APPLICATION NO. : H16/1162/91

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2
LOCATION PLAN	3
APPLICATION FORM	9
CHECK SHEETS AND FRONT FILE SHEET	13
ALL OTHER CORRESPONDENCE	SS
ALL OTHER DRAWINGS	
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1162/91 Received:23-DEC-91 Type:FULL

Name: Marville Properties
97 Church Street
Werrington
Peterborough
PE4 6QF

Agent: Arlington Planning Ptshp
21 South Road
Bourne
Lincs
PE10 9JD

Description: Change of use of repeater Station to offices

Location : Telephone Exchange Gore 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.

Notes to Applicant:

Your attention is drawn to the existence of a Section 106 agreement regulating the development hereby permitted.

The applicant is advised that this permission is for change of use only and does not authorise any alterations to the external appearance of the building.

Director of Planning and Building Control Services
12-AUG-92 H16/1162/91

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)

TOWN AND COUNTRY PLANNING ACT 1971

LOCAL GOVERNMENT PLANNING AND LAND ACT 1980

TOWN AND COUNTRY PLANNING (fees for applications and deemed applications) REGULATIONS 1983-1985

PLANNING APPLICATION CHARGES. Legislation has been introduced which requires planning applications to be accompanied by a fee payable to the District Authority to whom application is made. Please read the notes below and attached relating to the scale of charges applicable, complete the following details and submit this form, together with the appropriate fee, with your application. **Failure to complete this form or deposit the correct fee will result in the application being delayed.** In cases of doubt please consult the District Planning Authority to ascertain the correct fee.

PLEASE USE BLOCK CAPITALS	
Submitted by: Arlington PLANNING PARTNERSHIP PLANNING AND DESIGN CONSULTANTS 21 SOUTH ROAD, BOURNE, LINCOLNSHIRE, PE10 9ID TELEPHONE: BOURNE 0778 422589	On behalf of: MARVILLE PROPERTIES 97 CHURCH STREET Address WERRINGTON PETERBOROUGH

1.	Description and location of development:	change of use of Repeater Station to Offices Gore Lane SPALDING	
2.	Where applicable please complete the following:		
(i)	alteration or extension to dwelling(s).	(i)	
(ii)	site area (outline, minerals, operations).	(ii)	ha.
(iii)	no. of dwelling units or additional units.	(iii)	
(iv)	gross floor area created (non residential)	(iv)	sq.m.
(v)	continuation of use or retention of building without compliance with condition (including applcs. to renew temporary permissions	(v) Previous ref. no.	
3.	Is exemption claimed from payment?		YES/NO
	If so, please specify reasons: (see notes attached)		
(i)	for disabled person's requirements.	(i)	YES/NO
(ii)	the development would otherwise be permitted.	(ii)	YES/NO
(iii)	modified proposal by the same applicant within 12 months.	(iii)	YES/NO Previous ref. no.
(iv)	resubmission within 12 months of withdrawn or refused application (ref. no. and date of submission of withdrawn application, or ref. no. and date of previous refusal should be given.	(iv)	30 October 1991 Previous ref. no. H16/0848/91 Date
(v)	agricultural buildings not exceeding 465 sq.m.	(v)	~~YES~~/NO XXX
4.	Is a reduced fee claimed? (If so specify reasons as below)		YES/NO
(i)	application by Parish or Community Council.	(i)	YES/NO
(ii)	for non profit making sports club.	(ii)	YES/NO
(iii)	concurrent application within 28 days.	(iii)	YES/NO
(iv)	approval of reserved matters where full fee has been paid.	(iv)	YES/NO
(v)	alternative proposals for same site.	(v)	YES/NO
5.	Indicate category of development for which payment is made (see list of categories attached)		11(a)
6.	Amount enclosed with this application	£	NIL
7.	Signed:	Dated:	26 NOVEMBER 1991

NOTES

FLOOR AREAS: Where the fee payable is related to a floor area this is required to be ascertained by external measurement. Where areas of buildings (other than dwellings) exceed 75 sq.m. (or 540 sq.m. in the case of agricultural buildings other than glasshouses), any excess over multiples thereof shall be treated as being 75 sq.m.

COMMON FLOORSPACE: Where applications are made which include dwellings and other non residential floorspace the fee is calculated by reference to the number of dwelling units and the addition of a sum related to the additional non residential floorspace created. Where common floorspace is included for both residential and non residential use the amount of non residential floorspace is assessed as being in the same proportion as the residential and non residential floorspace created in the development.

COMBINED APPLICATION: Where applications are made relating to development including one or more categories set out the amount is calculated in accordance with the table in respect of the development which is within each category and the highest of the amounts calculated is taken as the fee payable.

METHOD OF PAYMENT: Payment should preferably be made by crossed cheque made payable to the **South Kesteven District Council.** The Council will accept no liability if cash is sent by unregistered post.

Please read the accompanying 'Notes for Applicants' before completing any part of this form. **LCP 1.**

Application for permission to develop land etc.

Town and Country Planning Act 1990

Four completed copies of this form and plans should be sent to the District Council

		For official use only
Application No.	H16/1162/91	
Date received	28 NOV 1991	
Grid Reference		

FEE SUBMITTED	Office use only
	Fee Paid :
Cheque / Cash / P.O.	Receipt No. :
Fee Required :	Cashier :

PART 1 – to be completed by or on behalf of all applicants as far as applicable to the particular development

1. **Applicant** (complete details below in block capitals)	**Agent** (if any) to whom correspondence should be sent (complete details below in block capitals)
Name MARVILLE PROPERTIES	Name ARLINGTON PLANNING PARTNERSHIP
Address 97 CHURCH STREET	Address 21 SOUTH ROAD
WERRINGTON PETERBOROUGH PE4 6QF	BOURNE LINCS PE10 9JL
Tel. No. 0733 7 800	Tel. No. 0778 422589

2. Particulars of proposal for which permission or approval is sought

(a) Full address or location of the land to which this application relates (and site area if known)

Telephone Exchange
Gore Lane
SPALDING

(b) Applicant's interest, e.g. owner, tenant, prospective purchaser

OWNER

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used

change of use of
Repeater Station
to Offices

OFFICE COPY

(d) State whether applicant owns or controls any adjoining land and, if so, give its location

Yes - surrounding yard and former Exchange building

3. Particulars of application (see note 3 of the "Notes for Applicants")

State whether this application is for:–

	State Yes or No	If yes, tick those items below which you wish to be considered as part of this application
(a) Outline planning permission	NO	1 siting, 2 design, 3 external appearance, 4 means of access, 5 landscaping
(b) Full planning permission	YES	
(c) Approval of reserved matters following the grant of outline permission	NO	If yes, state the date and number of outline permission Date Number
(d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted	NO	If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants") Date Number The condition

4. Particulars of present and previous use of buildings or land

(a) State

(i) Present use of buildings/land .....

(ii) If vacant, the last previous use including the date when the use was discontinued — Repeater Station to Telephone Exchange

5. Additional Information

(a) State whether the proposal involves:-

		State Yes or No
(i) Construction of a new access to a highway	vehicular	NO
	pedestrian	NO
(ii) Alteration, including change of use, of an existing access to a highway	vehicular	NO
	pedestrian	NO
(iii) The crossing of a ditch or other water course		NO

(b) State whether the proposal involves:-

(i) New building(s) — NO

If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats .....

(ii) Alteration or extension — NO

(iii) Change of use — ~~YES~~

(c) Size of any new structure:- Not applicable

(a) height .....

(b) length .....

(c) width .....

(d) Type and colour of materials for facing external walls — Not applicable

(e) Type and colour of roofing materials — Not applicable

(f) What provision exists or is proposed for garaging and/or parking vehicles within the site? — Existing yard .....

(g) Is the application for industrial, office, warehousing, storage or shopping purposes? — YES — If yes, complete Part 2 of this form

(h) Is the application in connection with agriculture? — NO — If yes, give brief details on page 4

(i) Does the proposal affect a listed building? — NO

(j) Does the proposed development involve the felling of any trees? — NO — If yes, indicate their positions on plan

(k) (i) How will surface water be disposed of? — Existing system
(ii) How will foul sewage be dealt with? — Existing main sewers
Continue on page 4 if necessary

(l) Does the proposal affect a land drain? — NO — If yes, indicate positions on plan

(m) Has the site been disturbed filled or otherwise contaminated? — NO

6. Plans

List of drawings and plans submitted with the application.

1/2500 1/1250 1/200

Note; The proposed means of enclosure, the materials and colour of the walls and roof, landscaping details etc. should be clearly shown on the submitted plans, unless the application is in outline only

PART 2

Additional information required in respect of applications for industrial, office, warehousing, storage or shops.

Those questions relevant to the proposed development to be answered.

1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed	**Office use only**
2. 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	No
3. Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No NO
4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No NO

5.

	Existing floor space	*Proposed additional floor space*
(a) What is the total floor space of all buildings to which the application relates?	(a) 2,150 ~~m²~~/sq.ft.	(a) NONE m²/sq.ft.
(b) What is the amount of industrial floor space included in the above figure?	(b) NONE m²/sq.ft.	(b) NONE m²/sq.ft.
(c) What is the amount of office floor space?	(c) NONE m²/sq.ft.	(c) NONE m²/sq.ft.
(d) What is the amount of floor space for retail trading?	(d) NONE m²/sq.ft.	(d) NONE m²/sq.ft.
(e) What is the amount of floor space for storage?	(e) 2,150 ~~m²~~/sq.ft.	(e) NONE m²/sq.ft.
(f) What is the amount of floor space for warehousing?	(f) m²/sq.ft.	(f) NONE m²/sq.ft.

6.

	Office	Industrial	Other staff
(a) How many office, industrial and other staff will be employed on the site as a result of the development proposed?	(a) This figure is unknown to be let to tenant(s)	(a)	(a) - building
(b) If you have existing premises on the site, how many of the employees will be new staff?	(b)	(b)	(b)
(c) If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected	(c)		

7. 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)	Existing yard attached
8. 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)	Unknown at present - building to be let to tenant(s)
9. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	**Refuse from office use only**
10. Will the proposed use involve the use or storage of any of the hazardous materials mentioned in note 13 of the 'Notes for Applicants' If 'YES' state materials and approximate quantities	State Yes or No NO

PART 3

Application is hereby made for permission/approval to carry out the development described herein and on the attached plans.

