FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1137/91 Received:04-MAR-92 Type:FULL

Name: Mr N L Steadman
47 Rotten Row
Pinchbeck
Spalding
Lincs, PE11 3RQ

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Alterations to form two flats

Location : 53 Love Lane Spalding
Lincs

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 The proposed window to replace the doorway on the front elevation shall be constructed of timber to match the existing windows and shall be the same shape and size.

Reason: In the interests of maintaining the character of this part of the Spalding Conservation Area.

Director of Planning and Building Control Services
15-APR-92 H16/1137/91

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

PLANNING APPLICATION

For office use only

Application No. H16 | 1137 | 91

Date Registered 2 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. N.L. Steadman,
47, Rotten Row,
PINCHBECK
Spalding PE11 3RQ

Tel. No.

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

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

53, Love Lane, SPALDING.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Alterations to form two flats

Please complete

Signed A. Roffe . Date 21st November 1991

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £92-00 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: ONE

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

B. Please state size of any new structure:- (a) max. height:

(b) max. length:

(c) max. width:

No change — sq. metres / metres / metres / 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 — YES

5. GENERAL INFORMATION Please complete each section

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

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: / Will there be — Individual access(es) [ ] / New estate road [ ]

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

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 — Existing

B. For estate developments, please state how highway surface water will be disposed of —

C. Please state whether a land drain will be affected — NO

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	NO	
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.	YES	→ Date: 13/11/91 21/11/91 / Consultee(s): Health Fire
Is this application related to a previous submission	NO	→ Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

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

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:
Mrs Teet, 55, Love Lane,
SPALDING, Lincs.

State Date notice served:
27th December 1991

Signed A. Rolfe (Applicant/Agent) Date 27th December 1991

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 A. Rolfe (Applicant/Agent) Date 27th December 1991

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 .....

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 A. Roffe (~~Applicant~~/Agent) Date 21/11/91

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 A. Roffe ~~Applicant~~/Agent) Date 21/11/91

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.

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

AN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1137/91 Type: FULL

Applicant: Mr N L Steadman Agent: A Roffe
Tel: 0775 723680

Description: Alterations to form two flats

Location: 53 Love Lane
Spalding
Lincs

24/12/91 24/2/91 24/2/92

Valid date: 21-NOV-91 Terminal date: ~~16-JAN-92~~
Target dates: Target Committee: 02-JAN-92
To case officer 26-NOV-91 4-12 Report deadline: 19-DEC-91
Inspected by 01-DEC-91
Extra contacts 06-DEC-91 Case Officer:
Report if not clear by 26-DEC-91 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Alteration
Listed building:
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	03-DEC-91	17-DEC-91
Cllr C Evans	03-DEC-91	17-DEC-91
Cllr M C White	03-DEC-91	17-DEC-91
Advert (CSA)	10-DEC-91	31-DEC-91

L.C.C. - No objections to CA 5/12/91

K Morley, 51 Love Lane, Spalding 03-JAN-92 17-JAN-92

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 92..

Receipt Issued ..... No. 9281

Date First Received 21.NOV.1991.

REGISTRATION

REFERENCE ...H16/1137/91.....

Cross-Ref .....R.K.L...

Date..22/11/91

VALIDATION Date 25/11/91

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

Site area ..... No. of dwellings ..... 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: A Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 92. Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..26.11.

Index Sheets 201 OS Nos ..... Grid Ref 534860 333200

Ward .S... Parish ...SPALDING TR Rural ☒ CA YES
TR Bypass ☒ LB -
Level crossing ☒ TPO - Grade
Footpath ☐ Other:

Inside IBD YES Inside LP Area YES

Linked to site.....Ref..... Linked to property.....Ref...9199891

Planning Records:
Earlier apps

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

Inputs completed.....

APPLICATION REFERENCE: H16/1137/91 DATE RECEIVED: 4 March 1992

APPLICANT: Mr N L Steadman
47 Rotten Row
Pinchbeck
Spalding
Lincolnshire

AGENT: A Roffe
1 Green Lane
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Alterations to form two flats

LOCATION: 53 Love Lane, Spalding

SOUTH HOLLAND DISTRICT COUNCIL
Date 14 APR 1992

County Highways: No objections.

Public Consults: Summarised:
- What provision has been made for drains?
- Driveway belongs to me, only has right of way to back gate.
- Windows changed, but I could not change mine when wanted to.

PREVIOUS DECISIONS
H16/0078/92 - Bungalow - Refused.

PLANNING ISSUES
1 This site fronts Love Lane and recently the Sub-Committee visited a backland plot to its rear which was refused.
2 The proposal is to convert the dwelling into two flats. There is car parking space opposite, but this is not within the ownership of the applicant. However, there is space to the rear. The other details are satisfactory.
3 Originally, the application was accompanied by a certificate stating that the applicant owned the whole of the site. However, following neighbour consultations, the access to the rear garden has been found to be in other ownership.
4 The applicant has now served the necessary notice on the owner of the access and the points raised have been answered by letter. The Department is investigating whether an offence has been committed by the issue of a false certificate.

