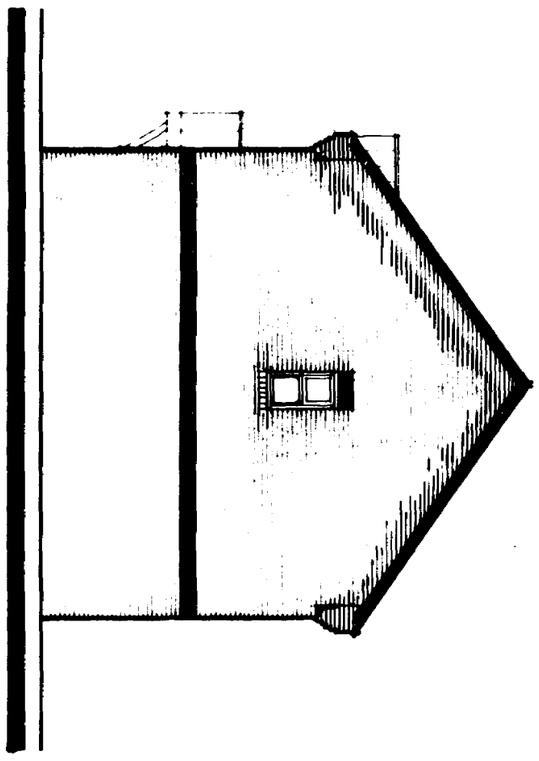
GROUND FLOOR



FIRST FLOOR



SIDE



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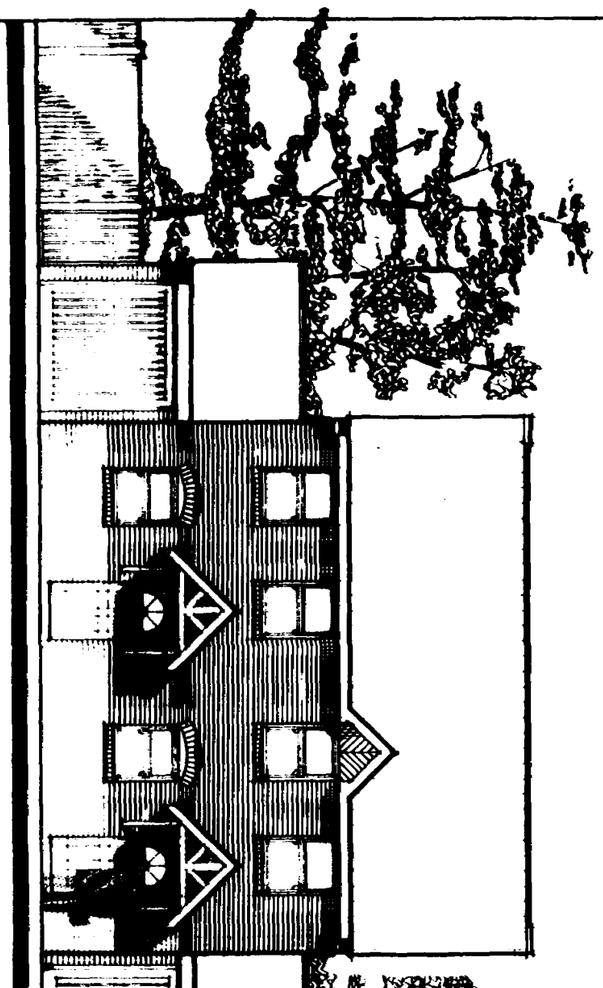
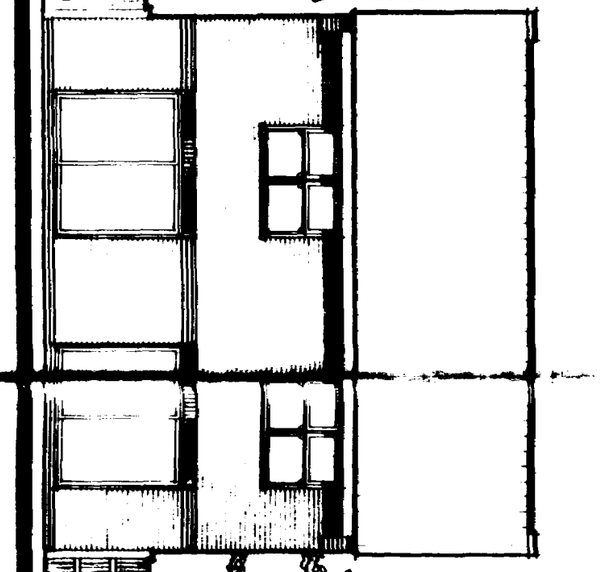
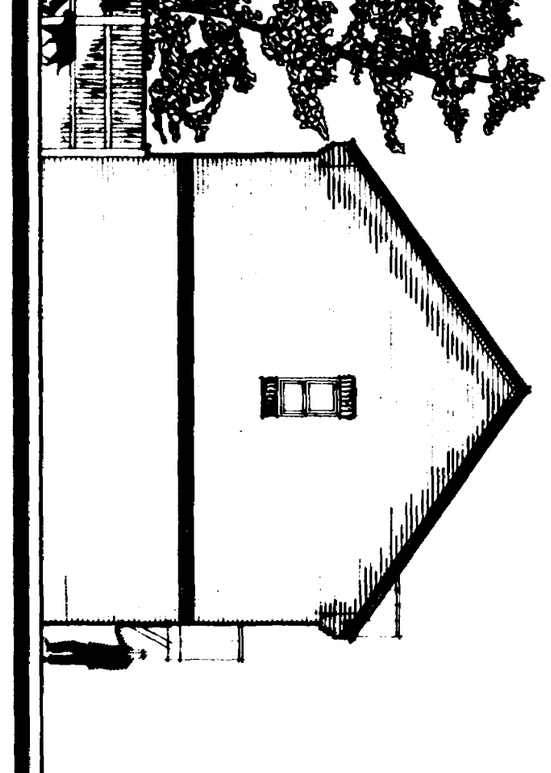


REAR



SIDE



DETERMINED PLAN

SOUTH D.C.
0032/92

REVISION C		REVISION A	
DATE	DRAWN	DATE	DRAWN
REVISION D		**REVISION B**	
DATE	DRAWN	DATE	DRAWN

Unit Construction Company, Limited
Southern Division,
Unit House,
33 London Road,
Reigate,
Surrey RH2 9HZ
Telephone Reigate (07372) 47511/41177

Unit

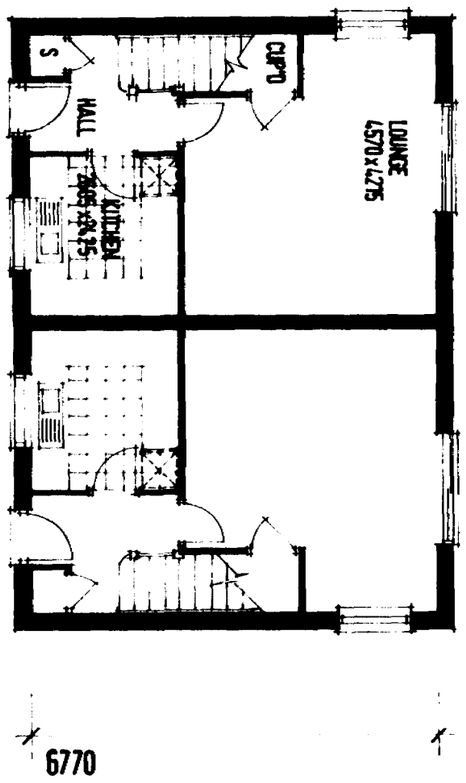
JOB **THE HASCOMBE II 2 bed terraced house.** 56.05 sq.m. 603 sq.ft.