I have completed the relevant certificate,

Signed .....

*On behalf of MARVILLE PROPERTIES

(Insert applicants name if signed by an agent)

Date 26 NOVEMBER 1991

* *Delete whichever is not applicable*

Note *An appropriate certificate must accompany this application unless you are seeking approval of reserved matters – see Note 10 of the "Notes for Applicants"*

ADDITIONAL INFORMATION

YOUR APPLICATION CANNOT BE CONSIDERED UNLESS YOU HAVE SIGNED PART 3 OF THIS FORM AND COMPLETED AND SIGNED ONE OF THE SECTION 66 CERTIFICATES A,B,C OR D

CERTIFICATE TO ACCOMPANY APPLICATION

Form P 1 D

* CERTIFICATE UNDER SECTION 66
* CERTIFICATE UNDER ARTICLE 29

(Town and Country Planning Act 1990)
(Town and Country Planning General Development Order 1988.
Established Use Certificates.)

(* Delete Where Inappropriate)

(A) These Certificates are for use both with applications for planning permission (Section 66 of the Act) and for established use Certificates (Article 29 of the Order). References to either Section 66 or Article 29 should therefore be deleted as appropriate. **One of Certificates A, B, C or D must be completed, together with the Agricultural Holdings Certificate.**

(B) **"Owner"** means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years; or:

(1) in the case of a section 66 certificate in respect of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver);

(2) in the case of an article 29 certificate, a person who is the occupier of any part of the land.

(C) **"Agricultural Tenant"** means a tenant of an agricultural holding.

CERTIFICATE A

1 I certify that:-
at the beginning of the period of 21 days ending with the date of the accompanying application nobody except the applicant was the owner *(B)* of any part of the land to which the application relates;

2 ~~I have/the applicant has given the required notice to every person other than myself/himself 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, as follows~~

Signed. E.W. Ellis ..... On behalf of. Manville Properties ..... Date. 25 NOV. 1991

Please now complete the Agricutural Holdings Certificate

CERTIFICATE B

1 I certify that:-
~~I have/~~The applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner *(B)* of any part of the land to which the application relates, as listed below.

Owners *(B)* name . .....

Address at which notice was served. .....

.....

Date on which notice was served. .....

Signed. .....

On behalf of. .....

Date. .....

Please now complete the Agricultural Holdings Certificate and detach and serve on any Owner(s) the completed notice for service on an owner (below)

AGRICULTURAL HOLDINGS CERTIFICATE *(A)*

Whichever is appropriate of the following alternatives **must** form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative .

* None of the land to which the application relates is, or is part of, an agricultural holding.

* ~~I have/the applicant has given the required notice to every person other than my/him/herself * 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, as follows:~~

Tenant's name. .....

Address at which notice was served. .....

.....

Date on which notice was served. .....

(*Delete Where Inappropriate)

Signed. E.W. Ellis

On behalf of. Manville Properties

Date. 25 NOV. 1991.

..... Detach along this line .....

NOTICE UNDER SECTION 66

(Notice to be published in a local newspaper or to be served on an owner or agricultural tenant.)

Proposed development at (a). .....

I give notice that (b). .....

is applying to the **South Kesteven District Council,** for planning permission to (c).....

.....

Any owner *(B)* / or agricultural tenant *(C)* of the land who wishes to make representations about this application should write to the Council at: **Council Offices, St. Peter's Hill, Grantham, Lincs, NG31 6PZ.** Within 21 days of the date of service/publication of this notice.

Signed. ..... On behalf of. ..... Date. .....

Insert: (a) address or location of proposed development (b) applicant's name (c) description of proposed development

neighbours as other

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours Yes Other

Boundaries Walls Site Features

Inspected by: PM
date: 15-1-91

Residents notified on site visit: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 Gaelic

Case Officer Conclusions (issues)

Flat roof Brick Building. Some formal area behind it - Small Steps in Wall gives considerable to North + E

Telephone exchange to South. Access from Gaelic to Steep Kirkhill

Case Officer Recommendations (summary)
(details overleaf)

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 ____ Fil fees (not first Submission) Yes ____

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

Committee report
Sub-Committee:
SV recommended .....
Exc/Inst. recommended.....

Delegation confirmed by Senior Officer
.....

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

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 PDH 3-1-92

Publicity : General
Departure
Setting of LB Viz

DM 6/1- Previous listing may dictate Committee determination.

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ..Nil..

Receipt Issued ..... No. P415

Date First Received 28 NOV 1991

REGISTRATION

REFERENCE ...H16/1162/91.....

Cross-Ref .....

R

Date..29/11/91.

VALIDATION Date..2/12/91

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: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☑ Ref H16/0858/91
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 92. Additional £ 92 Receipt no. P415.

Refund £ ..... Issued .....

CONSTRAINTS Date..30.12.91

Index Sheets 201 OS Nos ..... Grid Ref 534710 339640

Ward .P..... Parish ..SPALDING

Inside IBD YES Inside LP Area..YES

TR Rural	☐	CA	YES
TR Bypass	☐	LB	—
Level crossing	☐	TPO	—
Footpath	☐	Other:	

Grade

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

Planning Records: S48/91
Earlier apps

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

Inputs completed.....

BRIAN 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: H16/1162/91 Type: FULL

Applicant: Marville Properties
Tel: 0733 76800

Agent: Arlington Planning Ptshp
0778 422589

Description: Change of use of repeater Station to offices

Location: Telephone Exchange
Gore Lane
Spalding
Lincs

Valid date:	23-DEC-91	Terminal date:	17-FEB-92
Target dates:		Target Committee:	12-FEB-92
To case officer	28-DEC-91 3-1-92	Report deadline:	29-JAN-92
Inspected by	02-JAN-92		
Extra contacts	07-JAN-92	Case Officer:	
Report if not clear by	27-JAN-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr G J Hawkins	03-JAN-92	17-JAN-92
Site/Press Advert CSA	07-JAN-92	28-JAN-92

L.C.C. - HBS Attached fee 6 9/1/92.

Neighbours 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 15-1-92 24-1-92

Gore Lane

27-6-96.

Met Mr Coleby + another gentleman on site following a phone call.

Has P.P for office, but control over parking. Entry disabled / parking issue, suggest letter for clarification.

Wants fence 2m to side P.S.
1m to bat is P.D, but want 2m.
Will erect 1m + apply for 2m.

Grey painted steel sheet below has rotten. agreed brick up + render apart grey would not need P.P.

PM

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: PJU/SAH H16/1161/92 A

REF: PC/LET/PL

DATE: 5 May 1992

SUBJECT: Planning Obligations: Change of Use to Offices, Repeater Station and Telephone Exchange - Gore Lane, Spalding

I refer to your memo of 21 April 1992 and enclose the plans labelled A and B as necessary. I have also changed the colour names within the text in three places which appeared to be incorrect.

Peter Midlen

P.P. S R Midlen
Principal Planning Officer (Development Control)

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services
FAO Gill Smith

REF: PC/LST/PL

YOUR REF: GS/SAH

Date: 21st April, 1992

SUBJECT: PLANNING OBLIGATIONS : CHANGE OF USE TO OFFICES, REPEATER STATION AND TELEPHONE EXCHANGE, GORE LANE, SPALDING

Further to your memorandum of 23rd March and Mr Cleghorn's subsequent discussions with Gill Smith, I confirm that it has been decided that the obligation relating to applications H16/1161/91 and H16/1162/91 should be one rather than two deeds. A copy of the draft Obligation and corresponding plans is attached.

However, for the avoidance of doubt can you please advise which plan relates to which application.

Director of Administration

S.H.D.C. PLANNING DEPT.
RECEIVED
22 APR 1992 PU
DPO
DDPO BS
DC ACP
Action by .....
Copies with .....
Copy to.....

THIS DEED is made the day of

One thousand nine hundred and ninety-two BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and MARVILLE PROPERTIES whose registered office is situate at 97 Church Street Werrington Peterborough Cambridgeshire (hereinafter called "the Owner") of the second 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 owners in fee simple in possession (free from incumbrances) of the Land

(3) The Owner has by application dated the twenty-fifth day of November one thousand nine hundred and ninety-one applied to the Council for planning permission for the change of use to offices on the land edged blue on plan 'A' annexed hereto in accordance with the plans and particulars supplied therewith under planning reference H16/1161/91 ("the Development")

(4) The Owner has by application dated the twenty fifth day of November one thousand nine hundred and ninety-one applied to the Council for planning permission for the change of use of repeater station to offices on the land edged blue on plan 'B' annexed hereto in accordance with the plans and particulars supplied therewith under planning reference H16/1162/91 ("the further Development")

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

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

(7) 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 Owners 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" and "the Owners" shall include their successors in title.

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE

(Details of the "Land")

The land situate at Telephone Exchange, Gore Lane, Spalding shown edged blue on plan 'A' attached hereto

The land situate at Telephone Exchange, Gore Lane, spalding shown edged blue on plan 'B' attached hereto

SECOND SCHEDULE

(The Planning Obligation)

The owners hereby covenants with the Council not to use the yard area shown coloured ~~brown~~ red on the attached plans or any part thereof for the parking of motor vehicles of any kind except for the motor vehicles of the caretaking staff and those of legitimate service providers and suppliers of goods to the businesses operating from the Development and the further Development.