RECOMMENDATION - Grant Permission.
1 Before the flats are occupied, two car parking spaces shall be provided on the land to the rear of the dwelling in accordance with details to be submitted to and approved by the Local Planning Authority before development is commenced.
2 SC25 - (screening of fences) ... 1.8 metre ... boundaries of the site ... building ... brought into use.

Reasons
1 In the interests of highway safety.
2 Standard.

NOTE
1 The applicant is advised that if it is not possible to gain vehicular access to the rear then this planning permission cannot be implemented.

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82. PLANNING APPLICATIONS (Continued)

(c) **Applications Deferred** (Continued)

Plan No. and Applicant	Proposal
H16/1137/91 Mr N L Steadman	Alterations to form two flats at 53 Love Lane, Spalding.

(To enable the Director of Planning and Building Control Services to seek clarification regarding the proposed parking and access arrangements.)

(The Director of Planning and Building Control Services declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

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

H16/0112/92 B P Nutrition Ltd	Continuation of use of biscuit factory without complying with hours of use limitation (Condition 6 of H16/0663/75) at Woolram Wygate, Spalding.

(To enable the Director of Planning and Building Control Services to negotiate with the applicant regarding the shift work arrangements.)

(d) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations as amended where indicated in respect of the following proposals:-

Plan No. and Applicant		Proposal
H18/1140/91 Roffes Transport Ltd		Details of screening in respect of condition 2 of application H18/1780/88 at West Bank, Sutton Bridge.
H14/0062/92 Mr J G Sneath	O.A.	Country Park including two wardens dwellings and visitor centre at River Glen/A151 Guthram Gowt, West Pinchbeck.

(It was agreed that, in the event that the applicant was not prepared to amend the development description, the Director of Planning and Building Control Services be authorised to refuse planning permission for the abovementioned development in accordance with his recommendation.)

H06/0197/92 Mrs F M Rowe	Double car port and garage/implement store and kennels (breeding) at Green Lane Lodge, Green Lane, Holbeach St Johns.

(It was noted that the part of the application relating to boarding kennels, had been withdrawn.)

IAN 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: H16/1137/91 Type: FULL

Applicant: Mr N L Steadman Agent: A Roffe
Tel: 0775 723680

Description: Alterations to form two flats

Location: 53 Love Lane
Spalding
Lincs

Valid date: 04-MAR-92 Terminal date: 29-APR-92
Target dates: Target Committee: ~~02-JAN-92~~ 14-4
To case officer 09-MAR-92 Report deadline: ~~19-DEC-91~~ 25-3
Inspected by 14-MAR-92
Extra contacts 19-MAR-92 Case Officer:
Report if not clear by 08-APR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Alteration
Listed building:
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

	Sent	Expiry
K Morley	03-JAN-92	17-JAN-92
Cllr B J Davies	03-DEC-91	17-DEC-91
Cllr C Evans	03-DEC-91	17-DEC-91
Cllr M C White	03-DEC-91	17-DEC-91
Site/Press Advert CSA	10-DEC-91	31-DEC-91

LCC No objections 5-12-91

RIAN SMITH Dip TP MRTPI
irector 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

FILE COPY

Application no: H16/1137/91

Applicant: Mr N L Steadman
47 Rotten Row
Pinchbeck
Spalding
Lincs, PE11 3RQ

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Alterations to form two flats

Location: 53 Love Lane Spalding
Lincs

Type: FULL

07-JUL-92

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

Mrs D M Teet
55 Love Lane
Spalding
Lincolnshire
PE11 2PG

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

29th May 1992

Dear Sirs,

H16/1137/91
Alterations to form 2 flats,
53, Love Lane, SPALDING.

Further to your letter dated 20th May 1992, my client has made the following observations :-

"I have no vehicular right of access to the rear of the property, only pedestrian. The right of way was removed when the present occupants of 55 Love Lane sold 53 Love Lane, which they then lived in and moved next door, taking with them the driveway. This means the property has no parking facilities and it is known that all vehicles belonging to 53 Love Lane use the parking opposite. This has been so, as long as the neighbours at 51 Love Lane can remember.

The property which is a good sized 4 bedroom house has no parking and the previous owner ha four lodgers; at least two of which were known to have cars, where did they park ?

I would have thought that 2 one bedroomed flats would cause no more parking problems than if the property was left as a four bedroom house. In fact probably a lot less."

We would appreciate an early decision so that the fate of the building can be determined,

Yours faithfully

A. Roffe.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 JUN 1992 PU

why do the plan [illegible] rear [illegible] access right?

P. Udy, Esq.,
Planning Department, SHDC

Mrs D M Teet
55 Love Lane
Spalding
Lincs
PE11 2PG

Mr P J Udy

PJU/LAB/H16/1137/91

18 February 1992

Dear Madam

Alterations To Form Two Flats, 53 Love Lane, Spalding.

