

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire, PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

S O U T H

H O L L A N D
DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

H16/0835/01

FULL

Applicant: **Butters Group Ltd**

Tel:

Agent: **M J Watson**

01775 767650

Description: Proposed office block to
replace existing

Case Officer:

D J ROBERTS

Location: **Kellet Gate**
Spalding
Lincs

VALID DATE: 09-JUL-01

Targets: To case office	16-JUL-01
Inspected by	23-JUL-01
Extra contacts	30-JUL-01
Refer outstanding	13-AUG-01

TARGET COMMITTEE	22-AUG-01
Report deadline:	08-AUG-01
TERM DATE:	03-SEP-01

Agreed TD Ext:

780 M2 Newbuild

Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

Site/Press Advert	MIN
Cllr B J Davies	
Cllr E Pegler	

	Sent ²⁰	Expiry ¹²
	18-JUL-01	08-AUG-01
01775 714225	17-JUL-01	07-AUG-01
01775 723732	17-JUL-01	07-AUG-01

~~Delate letter 16 July 2001 to Sra Sra~~

~~Highways de objections OPS for DnAP 19 July 2001~~

No Highways objections based upon the information provided Malcolm Watson letter 28 July 2001

OPS for DnAP 1 Aug 2001

DC RECORD SHEET

Case Officer

Tye

Registration 10710701

Reference H14/0835/01

Cross-reference

Directions

Standard Scale dwg ☐
Surface water ☐
Agric appraisal ☐

Non-standard

Article 3 ☐
Reg 4 ☐
LB (S10) ☐

Advert ☐

Env Assess ☐
LDC ☐

Other ☐

Direction authorised by
Senior Officer

No of copies

Details

Further direction au-
thorised by Senior Of-
ficer

No of copies

Details

Information satisfactory
for DC

Amended description

Fee validation check:

Consultations/Publicity

Acknowledged / Standard Consults / Public register

Non-Standard

Press Publicity

Setting of LB ☐

Conserv Area ☐

Public Right of Way ☐

Discretionary ☐

Departure ☐

>> County Planning ☐

Consultations

	All	Selected	Viz:
ROW	☐		
T15	☐		
TRA		☐	
ENV		☐	
EA		☐	
DEM	☐		
LB		☐	
ARC		☐	
AG		☐	
HAZ		☐	
HSC	☐	☐	
PLA		☐	
ADV		☐	
ADJ		☐	

OTHER

Extra (Case Officer after in-
spection)

Specify:

Second Stage (after revali-
dation)

Reconsult

None ☐

All ☐

Specify

Consult for first time

Residents (Adjacent only)

Addresses :

Residents(consult first time)

Addresses :

Senior Officer confirmed:

Deliver/Post

Deliver/Post

Assessment

Notes for Case Officer

SD previously Panting
Ground. can put
to Res 7 mature line trees
Small Dyke / F.P. to road
On in terms of physical appearance
part of much larger commercial A

Site Inspection

Accuracy ?
Neighbours ?
Boundaries ?
Features ?

Inspected by PZ
Date 10/7
Site Notice posted by DZ
Date 24/7 as per
Resident Notices delivered by _____
Date _____

Telephone and Visitor Record

Case Officer Conclusions / Report

Prominent location.

But - will be 'read' in conjunct with intel concerning
Sovards

- no dwelling/ apartment

- H/ops. raised concerns - but now happy in view
of applicant's response to RUC.

person is asymptomatic.

Recommendation

Approve (or favourable)

☒

Refuse (or adverse)

☐

Signed

DR

Date

22/8

Conditions / Reasons

1. R1

2. S21

3 S27.

Sav1

Dwg no.

1823/54.

1823/5A1

1823/5A2

location plan

9/7/07.

Non-Determination

Permitted development (or equiv)

☐

Non-development (or equiv)

☐

Withdrawn

☐

Other

☐

Confirmed by Senior Officer

Referral Prior to Issue

Dept of Environment (LBC)

☐

Dept of Environment (DEP)

☐

NOTES

Disabled

☒

Section 106 / 278

☐

Demolition

☐

LB Demolition

☐

Amended Plans

☐

Received

Drawing nos

Validation Record Sheet

Reference H16/0835/01

Submitted Fee £1900.00 Fees

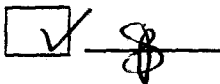
Receipt No P.15999

Correct fee £1900

Nil / discount Reason:

Date received 09 JUL 2001

VALID



Additional £

Receipt No

Refund £

Voucher No

Invalid

☐

Fees

☐

Site plans

☐

Certificate

☐

Other

☐

Reminder

Cancelled

Type: FULL

Description :

(if different from form)

New / ~~Redevelop~~ / Use / Ext / Alt / Works

Site area

No of dwellings

Floorspace

780 m²

Earlier permission reference

GRID REFERENCE

526779 322535

Building Control records:

Already submitted - Ref

R.