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

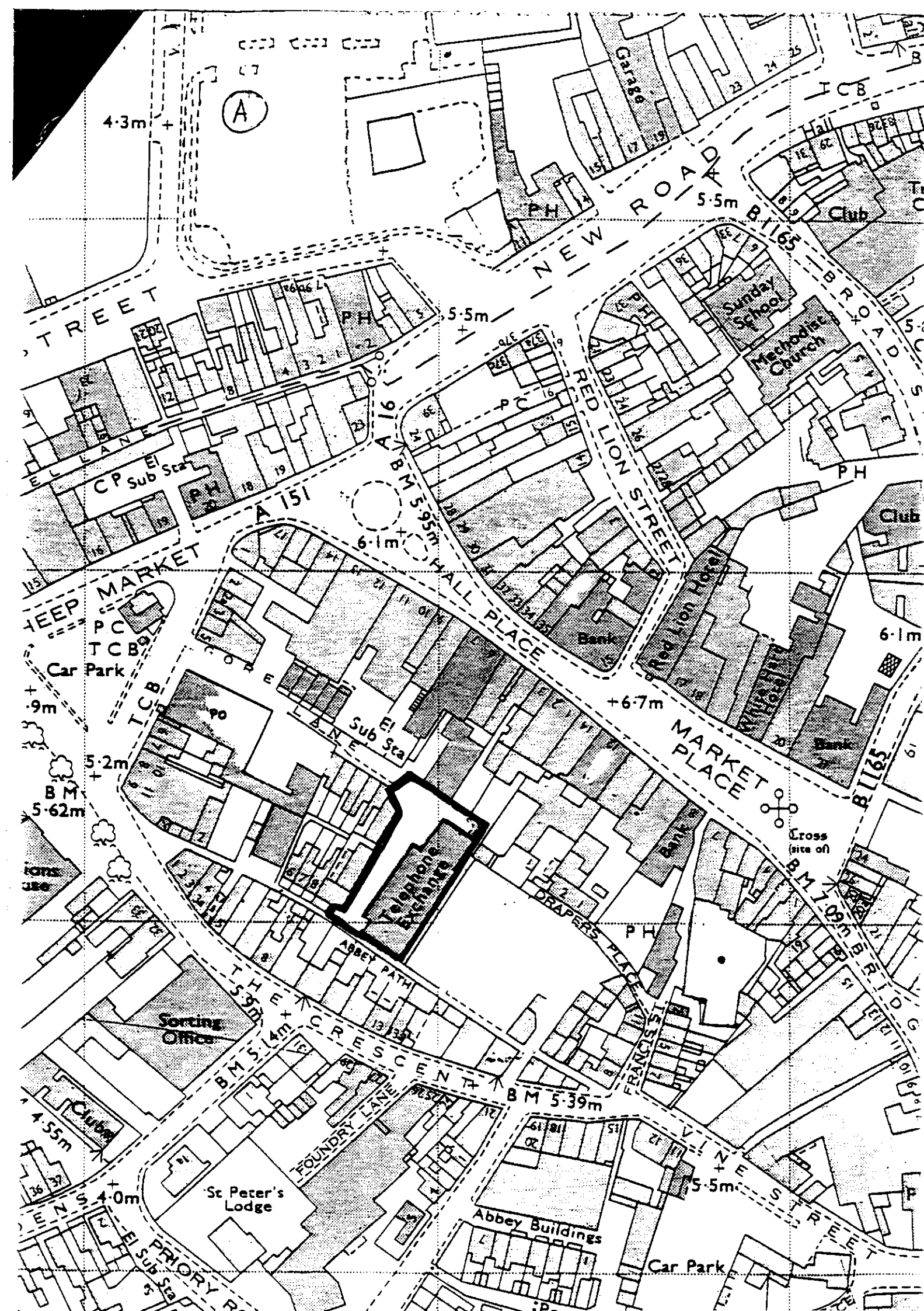
Chairman of the Council

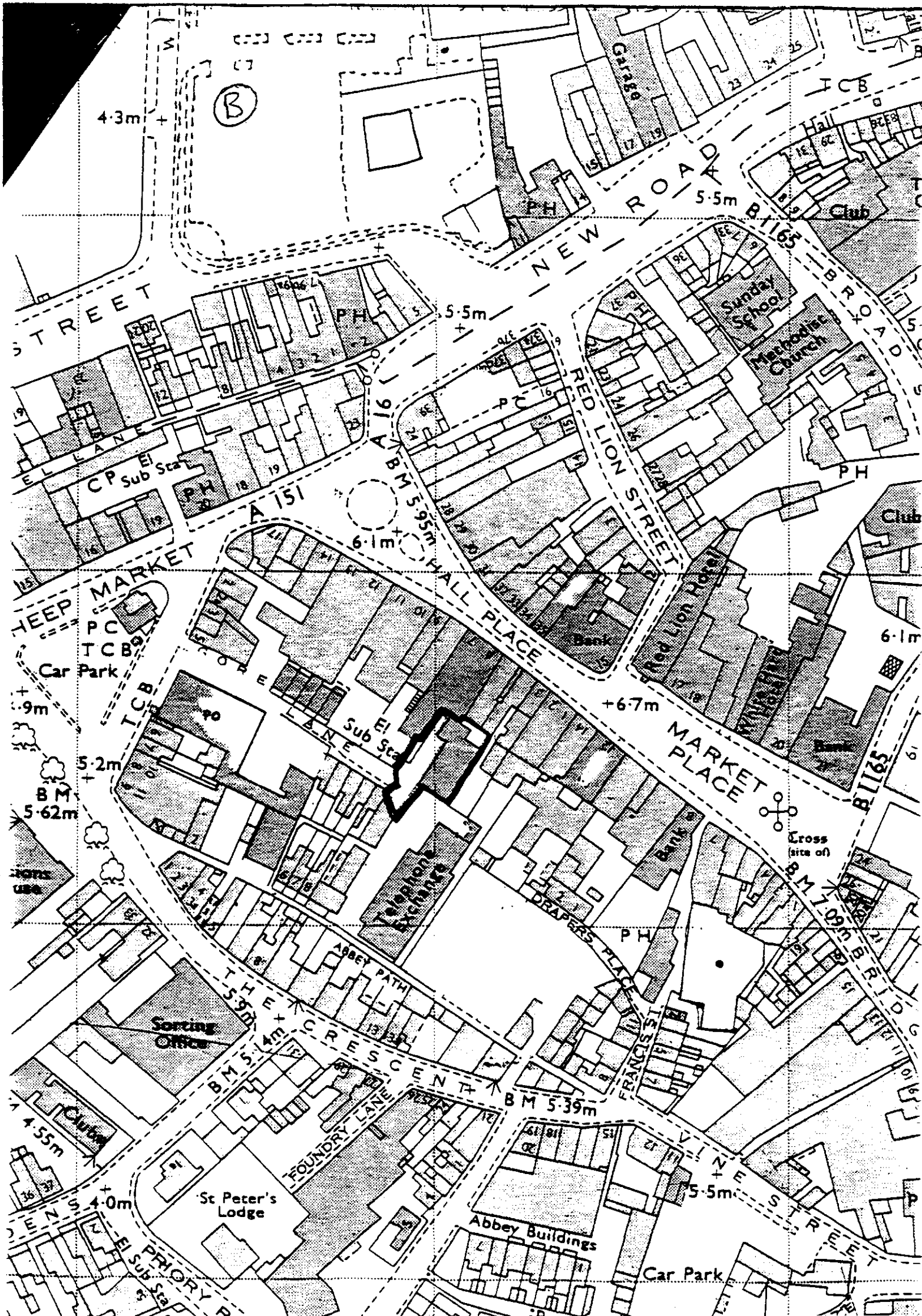
Director of Administration

THE COMMON SEAL of MARVILLE)
PROPERTIES LTD was hereunto)
affixed in the presence of:-)

Director

Secretary


NEW ROAD
B 1165
BROAD
RED LION STREET
HALL PLACE
MARKET PLACE
A 151
A 16
Garage
PH
Sunday School
Methodist Church
Club
Bank
Red Lion Hotel
Cross (site of)
Telephone Exchange
Sorting Office
St Peter's Lodge
Abbey Buildings
Car Park
THE CRESCENT
ABBEY PATH
DRAPERS PLACE
FRANCIS ST
FOUNDRY LANE
VINE STREET
PRIORY
SHEEP MARKET
CP Sub Sta
El Sub Sta
TCB
PC
Post Office
4·3m
5·5m
6·1m
6·7m
5·2m
5·62m
5·95m
5·39m
5·14m
4·55m
4·0m
BM 5·95m
BM 5·39m
BM 5·14m
BM 4·0m
BM 7·09m


NEW ROAD
B1165
BROAD
STREET
RED LION STREET
HALL PLACE
MARKET PLACE
SHEEP MARKET
A151
A16
ELLAN LANE
THE CRESCENT
ABBEY PATH
DRAPERS PLACE
FRANCIS ST
VINE STREET
FOUNDRY LANE
PRIORY
Garage
Hall
Club
PH
PC
Sunday School
Methodist Church
Bank
Red Lion Hotel
Telephone Exchange
Sorting Office
St Peter's Lodge
Abbey Buildings
Car Park
Cross (site of)
TCB
Car Park
CP
El Sub Sta
BM 5.95m
BM 5.62m
BM 5.39m
BM 5.14m
BM 1.09m
4·3m
5·5m
6·1m
6·7m
5·2m
5·9m
4·55m
4·0m

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/1162/91.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Telephone Exchange, Cork Lane, Spalding

3. Name, classification and number of road

UC

4. Date application referred 9/1/92.

5. State whether outline, detailed application etc.

Full.

6. Description of proposed development/change of use including access details

Change of use of Repeater Station to offices.

7. Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

Delete as appropriate

a. Does not wish to restrict the grant of permission.

~~b. Requests that any permission given by the local~~ planning authority shall include the conditions shown overleaf.

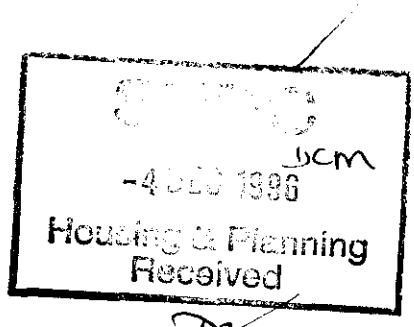
c. Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 9/1/92. Signed: [signature]
Director of Highways and Planning

1161 + 1162

MEMORANDUM



To: Director of Housing & Planning Services

From: Assistant Chief Executive

Our Ref: JMB/LSW/PL 234

Date: 3 December 1996

Subject: **SUPPLEMENTAL PLANNING OBLIGATION**
LAND AT GORE LANE, SPALDING
CCTV MONITORING SERVICE

I confirm that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records.