I refer to your comments on this application which were received on 9 December 1991 on the department's message form.

Following your comments on the ownership of the drive I wrote to the applicant's agent stating that you would need to be notified formally as is required by the Planning Act. This notice was served on you on 27 December 1991.

The site is within the Conservation Area for Spalding where, if planning permission is required, the Local Planning Authority seek to maintain windows in traditional materials. The front elevation is only being changed by exchanging a door for a window, which will match those presently in the front elevation. The alterations to the rear will not affect the character of the Conservation Area.

Your final point regarding the drainage is one which the Building Inspectors will address. According to the application form the drainage will be connected to the main sewer. If a new drain run crosses your land your agreement will be required.

I trust this answers your queries.

Yours faithfully

P.P. N R Midlen
Principal Planning Officer
Development Control

cc Principal Building Control Officer

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

28th February 1992

Dear Sirs,

H16/1137/91 - Alterations to form flats
53, Love Lane, SPALDING for N.L. Steadman

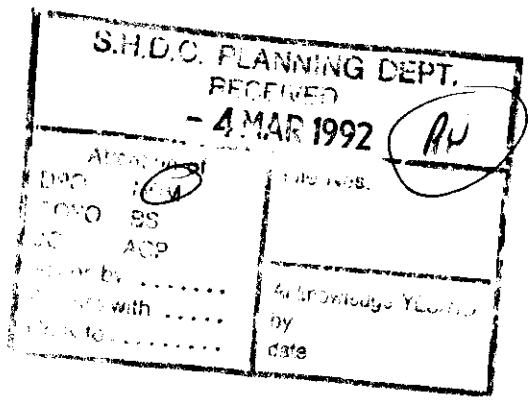
In reply to your query regarding the car parking at the above, there is no provision on site for car parking. The car park opposite is not under the applicants ownership or control, and not part of the application.

Howver it would appear to be a public car parking area and has been used as such for some considerable time.

Yours faithfully

A. Roffe

A. Roffe.



Saw Cllr Bray
Said would agree not to
park now bottomed.
CHO 14-4

South Holland District Council,
Planning Department.

A Roffe
1 Green Lane
Spalding
Lincs

Mr P J Udy

PJU/LAB
H16/1137/91

20 May 1992

Dear Sir

Alteration To Form Two Flats, 53 Love Lane, Spalding.

The above application was considered by the Planning Committtee on 14 April 1992. It was resolved to defer the application for further clarification on parking in relation to a proposed condition.

This condition was that:-

"Before the flats are occupied, two car parking spaces shall be provided on the land to the rear of the dwelling in accordance with details to be submitted to and approved by the Local Planning Authority before the development is commenced.

I therefore ask whether your client has a vehicular right of access to provide spaces to the rear as specified by this condition.

Yours faithfully

Peter Udy

P.P. N R Midlen
Principal Planning Officer
Development Control

IAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Application no: H16/1137/91

Applicant: Mr N L Steadman
47 Rotten Row
Pinchbeck
Spalding
Lincs, PE11 3RQ

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Alterations to form two flats

Location: 53 Love Lane
Spalding
Lincs

Type: FULL

Date received: 21-NOV-91

26-FEB-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:
Could you please clarify the situation with the car parking arrangements. Is the car park opposite the site under the applicants ownership or control or not?

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is P J UDY .

Yours faithfully

Peter Udy

pp Principal Planning Officer

PLANNING APPLICATION

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

PROPOSAL IN CONVERSATION AREAS

The proposal may affect the character or appearance of the Conservation Area of SPALDING

Reference No: H16/1137/91
Description : Alterations to form two flats

Location : 53 Love Lane
Spalding
Lincs

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 within 21 days of the date of this notice.

B. Smith
District Planning Officer

Council Offices
Priory Road
Spalding

10-DEC-91

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Les Pugh, Customer Services Manager, British Coal, Hobart House, Grosvenor Place, London, S[illegible] 7[illegible]ark your letter for t[illegible]ten[illegible] of Santa.

his members

h- Marks; Joanne Okerika, Lutton
Gowts.
d- SUNDAY Katie Wrig-
gh glesworth (9) Gosberton;
Simon Hall (8) Weston Hills.
all MONDAY Richard Wesley
il- (5) Crowland; Christopher
h; Chamberlain (8) Holbeach;
St Stephen Brown (1) Spalding.



pupils at the school. (G3351/11)

ncer charity

coins from members of their family and known neighbours, and put the money into the tube."

Those who did not take part returned the sweets or donated 20p to cover costs.

"I would like to thank the children, their parents and friends for their generous support," said Mr Atkins.

(HOLBEACH — PENNY HILL ROAD)

(PROHIBITION OF WAITING) ORDER 19

NOTICE IS HEREBY GIVEN that the Lincolnshire County Council propose to make an Order under Sections 1(1) and (2), 2(1), to (3) and 4(2) of the Road Traffic Regulation Act 1984, the effect of which will be to prohibit waiting between 8 am and 6 pm each Monday to Friday inclusive on the east side of Penny Hill Road, Holbeach, extending from its junction with the A17 generally southwards for a distance of approximately 140 metres.