Request needed

NOTES

Planning Application Plotting Check

SPATIAL INFORMATION

Land Charges entries include Reference; Description; Date of notice; Date registered; Part of LLC Register
Other entries contain descriptions or references only

Wards

COUNCILORS

Spalding St Paul's 7241557 B J Davies
E Pegler

Code R

Public Footpaths

F11

Ocella Sites

DISPLAYFLG

1893 40534 526690 322422 0

Planning Historical

DISPLAYFLG

H16/0542/86 9281 526832 322497 0

H16/0410/91 1541 526816 322437 0

H16/0376/84 27 526819 322532 0

H16/0658/79 326 526822 322510 0

Planning Applications1998 onwards

DISPLAYFLG

H16/0835/01 378 526779 322535 0

H16/0058/98 9525 526840 322461 0

H16/1371/00 858 526812 322485 0

Properties

DISPLAYFLG

0319528 526794 322481 0

0195164 526794 322481 0



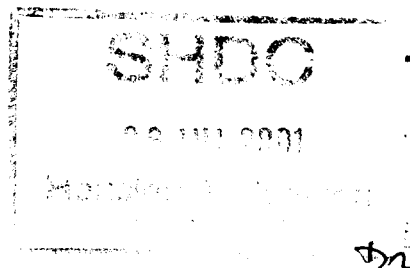
Malcolm Watson
architectural/detailing services

· RESIDENTIAL · COMMERCIAL · INDUSTRIAL & AGRICULTURAL ·
· PLANNING & BUILDING REGULATIONS SUBMISSIONS ·

Your Ref:H16/0835/01

25 July 2001-07-25

South Holland District Council
Housing & Planning Services Department
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE



For the attention of Mr D Roberts Senior Planning Officer

Dear Sir,

Planning Application Proposed Office Block, Kellet Gate Spalding Lincs

With reference to your letter dated 20 July 2001 regarding the LCC Planning Liaison Officer's comments. Please find listed below our response to his comments:

- The existing gravel car parking area will be extended to cater for the loss of car parking space due to the proposed new office block (see notes on drawing 1823/GA3).
- The proposed new office block is to replace the existing offices, which will become redundant and used for storage purposes only. All staff will be transferred across the road (Kellet Gate) to the new office block and therefore no additional traffic will be generated.
- Pedestrian safety will be greatly improved by this development as all office personnel will no longer have to cross Kellet Gate to gain access to the vehicle parking area.

Yours faithfully

M J WATSON

Mr M J Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

David Roberts

H16/0835/01

20 July 2001

Dear Sir

Planning Application. Proposed office block, Kellet Gate, Spalding, Lincs.

The above application has been considered by the Lincolnshire County Council Planning Liaison Officer. He has commented as follows,

- The proposed building is in the middle of what is currently a large car park. What provision is to be made for the parking of those cars which would be displaced by the building?
- The Area Highways Manager is concerned about the damage being caused to the fabric of Kellet Gate by the increased traffic use which is a consequence of the expansion of business along the road. What will be the nett effect of the construction of the new office in terms of traffic generation?

I look forward to receiving your response to the above matters and would request your reply within the next fourteen days.

Yours faithfully

David Roberts
Senior Planning Officer

LEICESTERSHIRE COUNTY COUNCIL

HIGHWAYS and PLANNING DIRECTORATE

INTERIM

~~FINAL~~

To: S110 Council

Application Ref 116/CB35/01

With reference to this application dated 9 July 2001, relating to the following proposed development

Address or location

National Grid ref:

Horizontal

Vertical

OFF KELLETGATE

SHURDASH

	<u>2</u>	<u>6</u>	<u>7</u>	<u>2</u>	<u>2</u>	<u>5</u>
--	----------	----------	----------	----------	----------	----------

Classification/Number of road to which the site gains access. UC

Date application referred by LPA 13 July 2001

Type of application: Outline Full RM/.....