R E Atkins
Assistant Chief Executive

SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Supplemental Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

NEVILLE DAVID WRIGHT and MARILYN JANE WRIGHT

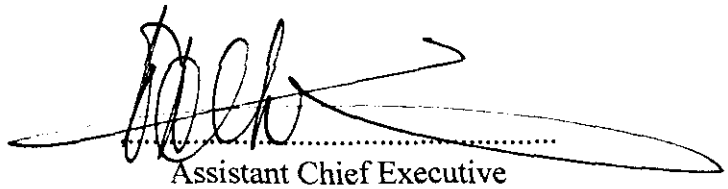
trading as

MARVILLE PROPERTIES

re

the use of land at Gore Lane Spalding to
provide Closed Circuit Television
Monitoring Service

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



Assistant Chief Executive

THIS DEED is made the third day of December One thousand nine hundred and ninety six **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 NEVILLE DAVID WRIGHT and MARILYN JANE WRIGHT trading as MARVILLE PROPERTIES whose registered office is situate at 97 Church Street Werrington Peterborough in the County of Cambridgeshire (hereinafter called "the Owners") of the other part and supplemental to a Deed (hereinafter called "the Principal Deed") dated the seventeenth day of July one thousand nine hundred and ninety two between the Council and the Owners

RECITALS

(1) CRIMESCAN LIMITED whose registered office is situate at 3 and 4 London Road Spalding in the County of Lincoln (hereinafter called "the Developers") wish to provide a Closed Circuit Television Monitoring service ("the Proposed Use") on the land shown edged green on plan C annexed hereto

(2) In connection with the Proposed Use the Developers wish to use the yard area shown coloured pink on plan C annexed hereto for the parking of staff motor vehicles

(3) The Council as local planning authority has no objection to the Proposed Use subject to the Owners entering into this supplemental agreement with the Council pursuant to Section 106 of the Town and Country Planning Act 1990

NOW THIS DEED WITNESSETH AS FOLLOWS

1. The following shall be added to the covenant contained within the Second Schedule of the Principal Deed

   "and in addition for not more than 5 vehicles of staff working for CRIMESCAN LIMITED whose registered office is situate at 3 and 4 London Road Spalding in the County of Lincoln (hereinafter called "the Company") at any time that the land shown edged green on plan C annexed hereto is used by the Company in connection with the provision of a Closed Circuit Television Monitoring service"

2. Plan C annexed hereto shall be incorporated as Plan C in the Principal Deed

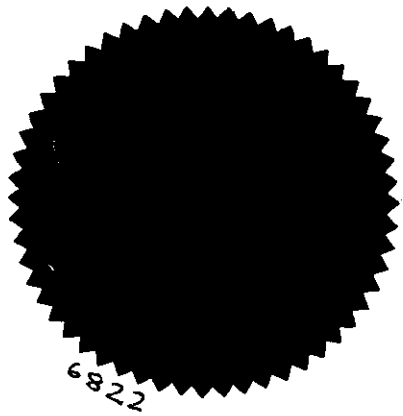
3. The Council and the Owners hereby covenant with each other that they will respectively perform and observe the covenants and stipulations contained in the Principal Deed as amended by Clauses 1 and 2 hereof as if the same had been repeated herein in full

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

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

Member ~~Chairman~~ of the Council

Assistant Chief Executive



SIGNED AS A DEED by the said NEVILLE DAVID WRIGHT in the presence of

Witness REDACTED

Address 95 SQUIRES GATE
Gunthorpe
Peterborough.

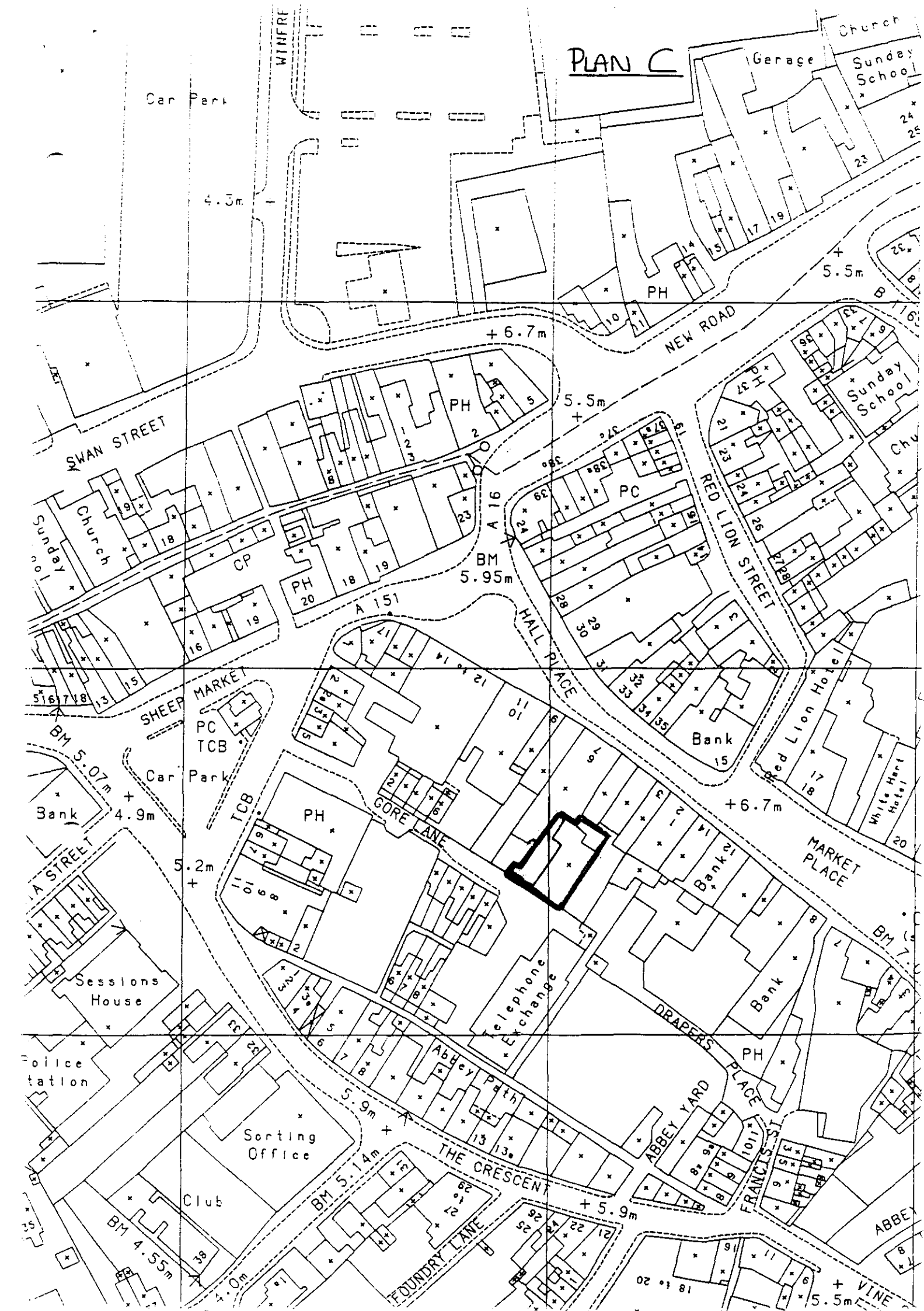
Occupation Admin Manager

SIGNED AS A DEED by the said MARILYN JANE WRIGHT in the presence of

Witness REDACTED

Address 95 SQUIRES GATE
Gunthorpe
Peterborough.

Occupation Admin Manager


PLAN C
Car Park
WINFRE
Garage
Church
Sunday School
PH
NEW ROAD
SWAN STREET
Church
Sunday School
CP
PH
PC
RED LION STREET
A 16
A 151
BM 5.95m
HALL PLACE
SHEEP MARKET
PC
TCB
Car Park
BM 5.07m
4.9m
5.2m
Bank
PH
GORE LANE
Red Lion Hotel
White Hart Hotel
MARKET PLACE
Sessions House
Police Station
Sorting Office
Club
Abbey Path
Telephone Exchange
DRAPERS PLACE
ABBEY YARD
FRANCIS ST
THE CRESCENT
BM 5.14m
BM 4.55m
FOUNDRY LANE
VINE
5.5m
5.9m
6.7m

MEMORANDUM

FILE COPY

To: Administration Services Manager

From: Development Control Manager
PJU/JJ H16/1162/91

Your Ref: JMB/KS/PL.669

SUBJECT: **GORE LANE, SPALDING - CHANGE OF USE OF REPEATER STATION TO OFFICES.**

I reply to your memorandum dated the 16th August 1996. I enclose a photocopy of the application form which shows that the owners are Marville Properties at the time the application was submitted. I also enclose a letter from Crimescan who are the occupiers of the building.

I enclose 5 copies of a plan showing the parking area outined in red and the remainder of the curtilage in blue.

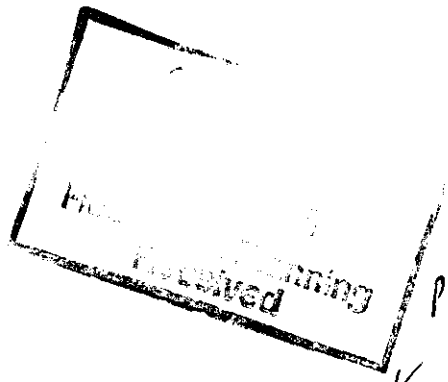
I would suggest that the supplemental agreement allows Crimescan to park up to a maximum of 5 staff vehicles on the site in addition to those used by care taking staff, service providers and suppliers of goods etc. If Crimescan vacate the building then the previous 106 Obligation should then prevail i.e. this supplemental agreement should be for Crimescan only.

N Midlen
Development Control Manager

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM



To: Director of Housing and Planning Services
(FAO: Mr P Udy)

From: Administration Services Manager

Our Ref: JMB/KS/PL.669

Date: 16 August 1996

Subject: **GORE LANE, SPALDING**
CHANGE OF USE OF REPEATER STATION TO OFFICES

I refer to your memorandum dated 17 July 1996 relating to the above and Mr Udy's subsequent telephone conversation with Miss Berridge.

As discussed, there would be no problem entering into a supplemental Planning Obligation amending the covenant in the original agreement, and if you feel this is the appropriate course of action I should be grateful if you would provide the following information:-

a) details of the current owner of the property if known;

b) if you wish the amended restriction to apply only to the land the subject of the current proposal then I shall require 5 plans showing that area of land edged red, if the amendment will apply to both areas shown edged red on the attached plan then amended plans will not be required;

c) full details of the proposed amended restriction ie. do you wish the number of cars used by workers to be restricted to a maximum number at any one time (in addition to those used by caretaking staff, service providers and suppliers of goods) etc.