Exemptions are included which will permit waiting for disabled persons' vehicles and for the purpose of picking up and setting down passengers, loading and unloading goods, the maintenance of the roads, and works in connection with the supply of gas, electricity and water and any telegraphic line.

A copy of the proposed Order and a plan showing the lengths of road concerned with a Statements of Reasons for proposing to make the Order may be inspected at the address given below and the offices of the South Holland District Council, Priory Road, Spalding, during normal office hours.

Objections to the proposals, together with the grounds on which they are made, must be sent in writing to the undersigned by January 6, 1992.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council,
4th Floor, City Hall,
Lincoln LN1 1DN.
November 29, 1991.

167/607/LP10-12

PLANNING APPLICATIONS

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

PROPOSALS IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area

References H11/1135/91

Description: Change of use from shop to hot food take-away

Location: 14 Market Street, Long Sutton, Spalding, Lincolnshire.

Reference: H16/1137/91

Description: Alterations to form two flats.

Location: 53 Love Lane, Spalding, Lincolnshire.

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 within 21 days of the *date of this notice.*

B Smith
District Planning Officer
Council Offices
Priory Road
Spalding
December 6, 1991

SOUTH HOLLAND DISTRICT COUNCIL

cc≠ WVN 5263

POTATOES

ABERTAY for potato sacks. For a better deal tel Wisbech 585801.

LIVESTOCK

WARREN Pullets, 18 week old, East Kirkby 296 (STD 07903).

(PROHIBITION OF WAITING) ORDER 19

NOTICE IS HEREBY GIVEN that the Lincolns County Council propose to make an Order under tions 1(1) and (2), 2(1), to (3) and 4(2) of the R Traffic Regulation Act 1984, the effect of which will b prohibit waiting at any time on the following length road in Pinchbeck:

Knight Street — North side from its junction with Ro Row for a distance of 10 metres in a n westerly direction and for 35 metres in an eas direction.

Knight Street — South side from its junction with Ro Row in an easterly direction to a point 140 me east of its junction with Guildhall Drive.

ROSE LANE — South side from its junction Church Street (A16) in a westerly direction f distance of about 75 metes.

Exemptions are included which will permit waiting disabled persons' vehicles and for the purpose of pic up and setting down passengers, loading and unloa goods, the maintenance of the roads, and work connection with the supply of gas, electricity and w and any telegraphic line.

A copy of the proposed Order and a plan showing lengths of road concerned with a Statements of Rea for proposing to make the Order may be inspected a address given below and the offices of the South Hol District Council, Priory Road, Spalding, during no office hours.

Objections to the proposals, together with the ground which they are made, must be sent in writing to undersigned by January 6, 1992.

J. EMMERS
Director of Highways and Plann
Lincolnshire County Council,
4th Floor, City Hall,
Lincoln LN1 1DN.
November 29, 1991.

©WVN 5220 167/607L

PARK FARM FOODS LIMITED

NOTICE IS HEREBY GIVEN pursuant to Section 98 Insolvency Act 1986 that a Meeting of Creditors of the above named Company will be held at 69/75 Lincoln Road, Peterborough, PE1 2SQ on December 20, 1991 at 11.30 am for the purposes mentioned in Sections 100 and 101 of the said Act. A list of the names and addresses of the company's creditors will be available for inspection on the two business days next preceding the meeting at 69/75 Lincoln Road, Peterborough, PE1 2SQ.

Dated this 4th day of December, 1991.

D. J. LAWRENCE,
Director.

©WVN 5261 LP10-12

HANDY NUMBERS

THIS size advertisement bring you a lot of busine just £11.99 including VA week in the Lincolnshire Press and Spalding Guar Telephone Spalding 7254

THE ZANUSS MAN

Service an Repairs

BOURNE (0778) 422147

LSP 10/12/91

A Roffe
1 Green Lane
Spalding
Lincs

Mr P J Udy

PJU/LAB/H16/1137/91

17 December 1991

Dear Sir

Alterations To Form Two Flats.

A neighbour to this property has visited the department and has said that the access is not owned by the applicant. If this is the case, a Section 66 Notice (1990 Town And Country Planning Act) needs to be served on the owner who it is claimed is:-

Mrs Teet
55 Love Lane
Spalding
Lincs

I would be grateful if you could advise me on the ownership of the site within 7 days of the date of this letter.

Yours faithfully

Peter Udy

N R Midlen
Principal Planning Officer
Development Control

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING,
Lincs. PE11 2YB Tel. (0775) 723680

27th December 1991

Dear Sirs,

H16/1137/91 -
Alterations to form two flats.