Description of development

OFFICE BLOCK

Notice is hereby given under the provisions of article 15 of the Town and Country Planning (General Development Procedure) Order 1995, that the County Council as local highway authority:-

- ☒ Does not wish to restrict the grant of permission.
- ☒ Requests that any permission given by the local planning authority shall include the conditions below.
- ☒ Requests that the local planning authority refuses the application for the reasons set out below.
- ☐ Requests that the local planning authority request the applicants to provide additional information as set out below.

CONDITIONS (INCLUDING REASONS) / ADDITIONAL INFORMATION REQUIRED / REASONS FOR REFUSAL

1. The proposed building is in the middle of what is currently a large car park. What provision is to be made for the parking of those cars which would be displaced by the building?

Superseded

The Area Highways Manager is concerned about the damage being caused to the fabric of Kellet Gate by the increased traffic use which is a consequence of the expansion of businesses along the road. What will be the net effect of the construction of the new office in terms of traffic generation?

Date: 9 July 2001

Signed: R. Wills

Continuation ... Yes / No

on behalf of Director of Highways and Planning
Form No HPD/1

PLANNING APPLICATION

Butters Group Ltd

is applying to the Council for planning permission for the following:

Reference No: H16/0835/01

Description: Proposed office block to
replace existing

Location: Kellet Gate
Spalding
Lincs

You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library.

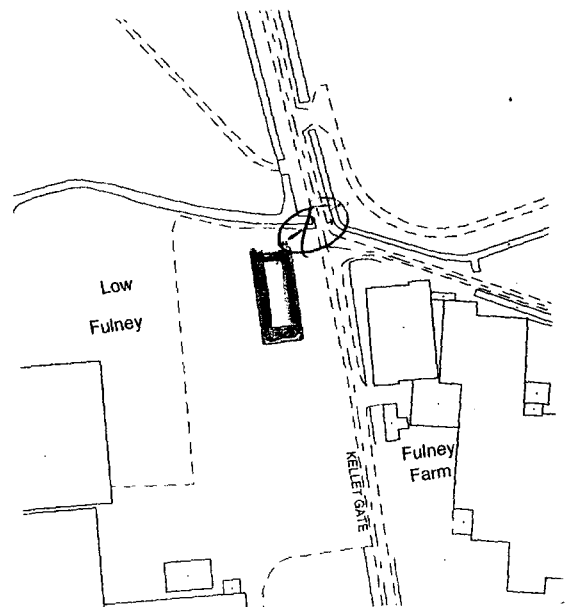
They are available during normal opening hours for a period of 21 days from the date below. Please send any comments to me within that period quoting the above application reference number.

Mrs S A Waltham
Director of Housing and Planning Services

Date of Notice:

20/7/01

(V) = note



S O U T H

H O L L A N D
DISTRICT COUNCIL

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Lincolnshire. PE11 2XE

Telephone: (01775) 761161
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VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P15999
Date received : 09-JUL-01

Received from Keith Butters Ltd

Address Kellet Gate
Spalding
Lincolnshire

Fee paid	£	1900.00
VAT	£	0.00
Total received	£	1900.00

Cash/Cheque : Cheque

Signed.....*S J Seymour*..... (Authorised Collector)

SALLY WALTHAM

BA (Hons) F.C.I.H.

Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
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S O U T H



H O L L A N D
DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

Application no: H16/0835/01

Original Applicant:

Butters Group Ltd
Kellet Gate
Spalding
Lincs

Original Agent:

M J Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: Proposed office block to
replace existing

Location: Kellet Gate
Spalding
Lincs

Amendment: External fire escape and alterations to window design and
colour (Dwg. nos. 1823/GA1A, 1823/GA2A & 1823/GA3A)

26-SEP-01

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered and there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Housing and Planning Servi

Cond 2

(2)

Please look in Site plan
Also as cond 2 comp.
- Reg. Landseign condition
of earlier permission.

D2 19/9

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate

☐

Clarification/Details required:

Appears valid

☒

Registered

MTT 18.9.01

DC Procedural Assessment

Is the information given correct?

Yes/No (If No, state above what details are needed)

Is it an amendment in principle?

Immaterial/Needs new app

Confirmed:

DD 19/9

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

✓ 12/9

PLANNING AMENDMENT

For office use only

Application No.