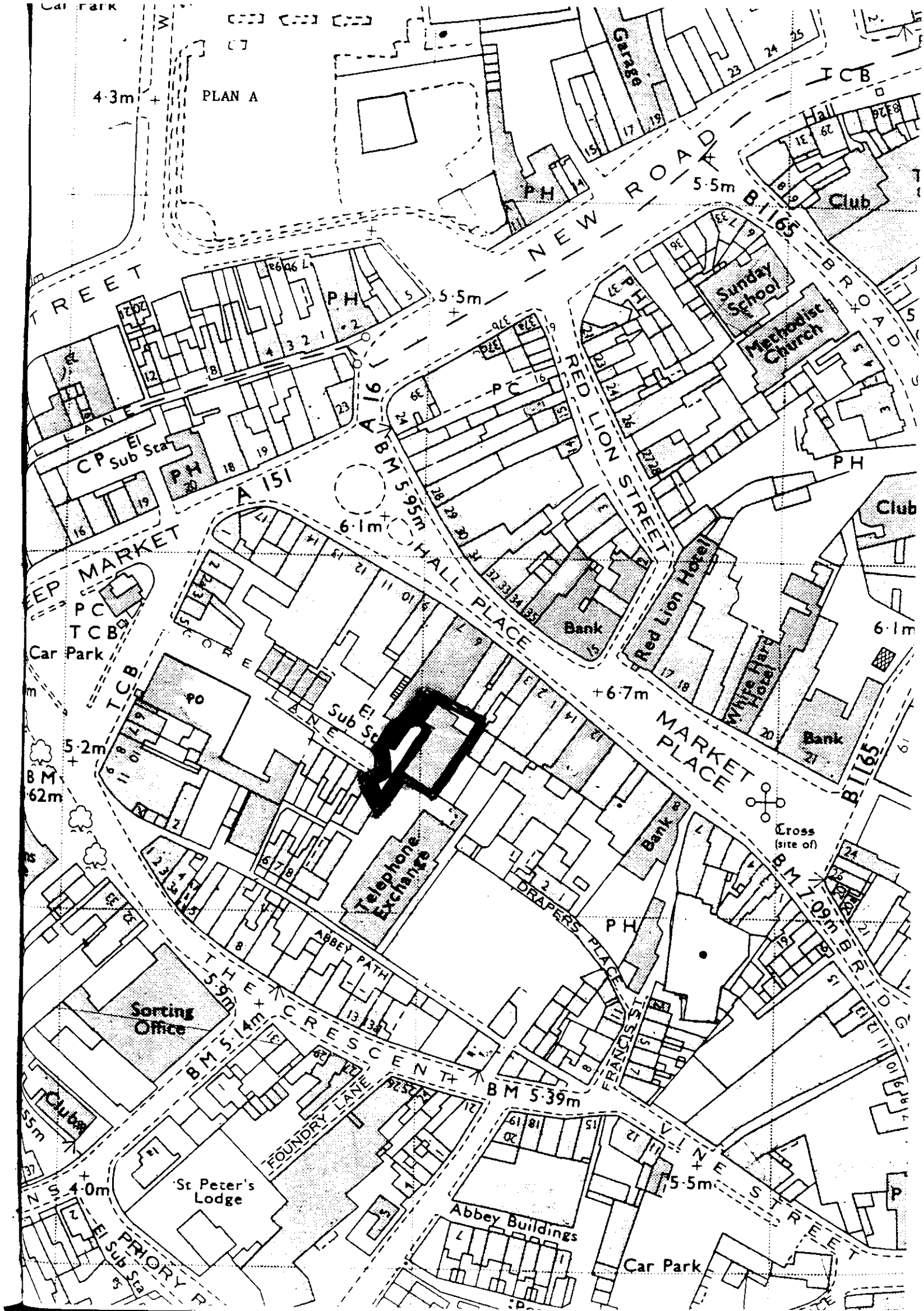
Upon receipt of the above information I will be in a position to prepare the supplemental agreement.

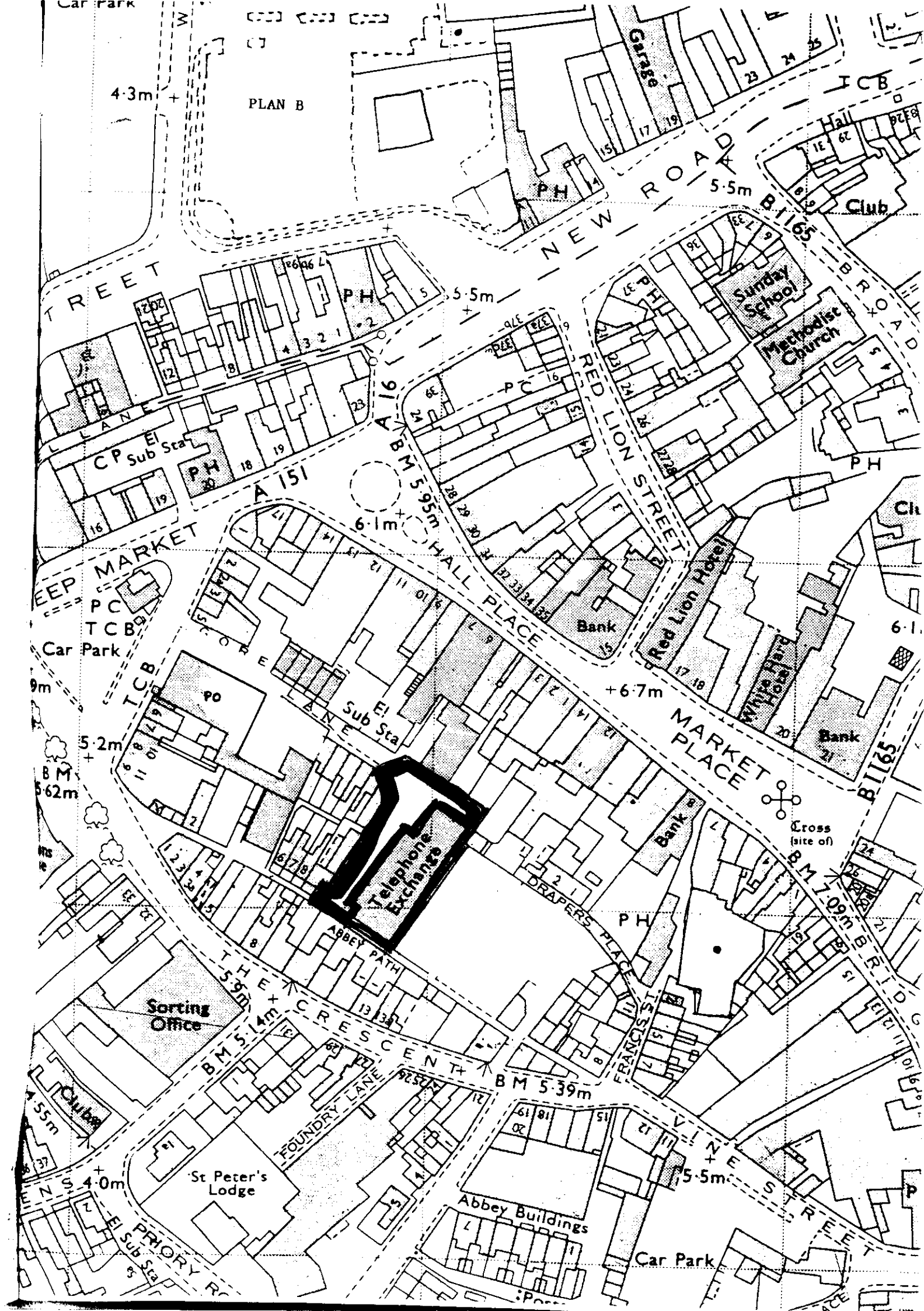
Please note I shall require a written memorandum signed by the appropriate IBU Manager stating that the supplemental Planning Obligation is required to be prepared under delegated authority if you decide to proceed on this basis.

R E Atkins
Assistant Chief Executive

Spoke to Wm - Suggested "Registered Disabled employed at the building"

Rang Linescom Concerned about Security of staff walking to building agreed that restrict to a number of (5) Since if have more than 5 will need to move to another building


Car Park
4·3m
PLAN A
Garage
ICB
NEW ROAD
5·5m
B1165
Club
PH
Sunday School
Methodist Church
BROAD
TREET
PH
5·5m
RED LION STREET
PC
A16
A151
CP
Sub Sta
PH
6·1m
BM 5·95m
HALL PLACE
Bank
Red Lion Hotel
White Hart Hotel
MARKET PLACE
+6·7m
PC
TCB
Car Park
CORE LANE
PO
El Sub Sta
5·2m
BM 6·2m
Telephone Exchange
Bank
Cross (site of)
BM 7·09m
DRAPERS PLACE
PH
ABBEY PATH
THE CRESCENT
5·9m
BM 5·14m
BM 5·39m
Sorting Office
FRANCIS ST
FOUNDRY LANE
St Peter's Lodge
Abbey Buildings
VINE STREET
5·5m
Car Park
PRIORY
El Sub Sta
NS 4·0m


PLAN B
Car Park
4·3m
Garage
ICB
Hall
NEW ROAD
5·5m
B1165
Club
PH
Sunday School
Methodist Church
BROAD
STREET
PH
5·5m
PC
RED LION STREET
A16
A151
CP
El Sub Sta
LANE
BM 5·95m
6·1m
HALL PLACE
Bank
Red Lion Hotel
PH
MARKET PLACE
PC
TCB
Car Park
STORE LANE
PO
El Sub Sta
+6·7m
White Hart Hotel
Bank
5·2m
Telephone Exchange
Cross (site of)
BM 7·09m
DRAPERS PLACE
PH
ABBEY PATH
THE CRESCENT
BM 5·14m
BM 5·39m
Sorting Office
FRANCIS ST
VINE STREET
FOUNDRY LANE
St Peter's Lodge
Abbey Buildings
Car Park
PRIORY
El Sub Sta
5·5m
4·0m

Memorandum

To:	Director of Finance and Resources
Fao:	Miss J Berridge
From:	Nigel Midlen - Development Control Manager
Reference:	H16/1162/91
Date:	17 July 1996
Subject:	Change of Use of Repeater Station to offices Gore Lane, Spalding, Lincolnshire.