TITLE **Planning Drawing.**

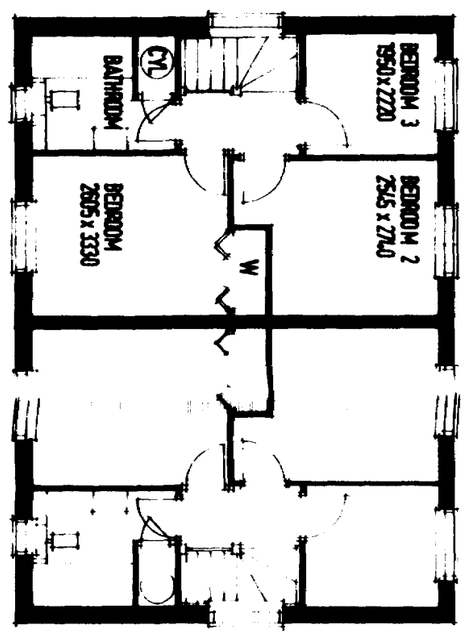
DATE	
SCALE	1:100
DRAWN	
REV	
DRG No	HT/161

MY 166614 B

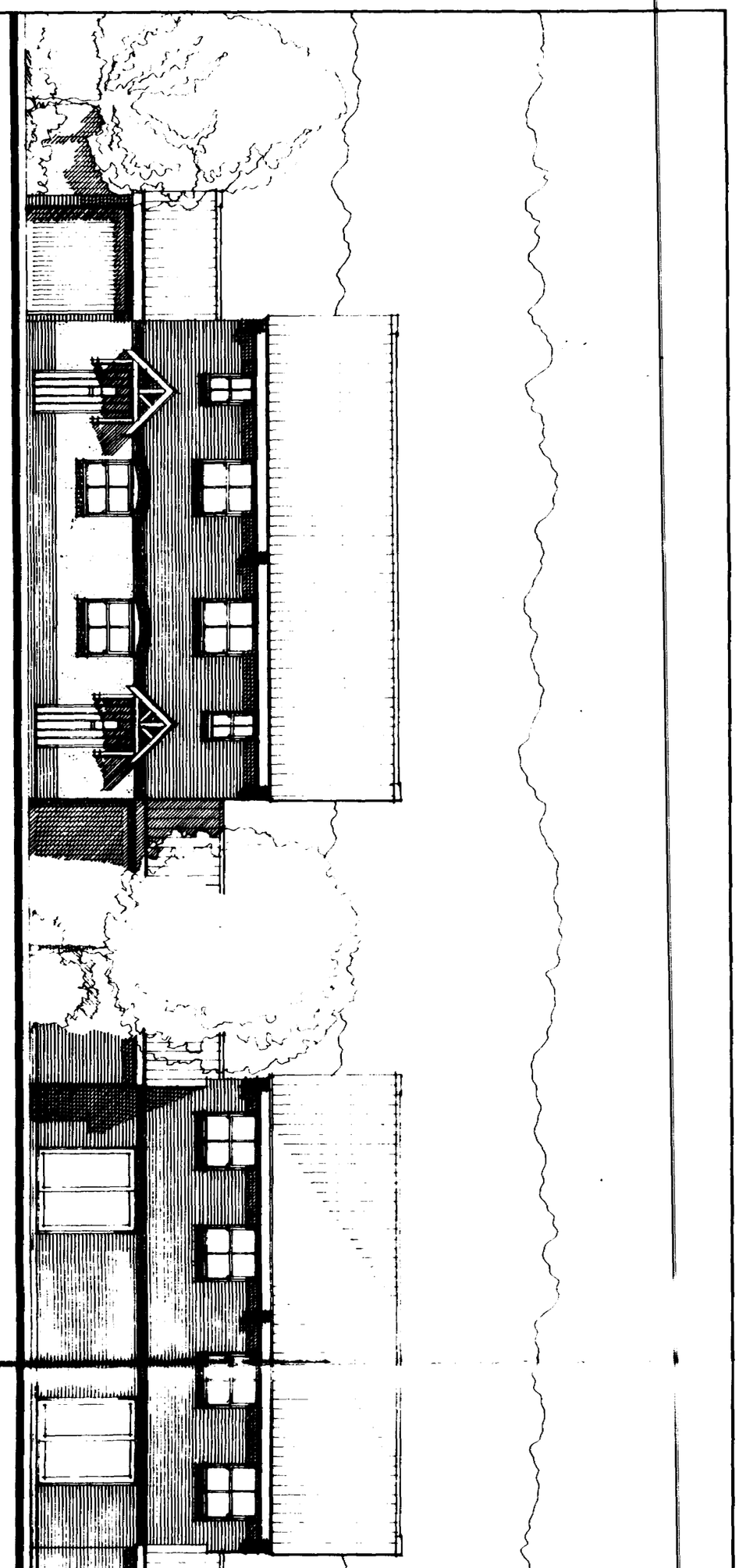
GROUND FLOOR PLAN



FIRST FLOOR PLAN

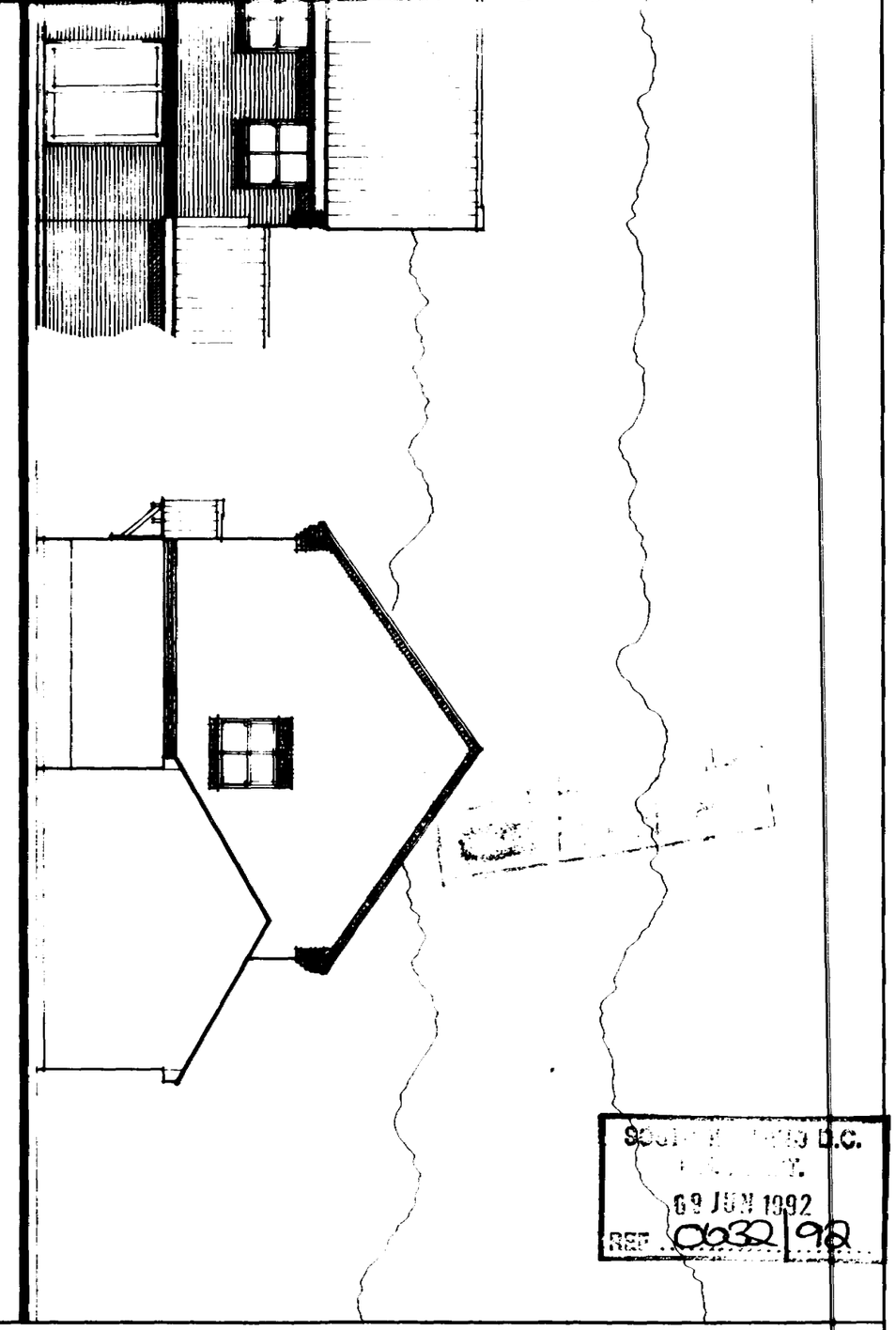


FRONT ELEVATION



REAR ELEVATION

SIDE ELEVATION



SOUTH [illegible] D.C.
[illegible]
09 JUN 1992
REF. 0632/92

REVISION C	REVISION A
DATE: DRAWN:	DATE: 10:10:90 DRAWN: EG.
	DRWG No. REVISED FROM HT/150 TO HT/163.
REVISION D	REVISION B
DATE: DRAWN:	DATE: DRAWN:

John Mowlem Homes

Unit House,
33 London Road,
Reigate,
Surrey,
RH2 9HZ.