Further to your letter, I would confirm that the access at the side of the building it is proposed to convert, is owned and part of the property numbered 55. The relevant Certificate 'B' is enclosed.

There are existing pedestrian rights of way over the access to the rear of number 53,

Yours faithfully

A. Roffe.

SOUTH HOLLAND D.C.
PLANNING DEPT
REF .....

Left message on Answerphone
for a CAC for Demolition
Pam 2-1-92

RECEIVED
- 7 JUL 1992

1137/91 Grade 15/4.

12, Church Gate,
Spalding. Lincs.
PE11 2RA.

5th July 1991

OBJECTION

Dear Sir,

-re 55 Love Lane & Land opposite Moose Hall Spalding.

I refer to a report in today's Spalding Guardian, regarding parking space for the proposed two flats at No.55 Love Lane, Spalding.

Councillor R.Cowan, according to the report, suggested that the peece of land opposite, Moose Hall, could be used for such parking and the possibly of the South Holland Council making it a Parking Site.

I wish to point out, that although the Council purchased the lane under a "Complusory Purchase Order", many years ago, and I have a 12ft.Right - of - way" on the said site, as owner of NO.12 Church Gate. This is clearly stated in the Deeds of my house and was confirmed to the Council, years ago by the late .John Maples. The piece of land is normally well used, in fact on many occasions it is impossible to park my own car on my Right-of-Way, or for loading or unloading at my back gate. To encourage other people to use the site, by the Council is grossly unfair to the persom/s who has a Right-of-Way.

Should the Council require further information of this, I would arrange for my Solicitor for you to view my Deeds.

I look forward to your reply, as soon as possible, as I am very concerned about the matter,

Yours faithfully,

Eileen M. Vellam

(Miss E.M VELLAM)

South Holland District Council,
Planning Office,
Priory Road,
Spalding. Lincs.

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Wednesday, 24th June, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. T. Barker	Mr. B.J. Davies	Mr. J.R. Pearl
Mr. C.J.T.H. Brewis	Mr. E.N. Davies	Mr. D.A. Tennant
Mrs. P.J. Buffham	Mr. J.A. Dobney	Mr. T.G.M. Tyler
Mr. N.I. Capes	Mrs. E.O. Hall-Patch	Mr. R.C. West
Mr. B. Chappell	Mr. A.E. Naylor	Mr. M.C. White
Mr. R.C.P. Cowan	Mr. B.A. Paul	

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: Councillors M.D. Booth and D.S. Venni, and the Press.

Apologies for absence were received from or on behalf of Councillors W.D. Skells, J. Clark, J. Goodley, N.P. Judge, MBE, M.S.L. Rollinson and G. Teale.

484. MINUTES

The Minutes of the meeting held on 2nd June, 1992 were signed by the Chairman as a correct record.

485. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) **Applications Granted**

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H14/0974/91 Fastfruit Limited	Extension to warehouse and yard at Pudding Lane, Pinchbeck.
H16/1137/91 Mr N L Steadman	Alterations to form two flats at 53 Love Lane, Spalding.
H16/0288/92 Mr & Mrs T J Walker	Detached double garage at Roseways, 50 Pinchbeck Road, Spalding.
H06/0442/92 Kings Quality Homes	Residential development (6 bungalows and 21 houses) at Kingsgate, Black Lion End, Gedney.

(Subject to an additional condition requiring the retention/provision of hedges within the application site.)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC)
Planning and Building
Control Services

To: Director of Administration

Our Ref: NRM/JJ H16/1137/91

Your Ref:

Date: 10th July 1992

LAND TO THE REAR OF 12 CHURCH GATE, SPALDING.

I enclose a letter I have received from the owner of 12 Church Gate, Spalding concerning a flat conversion at 53 Love Lane.

She was concerned that there were suggestions at the Planning Committee that the occupiers of the flats could park on land, apparently owned by the Council, on which she had a right of way and I have replied to her dealing with this. However I did advise her that I would make you aware of her right of way in case there were any proposals for the site in the future.

N Midlen
Principal Planning Officer
Development Control

Miss E M Vellam,
12 Church Gate,
Spalding,
Lincs.
PE11 2RA.

Mr N Midlen

NRM/JJ H16/1137/91

8th July 1992

Dear Madam,

53 LOVE LANE, SPALDING AND LAND OPPOSITE.

I thank you for your letter of 3rd July concerning a report in the Spalding Guardian over a planning application for flats at 53 Love Lane.

There certainly was a discussion at the Planning Committee about the provision of parking spaces for these 2 flats, and some comment was made on the applicants suggestion that he could park on the bit of land opposite. I think in response to this suggestion the question of ownership was raised and no doubt the paper is correct that Councillor Cowan suggested it should be made formally a parking site. However this was no more than one suggestion by one Committee Member during a general debate, and certainly it was not taken up by the Planning Committee and does not form part of the resolution.