H16/0835/01/1

Date registered

114 SEP 2001

Case Officer

DJR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BUTTERS GROUP LTD,
KILLET GATE,
SPALDING, LINES,

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

M. J. WATSON
13 WIMBERLEY WAY,
PINCHBECK, SPALDING, LINES.

Tel. No.

(Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE BY APPLICANT

Please complete

EARLIER APPLICATION No.

H 16/0835/01

This application cannot be considered unless the relevant reference is stated

Building Regulation reference relating to same development.

NOT

APPLIED FOR

OFFICE
COPY

2. Please tick **one** box only

Amendment is proposed where permission already granted

If yes, submit two forms and two plans

A.



or

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

B.



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

M. J. Watson

Date

11/9/01

VELOP- ATION

PROPOSED OFFICE BLOCK TO
REPLACE EXISTING

External Fire escape
& attention to window
design & colour

1/ EXTERNAL FIRE ESCAPE ADDED
2/ WINDOW MATL / COLOUR

3/ LANDSCAPING NOTES + ATTACHED
LETTER 1823 GA1^A GA2^A GA3^A

MR. D. ROBERTS

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



Michael Watson
architectural/detailing services

RESIDENTIAL COMMERCIAL INDUSTRIAL & AGRICULTURAL
PLANNING & BUILDING REGULATIONS SUBMISSIONS

A13

12 September 2001

South Holland District Council
Housing & Planning Services Dept
Council Offices
Priory Road
SPALDING
Lincs.
PE11 2XE

For the attention of Mr D Roberts.

Dear Mr Roberts

Proposed Office Block to Replace Existing, Butters Group Limited, Kellet Gate, Spalding Lincs.

Please find enclosed two copies of Drawing Numbers 1823/GA1A, GA2A and GA3A showing the addition of an external fire escape to one side elevation, revisions to the external window material/colours and landscaping notes.

With regards to the landscaping of the site, South Holland Internal Drainage Board will not allow any landscaping within 9m of the site boundaries adjoining the Board's drains. Any new landscaping would reduce the site area for future development i.e. additional car parking facilities etc. I am therefore writing to ask if you would accept the existing landscaping (trees, shrubs and bund walling) that runs along side of Kellet Gate adequate and relax the condition of the landscaping scheme asked for in the granting of Planning permission H16/0835/01.

Yours sincerely

M J WATSON

PLANNING AMENDMENT

For office use only

Application No. H16/0835/01/42

Date Registered

22 JAN 2002
DR

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BUTTERS GROUP LTD.,
KILLET GATE,
SHALDING, Lincs.

NAME AND ADDRESS OF AGENT

(If form completed by agent)

M. J. WATSON,
13 WIMBORLEY WAY,
PINCHOCK, SHALDING, Lincs.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

As APPLICANT

Please complete

APPLICATION No.

This amendment cannot be considered unless the relevant reference is stated

H16/1306/01

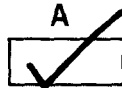
Building Regulation reference relating to same development (if any)

B16/0759/01

2. Please tick **one** box only

Amendment is proposed where permission already granted

If yes, submit two forms and two plans.



or

Amendment is to a proposal currently being considered

If yes, submit four forms and four plans.

B ☐

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed

M. J. Watson

Date

19/11/02

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

NEW OFFICE BLOCK

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

INTERNAL OFFICES RE-ARRANGED
FRONT CANOPY MOVED

State drawing no's of the current submission

1823/1c to 2c

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO MR D. J. ROBERTS.

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

NONE

Has a similar amendment been submitted under Building Regulations?

Yes / No ☒

FILE COPY



Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application no: H16/0835/01

Original Applicant:
Butters Group Ltd
Kellet Gate
Spalding
Lincs

Original Agent:
M J Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: Proposed office block to
replace existing

Location: Kellet Gate
Spalding
Lincs

Amendment: Internal offices re-arranged. Front canopy moved.
Dwg nos. 1823/GA1C & 1823/GA2C

25-JAN-02

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered and there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Customer Services

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate

☐

Clarification/Details required:

Appears valid

☒

Registered

✓ 24/1
.....

DC Procedural Assessment

Is the information given correct?

Yes/No (If No, state above what details are needed)

Is it an amendment in principle?

Immaterial/Needs new app

Confirmed:

DR 25/1/02.

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

25/1/02