(0737) 247511/241177

Fax: (0737) 247554

JOB: THE CHILWORTH III A - 3 bedroom house

TITLE: PLANNING DRAWING

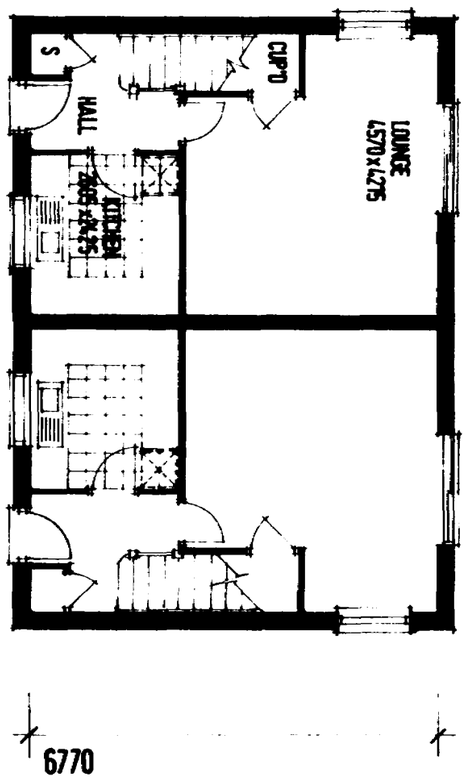
FLOOR AREA 69·1m² 665·8ft²

DATE	JULY '90
SCALE	1:100
DRAWN	PDI.
REV	A
ORG. No	HT/163

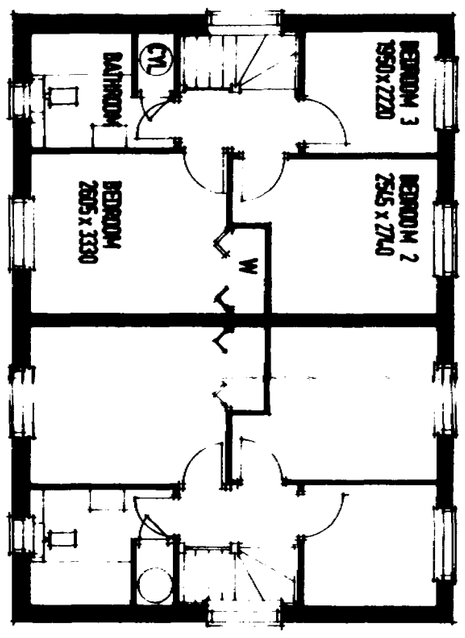
Admel A/Y.485


BUILDING
BRICK BUILDING
75 HIGH BRICK RETAINING
BATH LANE
150mm FOUL SEWER
CONCRETE
CONCRETE RAMP
GATE
3 HIGH BRICK WALL
SYCAMORE
RIVER WELLAND
EXISTING STRUCTURES TO BE DEMOLISHED
N 144/5
ALL LEVELS RELATE TO ORDNANCE SURVEY BENCHMARK VALUE 7.03 SITUATED ON THE BRIDGE AT THE JUNCTION OF HIGH STREET AND CHURCH STREET.
ARBITRARY SITE GRID RELATED TO