I will, however, pass a copy of your letter to the Director of Administration, who controls the register of the Council's land ownership, in order that, should there ever be any proposals for the site, your legal interest is not over looked.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

If dimsthaw need CBC
Lookmanto

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

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)	RM :					
	Previous					
	Current					
	Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED PM 4-12-91 M 4/.

Publicity : General
Departure
Setting of LB Viz

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

PM 9-2-92

Information satisfactory/~~unsatisfactory~~

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... ~~30-12-91~~ 4.3.91

Re-Registered ..... ✓ ✓
Ack/Reception/Filesheet .....
Consultation ..... NA/None ..... } 11/3/9

H16/1137/91

MR UDY

From: NAME MRS. D.M. TEET
ADDRESS 55. LOVE LANE PE11 2PG
Tel no 723495

Planning Reception

MESSAGES

SHDC PLANNING RECEIVED 19 DEC 1991
Attention of:
DPO
DOPO BC
JC PCP
Action by
Discuss with
Copy to

ENQUIRIES

SUBJECT : 53 Love Lane Spalding

Please advise me regarding the following...

Not PI issue

What arrangements have been made about the drains as these come into the one for 55 & also the drains from 54 Love Lane, which should all be sep'd etc

P.T.O.

COMMENTS ON APPLICATION

Sorted See S/N

APPLICATION NO : In the Plan for 53 Love Lane he has got ½ the drive shaded but this driveway belongs to me & they only have right of way to the back gate

SUBJECT :

My comments are as follows...

Not issue matter to dpp

I see by the Plan in your office that the windows are being altered. Yet when we wanted to change ours we were told we couldn't do it. as we are in a conservation area.

Mrs T Teet

APPOINTMENTS

You must leave a telephone no for the office to contact you.

Please make an appointment for me to come and discuss the following with an officer of the department.

SUBJECT :

State any times or dates when you will not be able to visit the office :

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours Yes Other

Boundaries Fine Site Features Hedgerow

Inspected by: RM

date: 12-12-97

Residents notified on site visit: No Sandy park. NoSS + K Hartley (Computer Engineer)

Case Officer Conclusions (issues)

Small house, block constructed shed/lean-to demolished

1.8m fence to rear SS less intrusive than hedge to front

highways - does not OK re SS Hedge on North Boundary & no SS considered

Case Officer Recommendations (summary). Refuse

(details overleaf) Green wedge & Rat Elevation.

Delegation

Recommended approvals – **Confirmed by Case Officer:**

Departure from policy — Yes ____ — No ____

Ward member request — Yes ____ — No ____

Recommend approval against material objection

Any objection received? No

If yes, is any obj. material? No ____

Yes Yes ____

[Reason:

Other circumstances needing Committee decision

Yes ____ Flagged by Senior Officer Signed ..... — No ____

[Reason:

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic.

No ____ Fee (not first Submission) — Yes ____

ANY ONE OF ABOVE Other info. viz: Signed .....

Committee report

Sub-Committee:

SV recommended .....

Ref/Ind. recommended .....

Delegation confirmed by Senior Officer

12/12

Recommendation/draft report produced ..... Amended/confirmed .....

Conditions/Reasons Part 14-2-92 Grant

Grant Permission.

1) The proposed window to replace the doorway on the front elevation shall be constructed of timber to match the existing windows and shall be the same shape & size.

Reason In the interests of maintaining the character of the Conservation Area

Note The implementation of this planning permission will result in any future attempts to the buildings requiring planning permission

Type/Letter

Notes to applicant

Disabled access

Outstanding RM

Amended plans

Other

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1137/91 Received:04-MAR-92 Type:FULL

Name: Mr N L Steadman
47 Rotten Row
Pinchbeck
Spalding
Lincs, PE11 3RQ

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Alterations to form two flats

Location : 53 Love Lane Spalding
Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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 The proposed window to replace the doorway on the front elevation shall be constructed of timber to match the existing windows and shall be the same shape and size.

Reason: In the interests of maintaining the character of this part of the Spalding Conservation Area.

Authorised to issue:

25-JUN-92 H16/1137/91 AD..M.....DC..M...
20/6

APPLICATION REFERENCE: H16/1137/91 DATE RECEIVED: 4 March 1992

APPLICANT: Mr N L Steadman
47 Rotten Row
Pinchbeck
Spalding
Lincolnshire

AGENT: A Roffe
1 Green Lane
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Alterations to form two flats

LOCATION: 53 Love Lane, Spalding

County Highways: No objections.

Public Consults: Summarised:
- What provision has been made for drains?
- Driveway belongs to me, only has right of way to back gate.
- Windows changed, but I could not change mine when wanted to.

PREVIOUS DECISIONS
H16/0078/92 - Bungalow - Refused.

PLANNING ISSUES
1 This site fronts Love Lane and recently the Sub-Committee visited a backland plot to its rear which was refused.
2 The proposal is to convert the dwelling into two flats. There is car parking space opposite, but this is not within the ownership of the applicant. However, there is space to the rear. The other details are satisfactory.
3 Originally, the application was accompanied by a certificate stating that the applicant owned the whole of the site. However, following neighbour consultations, the access to the rear garden has been found to be in other ownership.
4 The applicant has now served the necessary notice on the owner of the access and the points raised have been answered by letter. The Department is investigating whether an offence has been committed by the issue of a false certificate.