I enclose a copy of a letter from a company who intend to use the old repeater Station in Gore Lane for offices providing a security service. The use would appear to be acceptable in that it is an office use which the building has permission for and the building, being an old BT building, has sufficient cable runs to allow the service to be installed without too much difficulty.

However, when planning permission was granted for offices in August 1992 it was based upon a planning obligation which required the owners not to use the yard area coloured red on the attached plans or any part thereof for the parking of motor vehicles of any kind except for the motor vehicles of the catering staffs and those of legitimate service providers and suppliers of goods to the businesses operating from the development. It is intended that the building will be staffed by disabled people and therefore there seems to be a conflict between the requirements for their vehicles to be close at hand and the requirements of the planning obligation. I would therefore be grateful for any advise on whether the obligation requires changing and if so how. If it would save time I suggest you contact Crime Scan directly in order to have the planning obligation altered.

CRIMESCAN

3, Bridge Street,
Spalding,
Lincolnshire.
PE11 1XE.
Telephone / Fax: 01775 710244

PU

DCX

1st. July, 1996.

Dear Mr Udy,

Old British Telecom Repeater Station, Gore Lane, Spalding.

I refer to our meeting last week and the fax you kindly sent me showing the Covenant in respect of the area beside the small building.

The Second Schedule of the Covenant appears to prevent parking alongside the building for anyone except caretaking staff and service providers.

As we discussed, the building is to be used as offices providing a security service (C C T V Monitoring) and is to be staffed, in the main, by disabled people who will need their vehicles close at hand.

The very nature of the building's use dictates that it must, itself, be made secure as must any area alongside it - we discussed the possibility of fencing.

Random parking by vehicles not connected with members of staff would present a serious security problem.

We would ask, therefore, if there is any way the area beside the building can be released from the Covenant.

In view of the nature of this company's business it would be preferable that the location of the proposed Central Station remains confidential.

Yours sincerely,

S. D. Colby.

Mr. Peter Udy,
South Holland District Council,
Council Offices,
Priory Road,
Spalding, PE11 2XQ.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1162/91 Received:23-DEC-91 Type:FULL

Name: Marville Properties
97 Church Street
Werrington
Peterborough
PE4 6QF

Agent: Arlington Planning Ptshp
21 South Road
Bourne
Lincs
PE10 9JD

Description: Change of use of repeater Station to offices

Location : Telephone Exchange Gore 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.

Notes to Applicant:

Your attention is drawn to the existence of a Section 106 agreement regulating the development hereby permitted.

The applicant is advised that this permission is for change of use only and does not authorise any alterations to the external appearance of the building.

Authorised to issue:

05-AUG-92 H16/1162/91 AD...M.....DC..M.....

12-18

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/1162/91 Received:23-DEC-91 Type:FULL

Name: Marville Properties
97 Church Street
Werrington
Peterborough
PE4 6QF

Agent: Arlington Planning Ptshp
21 South Road
Bourne
Lincs
PE10 9JD

Description: Change of use of repeater Station to offices

Location : Telephone Exchange Gore 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.

Notes to Applicant:

Your attention is drawn to the existence of a Section 106 agreement regulating the development hereby permitted.

2. The applicant is advised that this permission is for change of use only and does not authorise any alterations to the external appearance of the building

03-AUG-92 H16/1162/91 Authorised to issue:

AD...AB....DC...PP....
4/8 4/8

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: The Director of Administration

To: Director of Planning & Building Control Services

Our Ref: PC/LST/PL.589

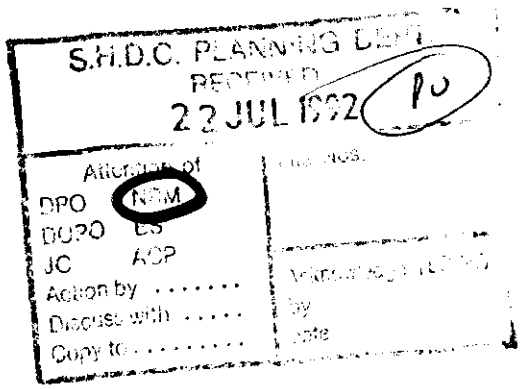
Your Ref: GS/SAH

Date: 21st July, 1992

SUBJECT: PLANNING APPLICATION NO. H16/1162/91 : CHANGE OF USE OF REPEATER STATION TO OFFICES, TELEPHONE EXCHANGE, GORE LANE, SPALDING (MARVILLE PROPERTIES)

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 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

NEVILLE DAVID WRIGHT

and

MARILYN JANE WRIGHT

trading as

MARVILLE PROPERTIES

re

change of use to offices,
Telephone Exchange, Gore Lane,
Spalding

I hereby certify that this is a true
copy of the planning obligation relating to
land at Gore Lane, Spalding

R. Gee

.....
Director of Administration

THIS DEED is made the 17th day of July One thousand nine hundred and ninety-two BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part and NEVILLE DAVID WRIGHT and MARILYN JANE WRIGHT trading as Marville Properties whose registered office is situate at 97 Church Street Werrington Peterborough in the County of Cambridgeshire (hereinafter called "the Owners") of the second 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 Owners are the owners in fee simple in possession (free from incumbrances) of the Land

(3) The Owners have by application dated the twenty-fifth day of November one thousand nine hundred and ninety-one applied to the Council for planning permission for the change of use to offices on the land edged blue on plan 'A' annexed hereto in accordance with the plans and particulars supplied therewith under planning reference H16/1161/91 ("the Development")

(4) The Owners have by application dated the twenty fifth day of November one thousand nine hundred and ninety-one applied to the Council for planning permission for the change of use of repeater station to offices on the land edged blue on plan 'B' annexed hereto in accordance with the plans and particulars supplied therewith under planning reference H16/1162/91 ("the further Development")

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

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

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

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

Chairman of the Council

Director of Administration
Deputy

5592

SIGNED AS A DEED by the said)
NEVILLE DAVID WRIGHT in the)
presence of)

Witness RE Merryweather.

Address 95 SQUIRES GATE
Gunthorpe, Peterborough.

Occupation Admin Manager

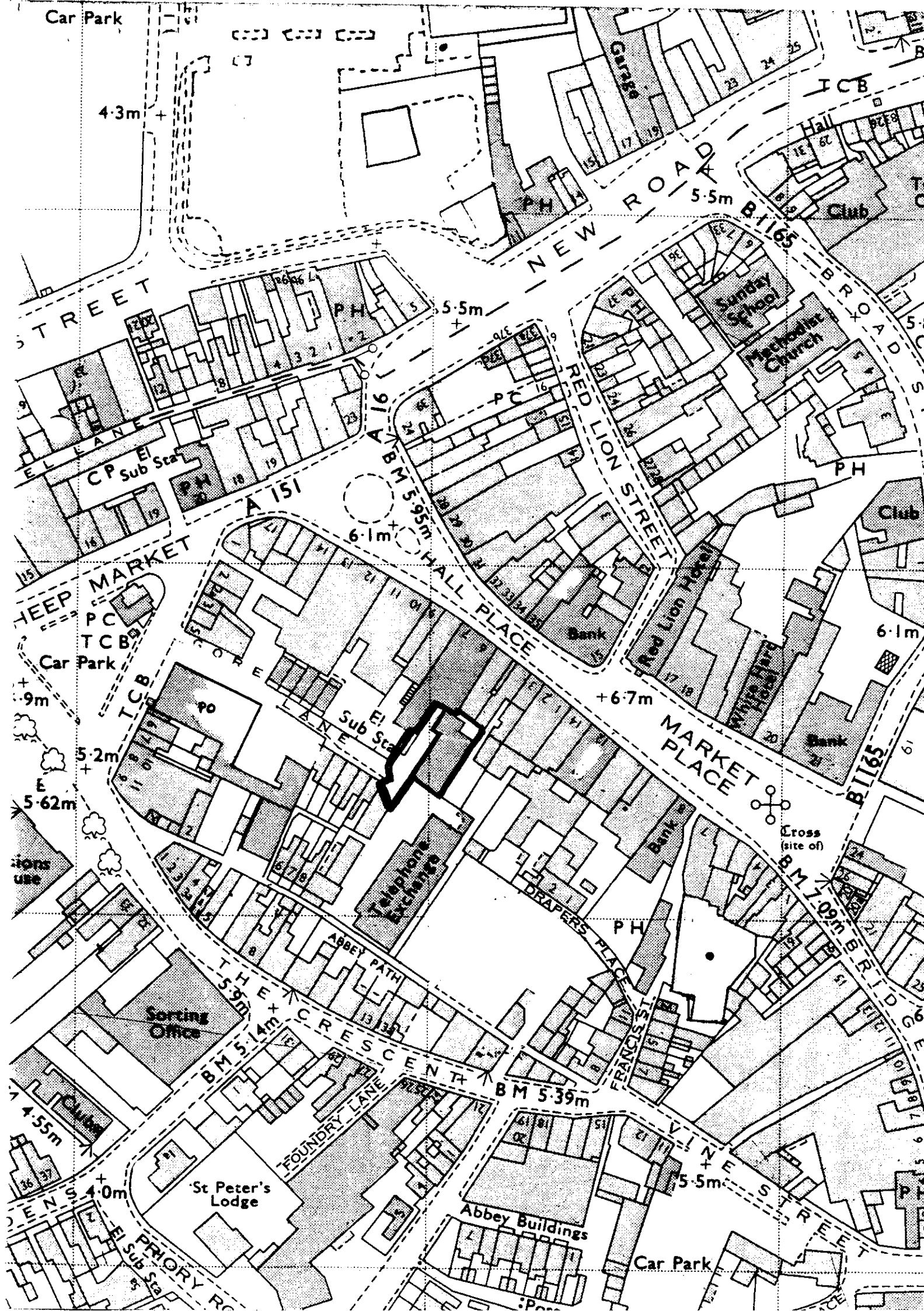
SIGNED AS A DEED by the said)
MARILYN JANE WRIGHT in the)
presence of)