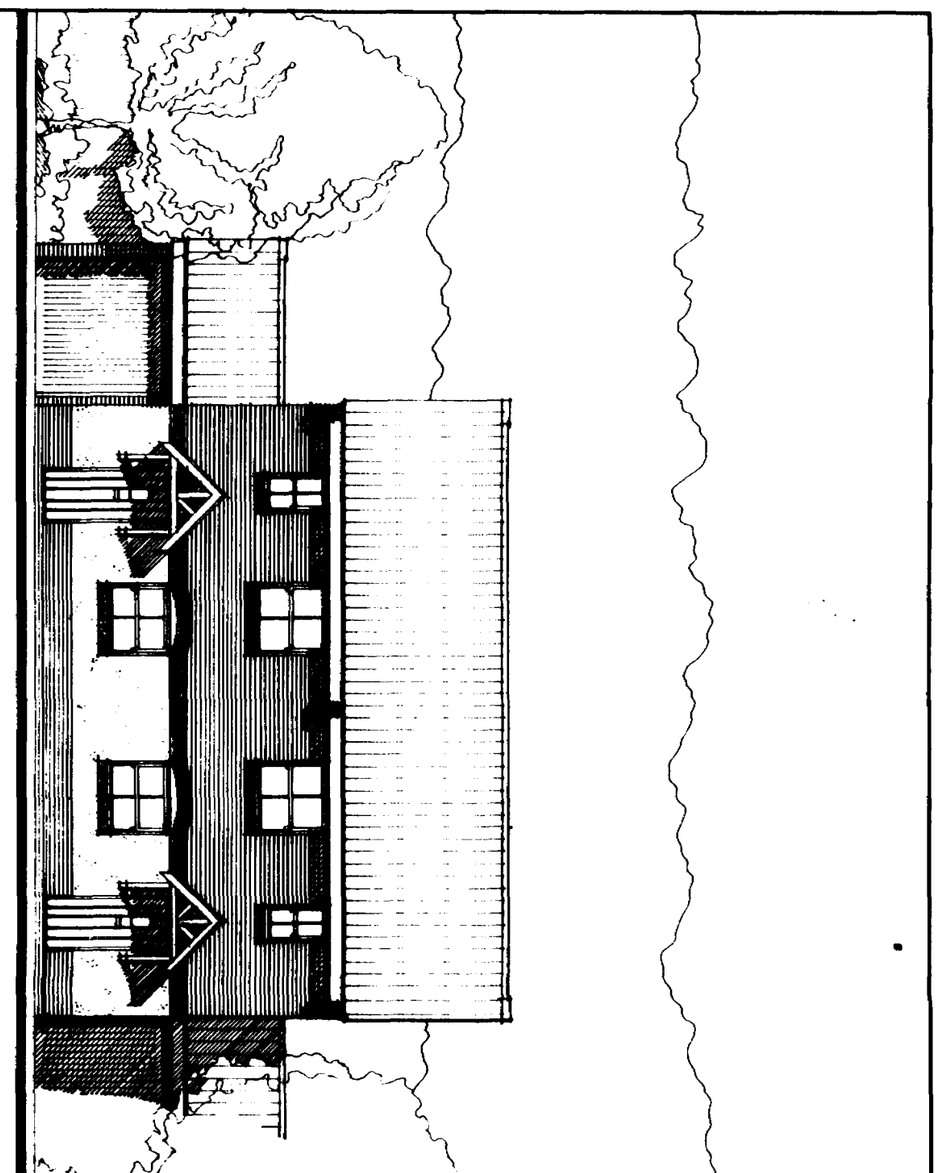
GROUND FLOOR PLAN



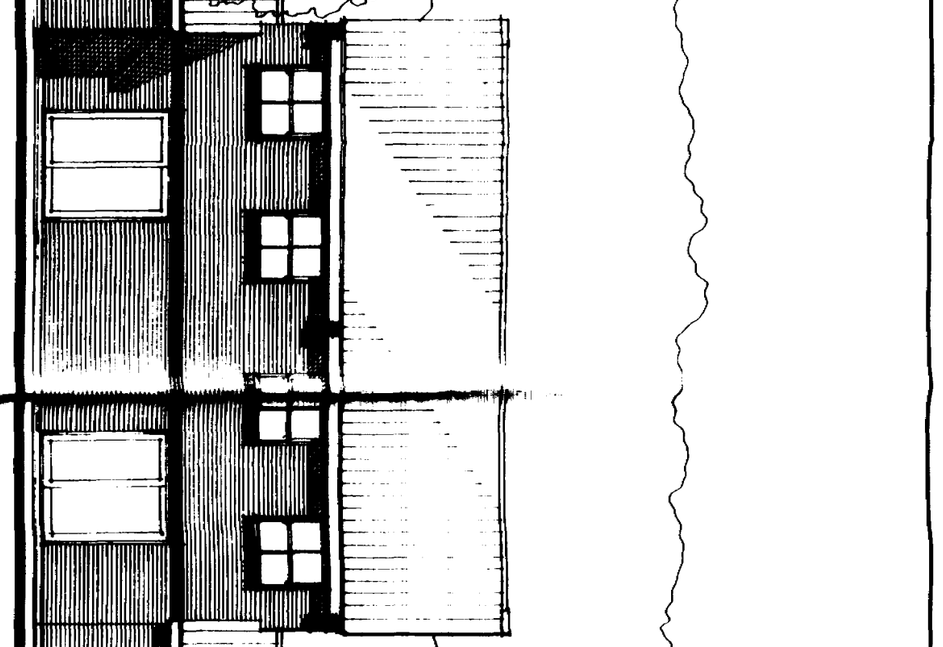
FIRST FLOOR PLAN



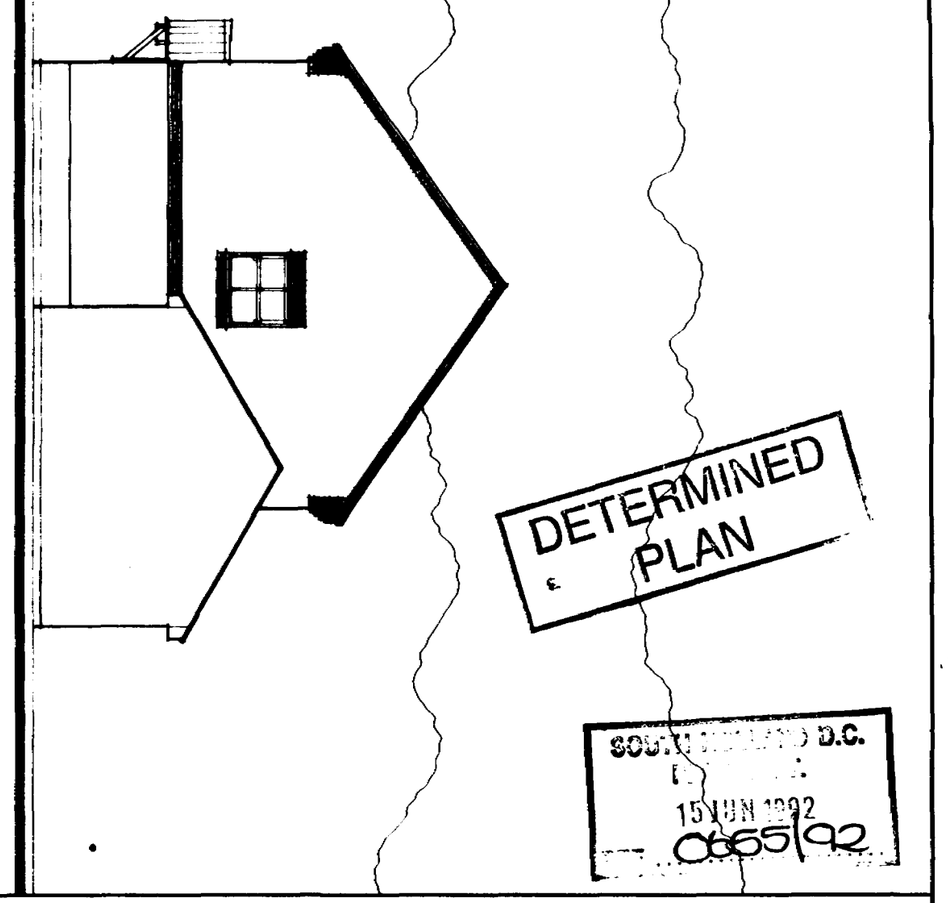
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



DETERMINED PLAN

SOUTH [illegible] D.C.
15 JUN 1992
0665/92

REVISION C		REVISION A	
DATE:	DRAWN:	DATE: 10:10:90	DRAWN: EG.
		DRWG No. REVISED FROM HT/150 TO HT/163.	
REVISION D		REVISION B	
DATE:	DRAWN:	DATE:	DRAWN:

John Mowlem Homes

Unit House,
33 London Road,
Reigate,
Surrey,
RH2 9HZ.

(0737) 247511/241177

Fax: (0737) 247554

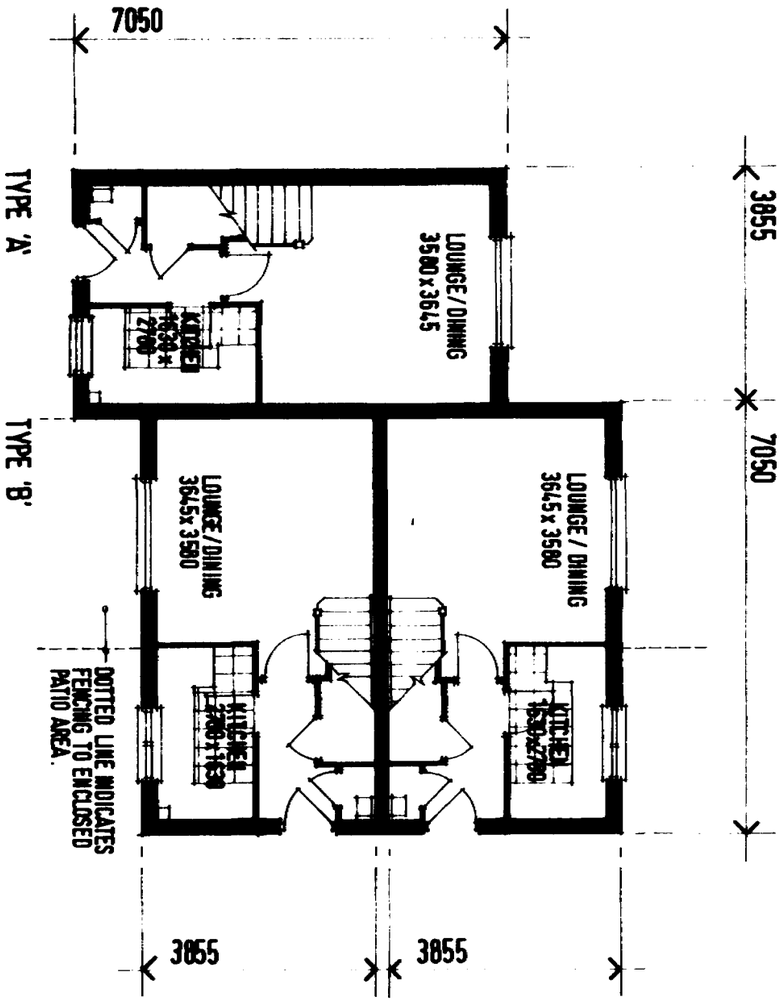
JOB: THE CHILWORTH III A - 3 bedroom house

TITLE: PLANNING DRAWING

FLOOR AREA 69·1m² 665·8ft²

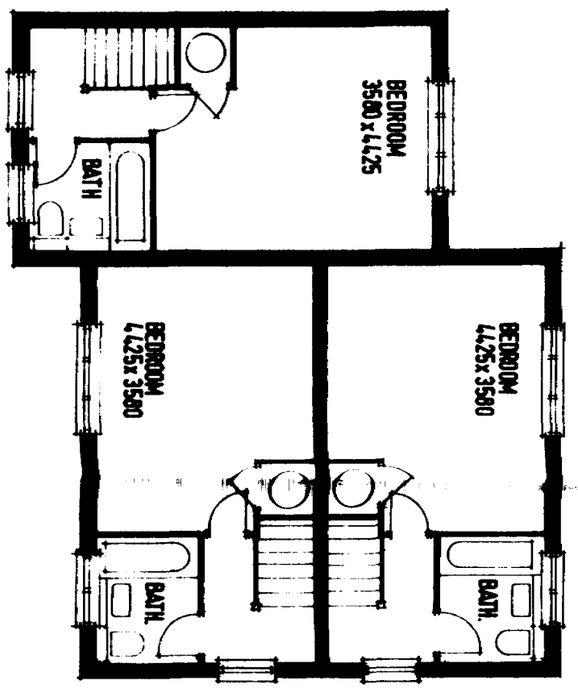
DATE	JULY '90
SCALE	1:100
DRAWN	PDI.
REV	A
DRG. No	HT/163

Admel A/Y/485

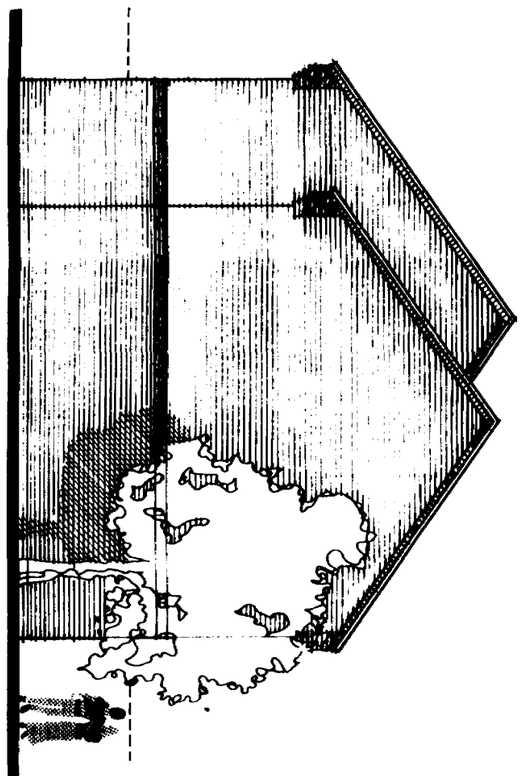


TYPE 'A'
GROUND FLOOR PLAN.