RECOMMENDATION - Grant Permission.
1 Before the flats are occupied, two car parking spaces shall be provided on the land to the rear of the dwelling in accordance with details to be submitted to and approved by the Local Planning Authority before development is commenced.
2 SC25 - (screening of fences) ... 1.8 metre ... boundaries of the site ... building ... brought into use.

Reasons
1 In the interests of highway safety.
2 Standard.

NOTE
1 The applicant is advised that if it is not possible to gain vehicular access to the rear then this planning permission cannot be implemented.

ADDENDUM

This application was deferred at the 14 April Planning Committee to seek clarification on the proposed parking and access arrangements.

I am advised by the applicant that he has no vehicular right of access to the rear of the site, only pedestrian access. The property has no parking facilities but uses the parking opposite which is not within the ownership of the applicant. He also considers the proposal will cause no more parking problems than if it were left as a four bedroomed house.

CONCLUSIONS

1 The proposal is to divide the property into two flats with no onsite car parking space. The site is very close to the Love Lane/Cowbit Road junction.

2 It is not ideal to encourage on street parking particularly close to a bend or junction. Your parking policy for new dwellings requires one parking space for one flat, however for a house of this size it would require one space for the occupiers and one for visitors. The overall number of spaces required is not, therefore, different and this change in the use will not, therefore, according to your standards, increase the parking problem.

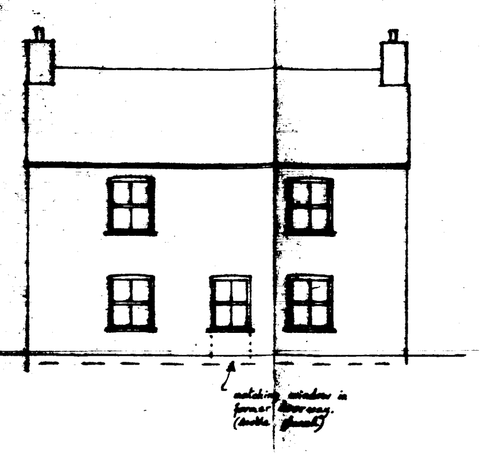
3 I will report to you separately concerning my investigations into the false certificate.

RECOMMENDATION - Grant planning permission

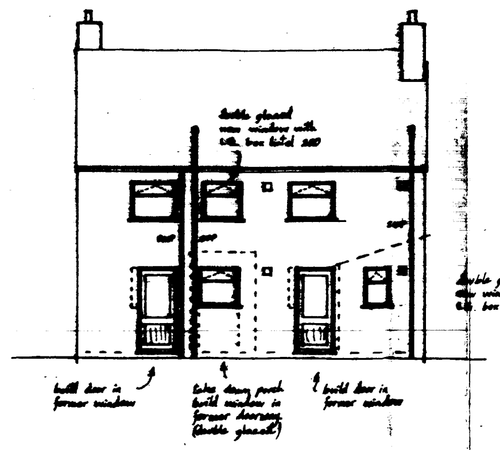
2A The proposed window to replace the doorway on the front elevation shall be constructed of timber to match the existing windows and shall be the same shape and size.

Reason

1 In the interests of maintaining the character of this part of the Spalding Conservation Area.



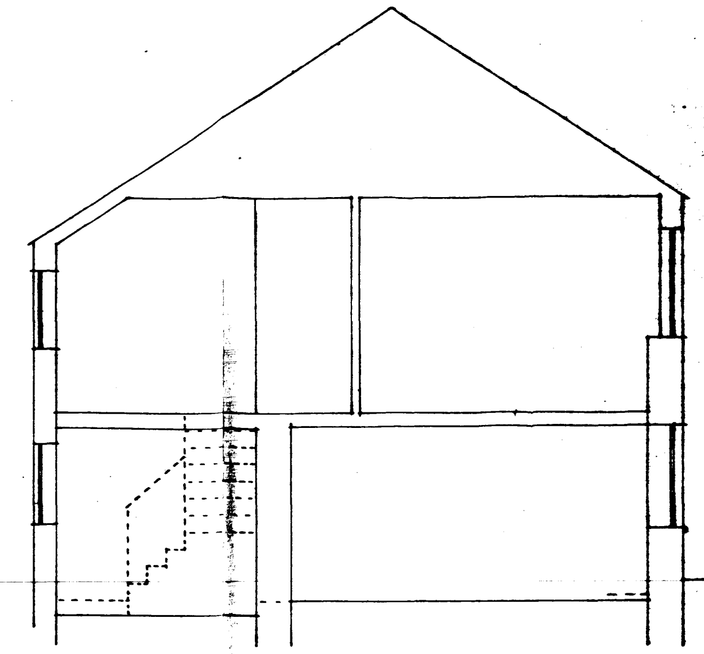
existing window to former door opening (double glazed)