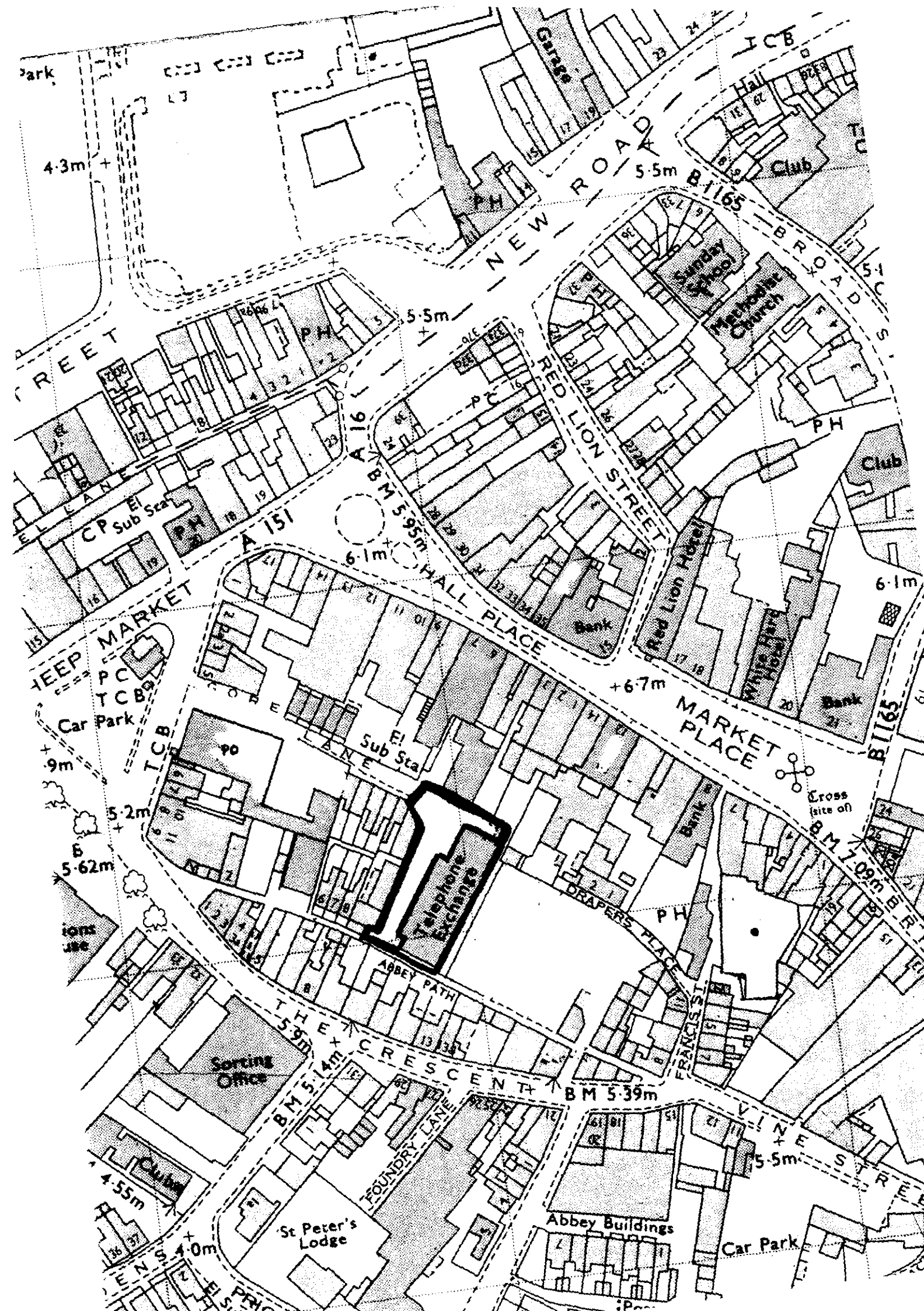
M. J Wright.

Witness RE Merryweather

Address 95 SQUIRES GATE Gunthorpe
Peterborough

Occupation Admin Manager


Car Park
4·3m
NEW ROAD
B1165
BROAD STREET
Garage
PH
Club
Sunday School
Methodist Church
5·5m
PC
RED LION STREET
A16
A151
CP
Sub Sta
PH
ELEAN
BM 5·95m
6·1m
HALL PLACE
Bank
Red Lion Hotel
White Hart Hotel
SHEEP MARKET
PC
TCB
Car Park
STORE LANE
PO
El Sub Sta
+6·7m
MARKET PLACE
5·2m
5·62m
Telephone Exchange
Cross (site of)
BM 7·09m
DRAPERS PLACE
FRANCIS ST
ABBEY PATH
THE CRESCENT
BM 5·14m
BM 5·39m
Sorting Office
FOUNDRY LANE
St Peter's Lodge
Abbey Buildings
VINE STREET
Car Park
4·55m
4·0m
PRIORY RO
El Sub Sta


Garage
ICB
Hall
Club
NEW ROAD
B1165
BROAD ST
5·5m
4·3m
PH
Sunday School
Methodist Church
PH
PC
RED LION STREET
A 16
BM 5·95m
6·1m
HALL PLACE
Bank
Red Lion Hotel
White Hart
Club
6·1m
A 151
MARKET
PC
TCB
Car Park
+6·7m
MARKET PLACE
B1165
Cross (site of)
BM 1·09m
El Sub Sta
LANE
PO
TCB
5·2m
5·62m
Telephone Exchange
Bank
DRAPERS
PH
ABBEY PATH
THE CRESCENT
BM 5·39m
BM 5·14m
5·9m
FRANCIS ST
VINE ST
Sorting Office
FOUNDRY LANE
Club
4·55m
St Peter's Lodge
4·0m
5·5m
Abbey Buildings
Car Park

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: G Smith
Planning & Building Control
Services Dept.

TO: J Berridge
Administration Dept.

REF: GS/SAH H16/1161/91
H16/1162/91

REF:

DATE: 23 March 1992

SUBJECT: Marville Properties - Change of Use to Offices, Repeater Station and Telephone Exchange, Gore Lane, Spalding

Further to my earlier memo dated 9 March 1992, with reference to the above.

Confirmation has now been received that the applicants are now willing to enter into such an Agreement.

G Smith
Technical Assistant

Arlington Planning Partnership
21 South Road
Bourne
Lincolnshire
PE10 9JD

P J Udy

PJU/SJS H16/1161/91
H16/1162/91

16 March 1992

Dear Sirs

Change of Use to Offices - Repeater Station and Telephone Exchange - Gore Lane, Spalding

These two applications were considered by the Planning Committee on 3 March 1992. They have resolved to grant Planning Permission subject to the applicant entering into a Planning Obligation to prohibit the use of any of the yard area for parking except for caretaking staff and legitimate service/supply vehicles.

I would be grateful if you could confirm in writing that your client is willing to enter into such an agreement so that it can be prepared.

Yours faithfully

N R Midlon
Principal Planning Officer
(Development Control)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H14/1156/91
H16/1161/91
H16/1162/91

Your Ref:

Date: 9th March 1992

PLANNING OBLIGATION
PLANNING COMMITTEE 3RD MARCH 1992.

It was resolved at the above Planning Committee that the following be authorised subject to the applicants first entering into a Planning Obligation under the provisions of Section 106.

In order that you may prepare the necessary documentation please find enclosed the following information:

1. **H14/1156/91 - C D & E H T PRIDMORE**
CHANGE OF USE FROM PETROL FILLING STATION TO HOT FOOD TAKE-AWAY, CHURCH END FILLING STATION, CHURCH STREET, PINCHBECK.

   a) Six 1:2500 site location plans indicating the **curtilage of the site, the subject of the Agreement, edged red, with the surrounding land, No 27 Church Street edged blue.**

   b) A copy of the planning application form.

   Confirmation that the applicant is willing to enter into such an Agreement will be forwarded when received.

2. H16/1161/91 - MARVILLE PROPERTIES
CHANGE OF USE TO OFFICES, TELEPHONE EXCHANGE BUILDINGS, GORE LANE, SPALDING.

   a) Six 1:2500 site location plans indicating the curtilage of the site, the subject of the Agreement, edged red, with the surrounding land edged blue.

b) A copy of the planning application form.

Confirmation that the applicant is willing to enter into such an Agreement will be forwarded when received.

3. H16/1162/91 - MARVILLE PROPERTIES
CHANGE OF USE OF REPEATER STATION TO OFFICES TELEPHONE EXCHANGE, GORE LANE, SPALDING.

a) Six 1:2500 site location plans indicating the curtilage of the site, the subject of the Agreement, edged red, with the surrounding land edged blue.

b) A copy of the planning application form.

Confirmation that the applicant is willing to enter into such an Agreement will be forwarded when received.

G Smith
Technical Assistant

168. PLANNING APPLICATIONS (Continued)

(d) **Applications Approved Subject to Planning Obligations** (Continued)

Plan No. and Applicant	Proposal
H16/1161/91 Marville Properties	Change of use to offices at Telephone Exchange Buildings, Gore Lane, Spalding.

(To prohibit the use of any of the yard area for parking, except for caretaking staff and legitimate service/supply vehicles.)

H16/1162/91 Marville Properties	Change of use of repeater station to offices at Telephone Exchange, Gore Lane, Spalding.

(To prohibit the use of any of the yard area for parking, except for caretaking staff and legitimate service/supply vehicles.)

(e) **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 permissions in accordance with his recommendations as amended where indicated in respect of the following proposals:-

Plan No. and Applicant		Proposal
H09/0103/92 Mr I B McEwan		Proposed block of up to 8 flats and vehicular parking at Fishpond Lane, Holbeach.
H18/0110/92 J W Trayford Limited	O.A.	Erect a pair of semi-detached dwellings with garages at OS Part 5046, Wharf Street, Sutton Bridge.

(It was also agreed that access arrangements would be left for consideration at detailed application stage.)

(f) **Advertisement Consent**

Consent be granted for the display of the undermentioned advertisement in accordance with the recommendations of the Director of Planning and Building Control Services and subject to standard advertising conditions:-

Plan No. and Applicant	Proposal
H10/1336/91 Haywards Foods Ltd	Erection of panel sign at Haywards Foods Limited, Bridge Road, Long Sutton.

(Subject to standard conditions and to an additional condition regulating the brightness of the sign.)