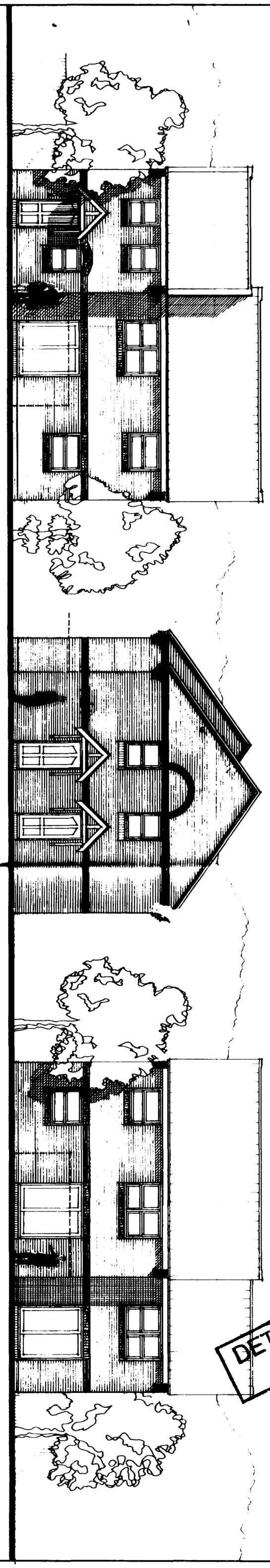
TYPE 'B'



FIRST FLOOR PLAN.



TYPE A.
SIDE ELEVATION.



TYPE A.
FRONT ELEVATION

TYPE B
SIDE ELEVATION.

DOTTED LINE INDICATES FENCING TO ENCLOSED PATIO AREA.

TYPE B
FRONT ELEVATION.

TYPE B
SIDE ELEVATION.

TYPE A.
REAR ELEVATION.

REVISION C	REVISION A
DATE: DRAWN:	DATE: 28·6·90 DRAWN: E·G·
	PLANS & ELEVATIONS REVISED IN ACCORDANCE WITH WORKING DRAWINGS.
REVISION D	REVISION B
DATE DRAWN:	DATE: DRAWN:

John Mowlem Homes

Unit House,
33 London Road,
Reigate,
Surrey,
RH2 9HZ.

(0737) 247511/241177

Fax: (0737) 247554

JOB: THE MAYFIELD A & B MK II: 1 bedroom house.

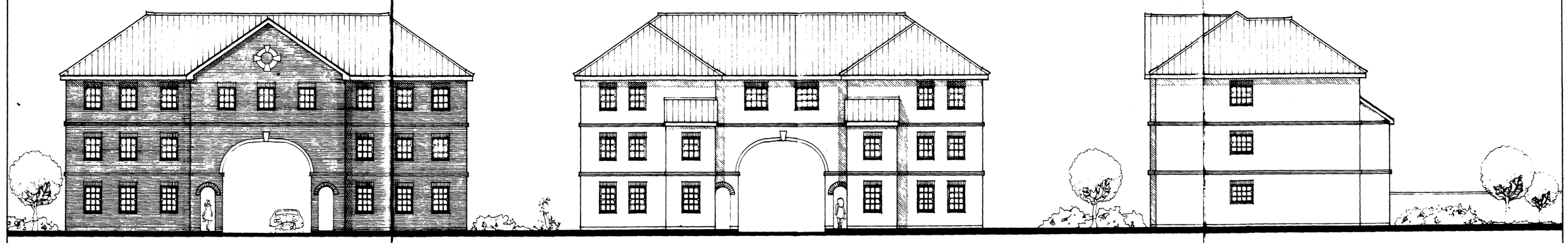
TITLE: PLANNING DRAWING.

FLOOR AREA : TYPE A - 46·54m 500·9 sq ft.
TYPE B - 46·54m 500·9 sq ft.

D.C.
15 JUN 1992
REF. 0655/92

DATE	15·6·90
SCALE	1:100
DRAWN	E·G·
REV	A.
DRG. No	HT/158

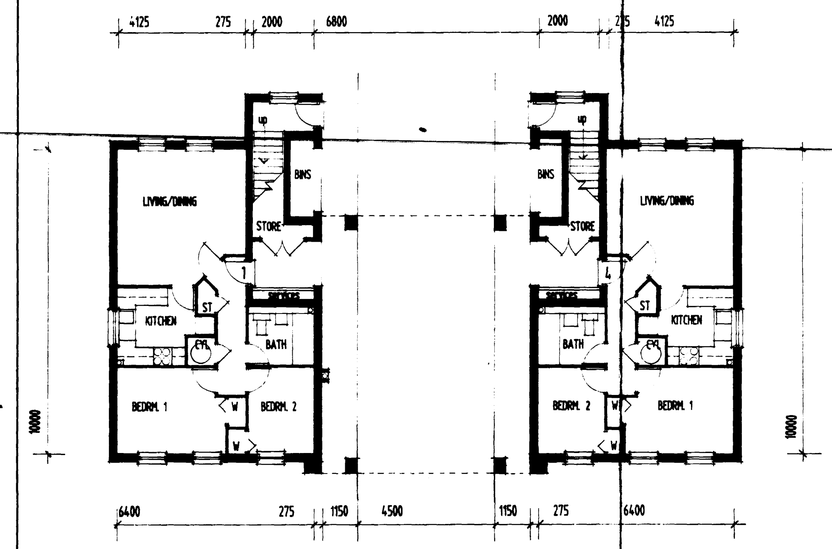
Admel A/Y.485



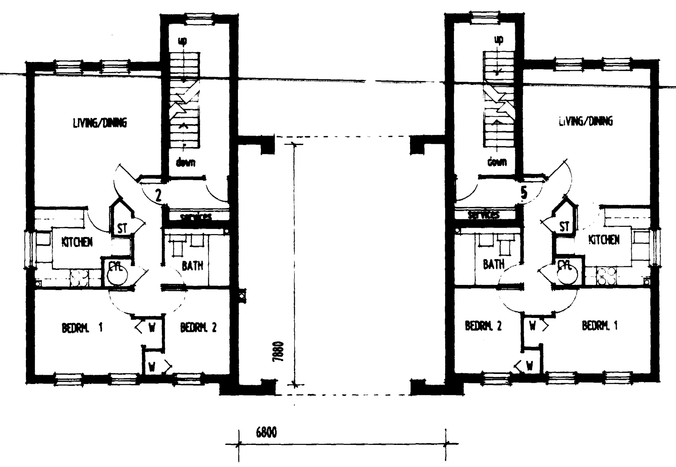
FRONT ELEVATION

REAR ELEVATION

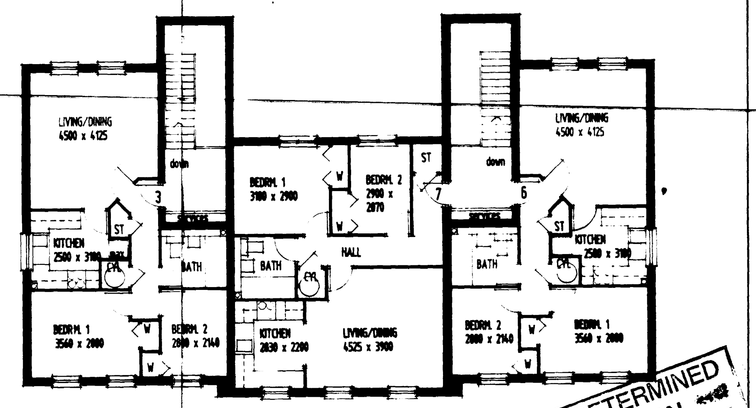
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

DETERMINED PLAN

FLATS 1-6 565 sq ft

FLAT 7 577 sq ft

REVISION V	REVISION T	REVISION R	REVISION P	REVISION N	REVISION L	REVISION J	REVISION G	REVISION E	REVISION C	REVISION A
DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:
REVISION W	**REVISION U**	**REVISION S**	**REVISION Q**	**REVISION O**	**REVISION M**	**REVISION K**	**REVISION H**	**REVISION F**	**REVISION D**	**REVISION B**
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Admet C/B/938