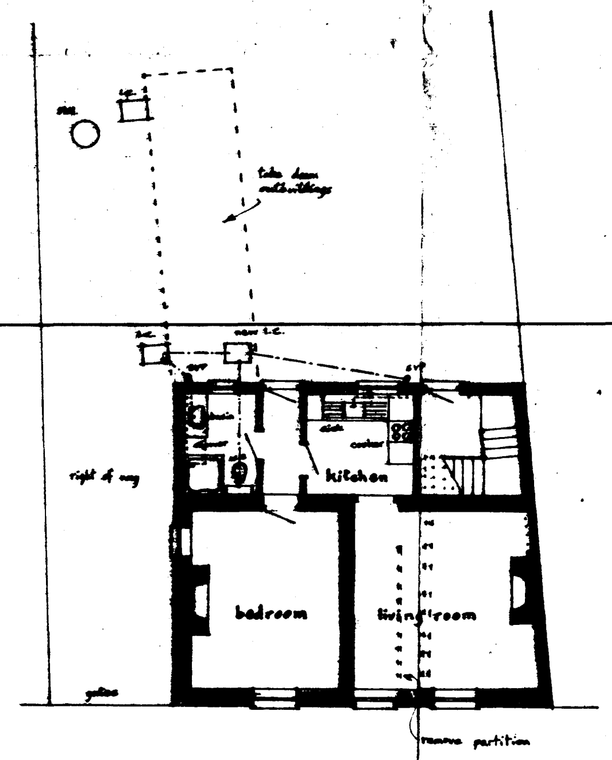
To bathrooms provide extractor fan capable of 15 litres/sec and 3 air changes per hour with 15 minute time delay built in.

To bathrooms provide extractor fan capable of 60 litres/sec and trickle ventilation of 4000mm² min area.

New staircase :-
Risers 175 mm
Goings 230 mm
Pitch 40° 35'
minimum clear width to stairs and landing 900mm
handrail at 900mm



SECTION

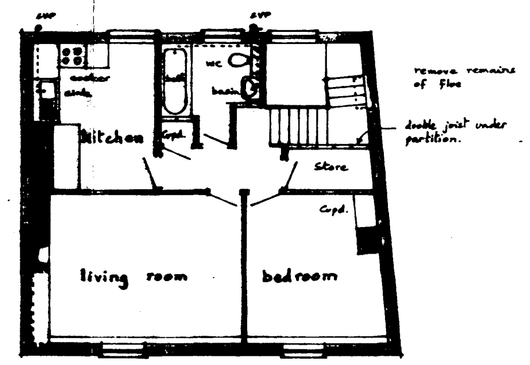


GROUND FLOOR.

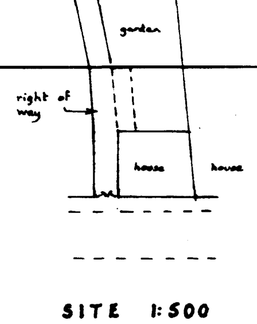
Remove floor to full height.

100mm blockwork walls built off 900 x 230mm C15P concrete foundations (taken down to firm strata to approval)

Stud partitions formed with 50x100mm uprights at 400mm centres; lined and 9mm plaster, and re-garage, 1 coat bath, sides with 12.5mm plasterboard and skim.

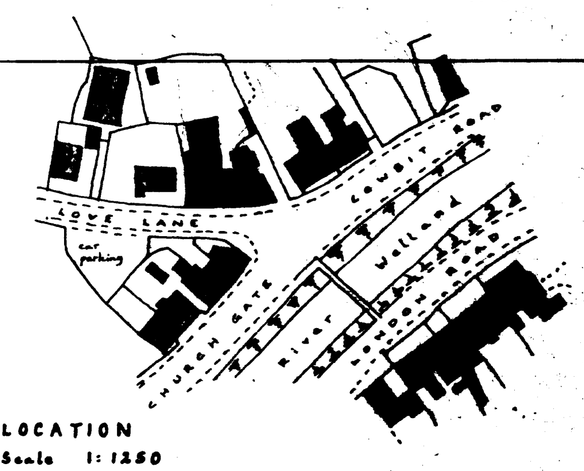


FIRST FLOOR



SITE 1:500

O.S. Map ref TF 2422.
Crown Copyright Reserved.



LOCATION
Scale 1:1250

Mr. N. L. Steadman,
53, Love Lane, SPALDING.

Conversion to flats.

SOUTH HOLLAND D.C.
RECEIVED
21 NOV 1991
TF 2422 SW

Scale: 1:100 and 1:50	
Drawing No: 1	L.A. Ref.: Planning and B. Regs. refs
Date: Nov. 1991	

A. ROFFE
BUILDING DESIGN & MANAGEMENT
[illegible]