John Mowlem Homes

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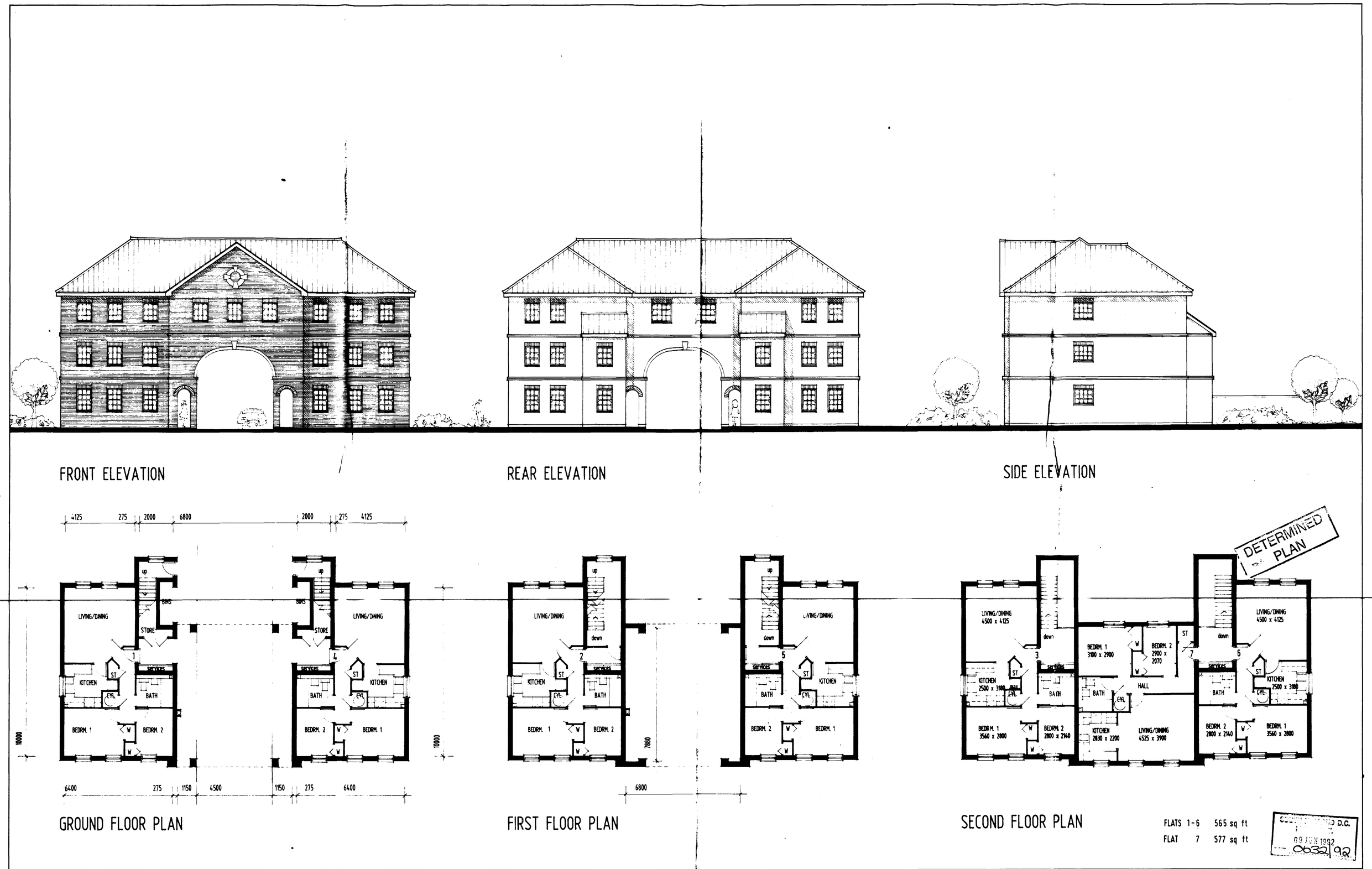
(0737) 247511/241177
Fax: (0737) 247554

JOB: LAND OFF HIGH ST. SPALDING, LINCS.

TITLE: PLANS AND ELEVATIONS FOR BLOCK OF SEVEN FLATS

DATE: 5.6.92
SCALE: 1:100
DRAWN: JSF
REV:
DRG. No: N144/4



REVISION V	REVISION T	REVISION R	REVISION P	REVISION N	REVISION L	REVISION J	REVISION G	REVISION E	REVISION C	REVISION A
DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:
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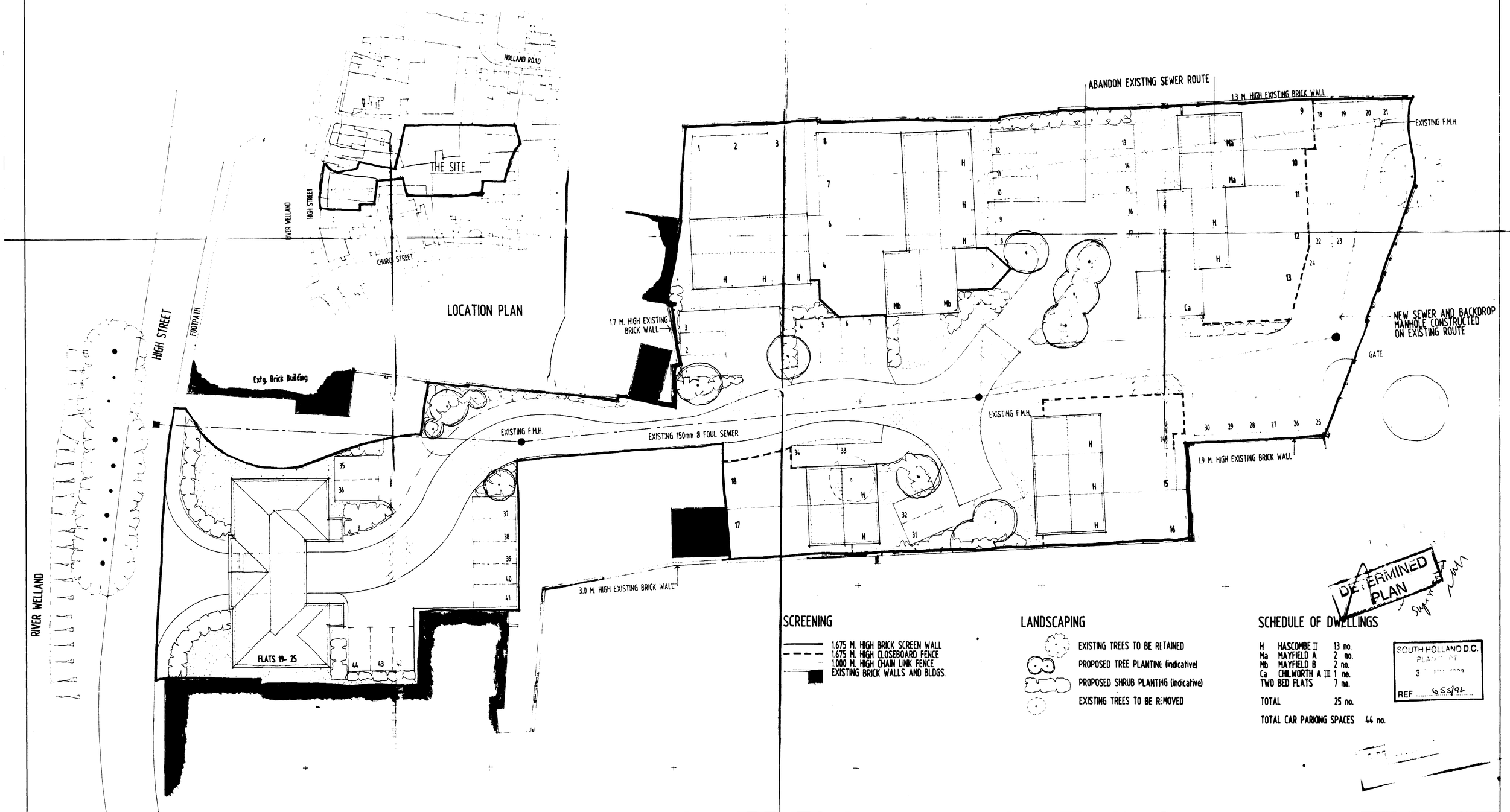
Fax: (0737) 247554

JOB: LAND OFF HIGH ST. SPALDING, LINCS.

TITLE: PLANS AND ELEVATIONS FOR BLOCK OF SEVEN FLATS

DATE: 5.6.92
SCALE: 1: 100
DRAWN: JSF
REV:
DRG. No: N144/4

Admet C-B-038



DETERMINED PLAN

SCREENING

- 1.675 M. HIGH BRICK SCREEN WALL
- 1.675 M. HIGH CLOSEBOARD FENCE
- 1.000 M. HIGH CHAIN LINK FENCE
- EXISTING BRICK WALLS AND BLDGS.

LANDSCAPING

- EXISTING TREES TO BE RETAINED
- PROPOSED TREE PLANTING (indicative)
- PROPOSED SHRUB PLANTING (indicative)
- EXISTING TREES TO BE REMOVED

SCHEDULE OF DWELLINGS

H	HASCOMBE II	13 no.
Ma	MAYFIELD A	2 no.
Mb	MAYFIELD B	2 no.
Ca	CHILWORTH A III	1 no.
TWO BED FLATS		7 no.
TOTAL		25 no.

TOTAL CAR PARKING SPACES 44 no.

SOUTH HOLLAND D.C.
PLANNING
3 [illegible]
REF 655/92

REVISION V	REVISION T	REVISION R	REVISION P	REVISION N	REVISION L	REVISION J	REVISION G	REVISION E	REVISION C	REVISION A
DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: 27 6 92 DRAWN: JSF
										RUMBLE STRIP ADDED. FOOTPATH TO VERGE EXTRA MANOEUVRE AREA FOR PARKING SPACE 35 WALL IN VERGE NOW RETAINED.
REVISION W	REVISION U	REVISION S	REVISION Q	REVISION O	REVISION M	REVISION K	REVISION H	REVISION F	REVISION D	REVISION B
DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:

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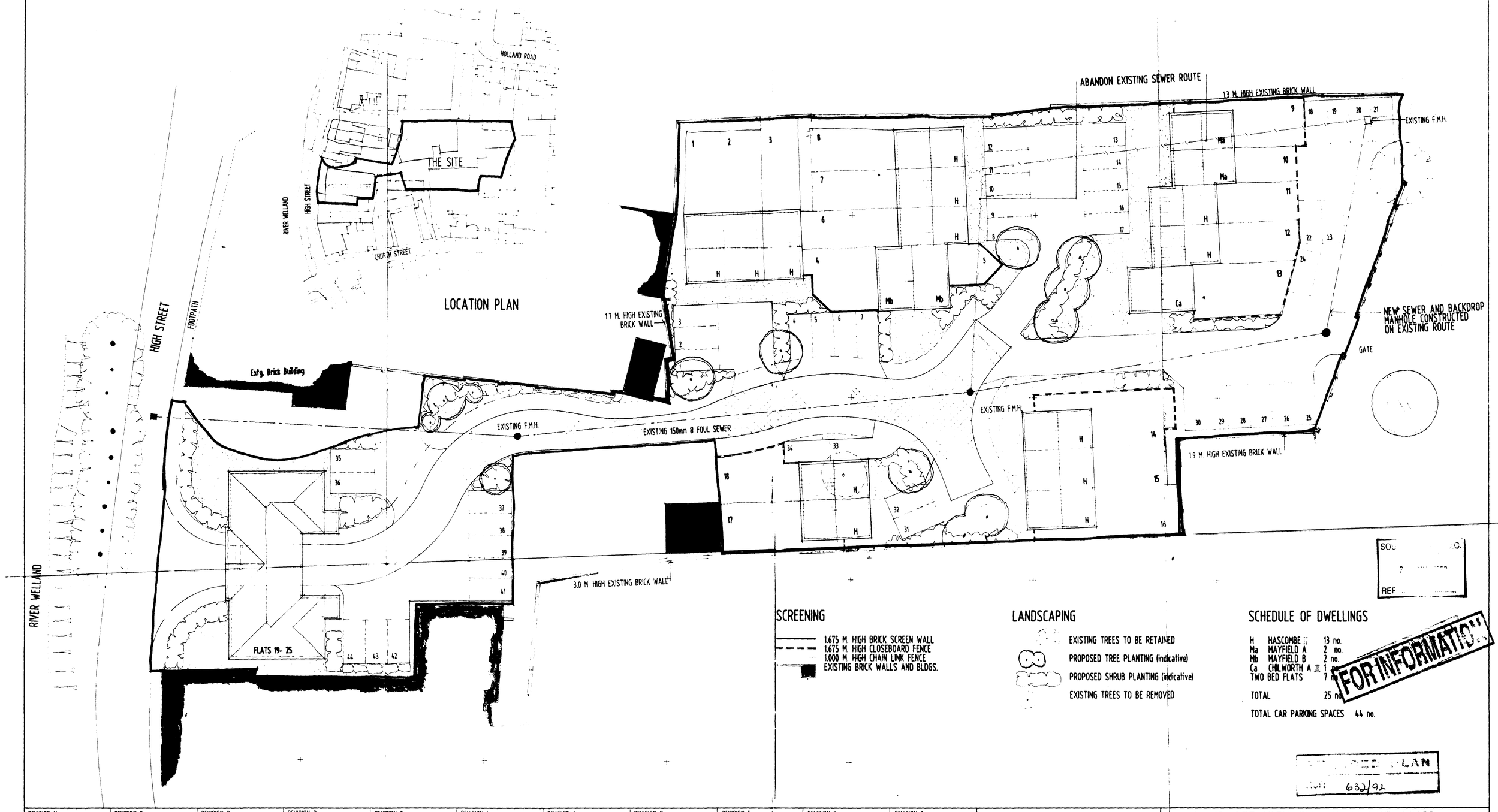
JOB: LAND OFF HIGH ST. SPALDING, LINCS.

TITLE: PLANNING LAYOUT FOR 25 DWELLINGS.

DATE	5.6.92
SCALE	1:200
DRAWN	JSF
REV	: A
DRG. No	N144/3

Admar C-B-038



SOU .C.
?
REF

SCREENING

1.675 M. HIGH BRICK SCREEN WALL
1.675 M. HIGH CLOSEBOARD FENCE
1.000 M. HIGH CHAIN LINK FENCE
EXISTING BRICK WALLS AND BLDGS.

LANDSCAPING

EXISTING TREES TO BE RETAINED
PROPOSED TREE PLANTING (indicative)
PROPOSED SHRUB PLANTING (indicative)
EXISTING TREES TO BE REMOVED

SCHEDULE OF DWELLINGS

H	HASCOMBE II	13 no.
Ma	MAYFIELD A	2 no.
Mb	MAYFIELD B	2 no.
Ca	CHILWORTH A II	1 no.
TWO BED FLATS		7 no.
TOTAL		25 no.

TOTAL CAR PARKING SPACES 44 no.

FOR INFORMATION

LAN
632/92

REVISION V	REVISION T	REVISION R	REVISION P	REVISION N	REVISION L	REVISION J	REVISION G	REVISION E	REVISION C	REVISION A
DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: 27 5 92 DRAWN: JSF
										DOUBLE STRIP ADDED FOOTPATH TO VENGE EXTRA MANOEUVRE AREA FOR PARKING SPACE 25 WALL IN VERGE NOW RETAINED.
REVISION W	**REVISION U**	**REVISION S**	**REVISION Q**	**REVISION O**	**REVISION M**	**REVISION K**	**REVISION H**	**REVISION F**	**REVISION D**	**REVISION B**
DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:	DATE: DRAWN:

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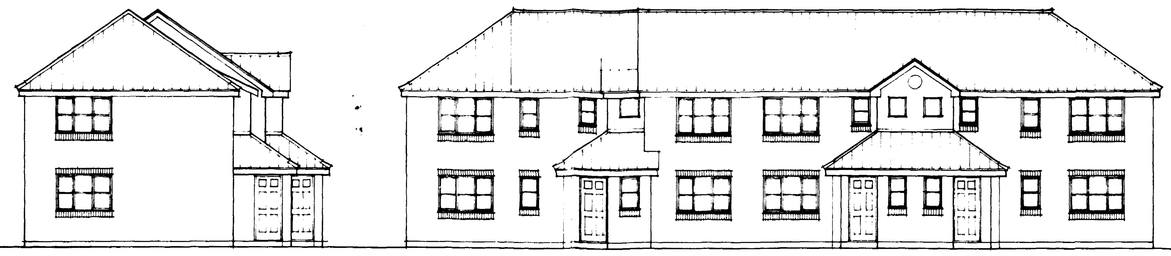
Surrey,
RH2 9HZ.
(0737) 247511/241177
Fax: (0737) 247554

JOB: LAND OFF HIGH ST. SPALDING, LINCS.

TITLE: PLANNING LAYOUT FOR 25 DWELLINGS.

FILE COPY ONLY.

DATE	5.6.92
SCALE	1:200
DRAWN	JSF
REV	A
DRG. No:	N144/3



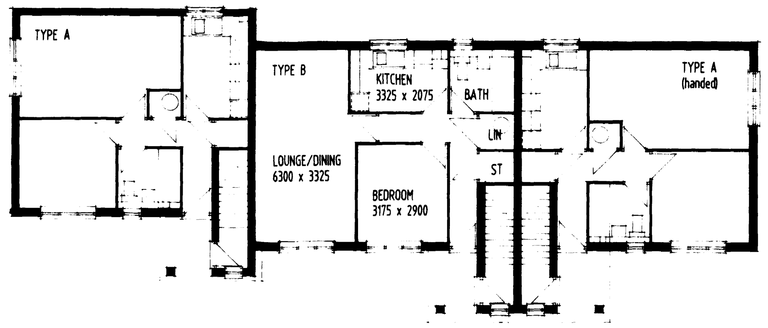
SIDE ELEVATION

FRONT ELEVATION

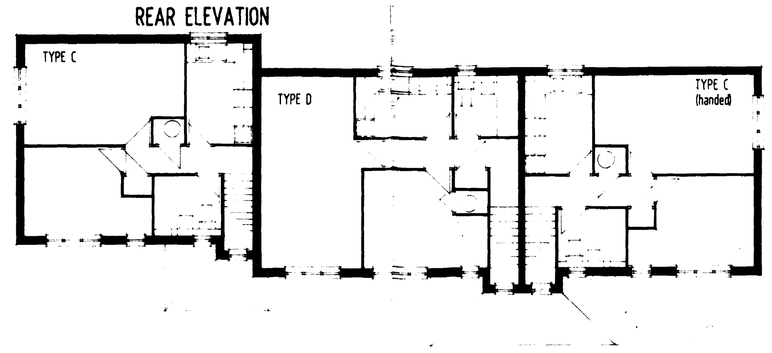
SIDE ELEVATION

REAR ELEVATION

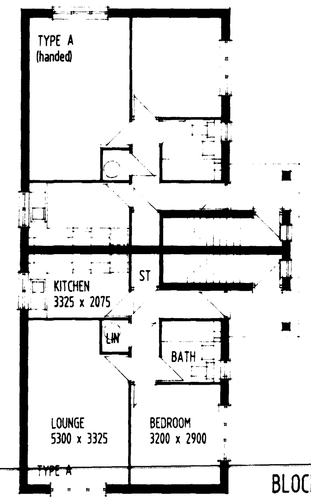
BLOCK A



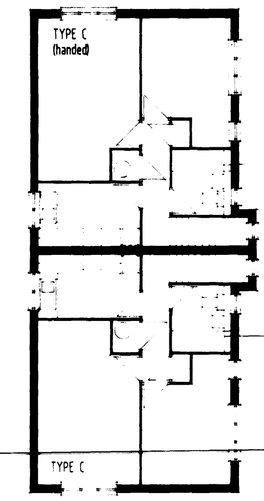
BLOCK A GROUND FLOOR PLAN



BLOCK A FIRST FLOOR PLAN



BLOCK B GROUND FLOOR PLAN



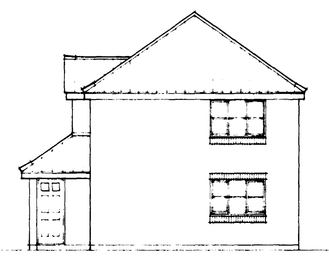
BLOCK B FIRST FLOOR PLAN

AMENDED PLAN
Ref.

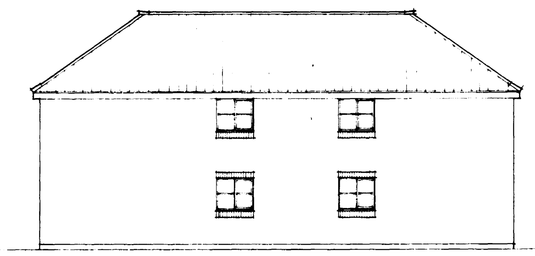
SOUTH HOLLAND D.C.
PLANNING
17 FEB 1993



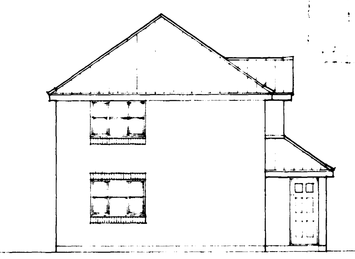
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

BLOCK B

REVISION V	REVISION T	REVISION R	REVISION P	REVISION N	REVISION L	REVISION J	REVISION G	REVISION E	REVISION C	REVISION A
DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN
REVISION W	**REVISION U**	**REVISION S**	**REVISION Q**	**REVISION O**	**REVISION M**	**REVISION K**	**REVISION H**	**REVISION F**	**REVISION D**	**REVISION B**
DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN

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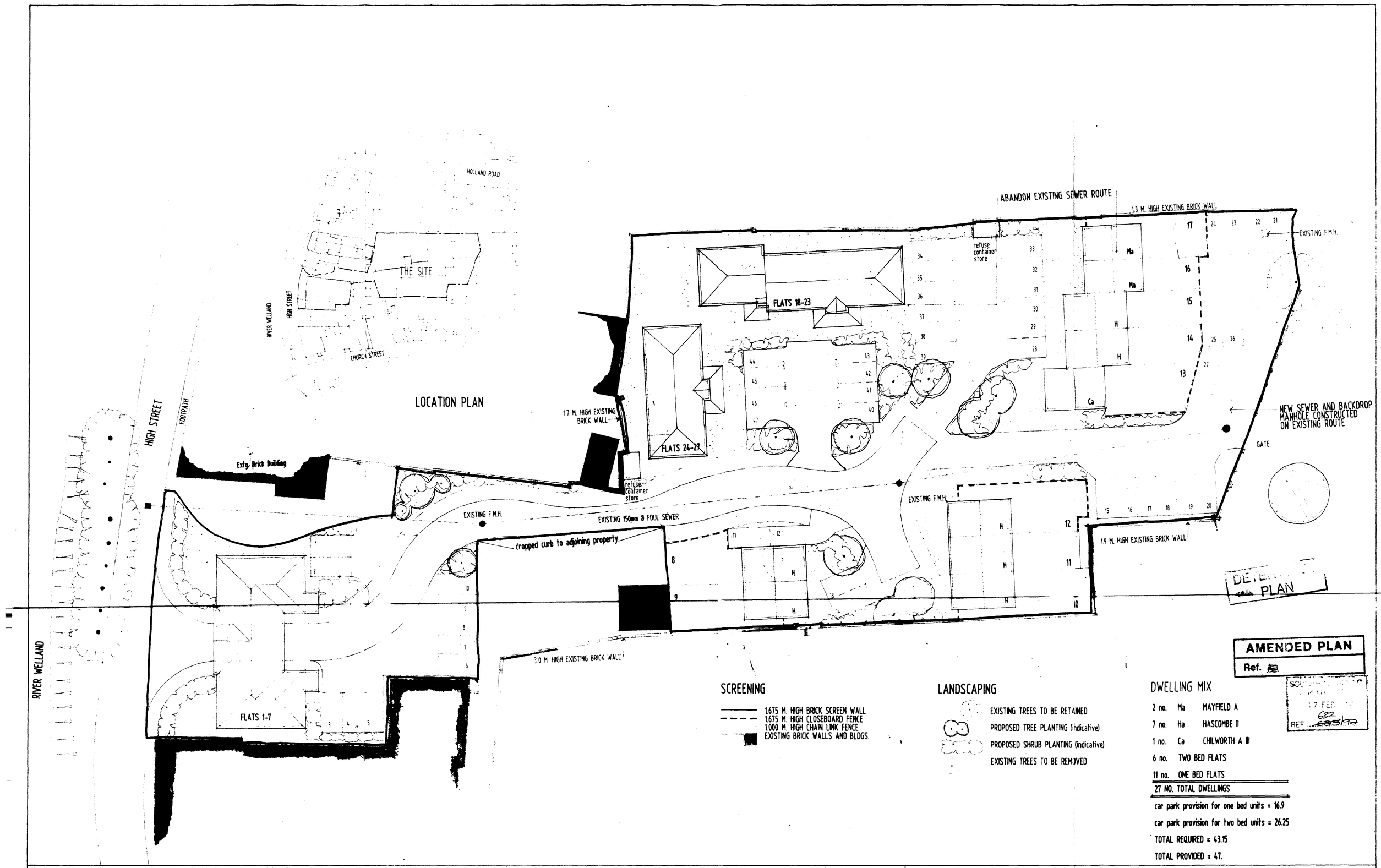
JOB LAND OFF HIGH ST. SPALDING, LINCS

TITLE PLANS AND ELEVATIONS FOR TWO BLOCKS TOTALLING 10 FLATS

DATE 9.2.93
SCALE 1:100
DRAWN J.S.F.
REV
DRG. No N144/7



AMENDED PLAN
Ref.

SCALE 1:200 AT A1
17 FEB 93
REF 622/68/92

REVISION V	REVISION T	REVISION R	REVISION P	REVISION L	REVISION J	REVISION G	REVISION E	REVISION C	REVISION A
DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN
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DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN	DATE DRAWN

Admail C 9 1/96

John Mowlem Homes
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RH2 9HZ.
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Fax: (07371 247554

JOB LAND OFF HIGH ST. SPALDING, LINCS.

TITLE PLANNING LAYOUT FOR 27 DWELLINGS.

DATE 9.2.93
SCALE 1:200
DRAWN JSF
REV
DRG No N144/6