APPLICATION REFERENCE: H16/1161/91 DATE RECEIVED: 9/12/91

APPLICANT: Marville Properties
97 Church Street
Werrington
Peterborough

AGENT: Arlington Planning Ptsp
21 South Road
Bourne
Lincs

TYPE: Full

DESCRIPTION: Change of use to offices

LOCATION: Telephone Exchange Buildings, Gore Lane, Spalding

APPLICATION REFERENCE: H16/1162/91 DATE RECEIVED: 23/12/91

APPLICANT: Marville Properties
97 Church Street
Werrington
Peterborough

AGENT: Arlington Planning Ptsp
21 South Road
Bourne
Lincs

TYPE: Full

- 3 MAR 1992

DESCRIPTION: Change of use of repeater station to offices

LOCATION: Telephone Exchange, Gore Lane, Spalding

County Highways: H16/1161/91 - Requests conditions.

H16/1162/91 - No objections.

Public Objections: No response.

Information from applicant:

- Existing building has a yard providing limited parking situated off Gore Lane which is public highway.
- County Highway and Structure Plan Policy do not require non-operational parking within town centres.
- Policy STC1 in Spalding and Pinchbeck Local Plan review includes Classes A1, A2, A3, C1, C2, C3, D1 and D2, which provides wide range of uses such as superstores, bingo halls, casino's, etc.
- Suggest: 1. restrict use of available parking to selected employees of tenants or
  2. Prohibit use of any of yard area for parking, apart from Caretaking Staff for the premises and legitimate service/supply vehicles.
- Offices lightest traffic generator.

PREVIOUS DECISIONS
H16/0848/91 - Change of use of repeater station to storage/ warehousing - Refused.
H16/0849/91 - Change of use to offices - Refused.

Reason for Refusal: (H16/0849/91)
"The proposed use, if permitted, would generate additional traffic along Gore Lane, to the detriment of highway safety and the residential amenities of adjoining occupiers".

Sub-Committee Resolved: (H16/0849/91)
"Planning permission be refused for the above mentioned development, contrary to the recommendation of the Director of Planning and Building Control Services, on the grounds that the proposed use, if permitted, would generate additional traffic along Gore Lane,, to the detriment of highway safety and the residential amenities of adjoining occupiers. It was also agreed that the Director of Planning and Building Control Services be authorised to discuss with the applicant an appropriate development for the site in conjunction with the owners of adjoining land to the east".

CONCLUSIONS

1 Discussions with the agent regarding the development of the site in conjunction with the car park site to the east took place on the 21 November 1991. I have received no further communication from the agent as to any progress on this matter.

2 The two buildings are located at the bottom of Gore Lane, which also serves the Post Office Yard and some properties on Hall Place. There are also 10 terraced houses. There is some limited parking space.

3 The earlier applications were refused and the Sub-Committee viewed the site with respect to H16/0849/91. There were previous public objections to the earlier applications, which were largely concerned with the warehouse application. No responses have been received on these two current applications.

4 The current Local Plan only refers to office usage, in so far as it will not be permitted on the ground floor of properties fronting Market Place, Hall Place, Sheep Market and Bridge Street. The review of the Local Plan to which the applicant refers has not been adopted.

5 The Highways Authority suggest conditions and the adopted highway policy is not to require parking provision for visitors or staff in town centre positions. However, the applicant has suggested two alternatives to restrict traffic going to the properties. The second option would be the most beneficial. Therefore, I consider that the application is acceptable and the traffic situation can be controlled. The use should not harm the amenities of the neighbouring dwelling since they are situated in the commercial town centre.

RECOMMENDATION - Subject to the applicant agreeing to enter a planning obligation to prohibit the use of any of the yard area for parking, except for caretaking staff and legitimate service/supply vehicles, authorise the Director of Planning and Building Control Services to grant permission for both H16/1161/91 and H16/1162/91.

---

3 BEDROOMED BUNGALOW AND GARAGE

★ Ent lobby, breakfast kitchen lounge/dng rm, 2 beds, bathrm
★ Standing on [illegible] plot in cho[illegible]
★ Mains gas [illegible] property secondary double glazing
★ £84,000 AP450

★ Constructed approximately 5 years ago by Broadgate Builders
★ Situate in non-estate village location
★ Coved and artexed ceilings and double glazed
★ Viewing recommended
★ £53,950 AP456

BUNGALOW AND GARAGE ON SPACIOUS CORNER PLOT

★ Ent porch, hall, lounge, b/kitchen, 2 bedrooms, bathroom
★ Gas centrally heated, double glazed and having wall fitted kitchen
★ £57,950 AP452

GOSBERTON



★ Modern 3 bedroomed house (approx 6 years old)
★ Ent hall, lounge, kitchen/dining room, 3 beds, bathrm, electric radiators
★ Enclosed private rear garden, gravelled area to front, parking space
★ £49,500 AP410

WEST PINCHBECK



★ Excellently maintained 4 bedroomed country house with approx ½ acre paddock
★ Extensively renovated and extended to a high standard
★ Rewired, fitted kitchen, new central heating system, CWI
★ Teck room, 3 loose boxes
★ £105,500 AP308

HOLBEACH



LARGE 3 BED END OF TERRACE

★ Centrally heated
★ Parking for 2 vehicles
★ Carpets included
★ £38,000 AP422

SPALDING

★ Centrally heated 3 bedroomed semi-detached house
★ Restored and refurbished to retain several original features
★ Rear access with parking space
★ INTERNAL INSPECTION RECOMMENDED
★ £49,500 AP396



GOSBERTON RISEGATE

NEARLY NEW 4 BEDROOMED DETACHED HOUSE AND GARAGE NO CHAIN — ILLNESS FORCES SALE



★ Ent hall, lounge, fully fitted kitchen with cooker, utility, cloakroom, 4 beds, fully tiled bathroom with shower, c/h, cwn, d/g
★ Situate on spacious non-estate plot enjoying delightful views over open countryside
★ Offers in the region of £72,500 including carpets and light fittings AP451

TENDERS

CANSLINC
UNIT OF LINCOLNSHIRE
TY COUNCIL

ONTRACTS 1992/93
'2 to March 31, 1993)

E INVITED from Contractors
ed on a selective list to tender
d trailers, as listed below, with
s, for the above period. Re-
cuments should be made in
Garmston House, 64 Newland,
'L.

hould be returned by Friday,
ease quote contract number

lage Vehicles, Low Loaders —

id Sweepers, Gulley Emptiers
driver.

ght Vans, Transits, Pick-ups,
30T GVW), Crewbuses/Mini-
ances, 53 Seat Coaches, Trail-
river.

IC NOTICES

'FOUNTAIN DECEASED

GIVEN that any person
r an interest in the estate of
deceased late of Mill House,
ding, Lincs, who died on the
l is required to send particu-
im or interest to the under-
Executors of the Will of the
the 10th day of March 1992,
cutors will proceed to distri-
said deceased amongst the
having regard only to the
hich they shall then have had

nuary, 1992.
MESSRS CALTHROPS,
tors for the said Executors.
h,
A.

187/507FP1-7

IDAYS

IDAYS
(nr Skegness)
HALETS

PUBLIC NOTICES

PLANNING APPLICATIONS

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

Setting of Listed Building in Conservation Area
The proposal affects the setting of Mansfield House 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 —

Extension and alteration to house
23 High Street, Donington
(Application H04/1304/91)

Planning Applications

Change of use from Petrol Filling Station to Hot Food Take-Away,
Church End Filling Station,
Church Street, Pinchbeck
(Application H14/1156/91)

Change of use of Repeater Station to Offices
Telephone Exchange, Gore Lane, Spalding
(Application H16/1162/91)

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
Director of Planning &
Building Control Services
Council Offices
Prior Road
Spalding
7 January 1992

SOUTH HOLLAND DISTRICT COUNCIL

2a5892

LFP
7/1/92

P.U.

GOODS VEHICLE OPERATOR'S LICENCE

B. L. DOBBS, trading as Boston Tractors Ltd, of 47 London Road, Kirton, Boston, Lincs PE20 1SG is applying to replace without change a licence to use 47 London Road, Kirton, Boston, Lincs PE20 1SG as an operating centre for one goods vehicle and one trailer and to use Boston Road, Holbeach, Spalding PE12 7NS 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 representations to the Licensing Authority at

POTATOES

ABERTAY for potato sacks. For a better deal tel Wisbech 585901.

IRISH SEED POTATOES

Ulster Sceptre	35x55
Wilja	35x55
Romano	35x55
Ulster Prince	35x60
Ulster Prince	25x35

SCOTCH SEED POTATOES

Javelin	35x50
Maris Piper	35x50
Maris Piper	35x55
Desiree	35x55
Desiree	35x50
Crown	35x55
Squire	35x56
Cara	35x55
Stemster	35x55
Nadine	35x55

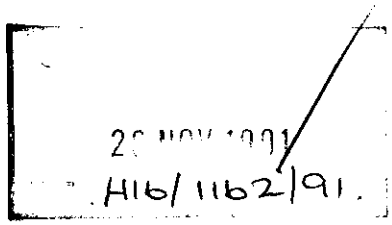
ENGLISH SEED POTATOES

Desiree	35x55

NORMAN BRADLEY LTD
SPILSBY Tel: 0790 53365

TOWN AND COUNTRY PLANNING ACT 1990

STATEMENT



Arlington
PLANNING
PARTNERSHIP
PLANNING AND DESIGN CONSULTANTS
21 SOUTH ROAD · BOURNE · LINCOLNSHIRE PE10 9JD
TELEPHONE: BOURNE 01778 422589

TOWN AND COUNTRY ACT 1991

CHANGE OF USE OF TELEPHONE REPEATER STATION TO OFFICES, GORE LANE, SPALDING, LINCOLNSHIRE

STATEMENT

1.01 This present application is in respect of an amended proposal to that which was refused under Ref. No. H16/0848/91 which sought permission for a change of use to storage/warehousing.

1.02 While the Applicants accept the Reason for Refusal in this case, it was considered that in the light of the Report of the Planning Officer to the Committee, an application for office use should be presented to the District Planning Authority for further consideration. In paragraph 3 of the Officer's Report, it was stated that - "Thus whilst I am happy to allow the principle of offices as a use for the exchange, I cannot recommend the same for warehousing in this location".

1.03 The Applicants are, therefore, seeking permission for the change of use of the Repeater Station to offices. Bearing in mind that this application is for change of use as opposed to seeking permission for the erection of a new building on an open site, the Applicants have taken the choice of offices as being the most suitable given the choices presented in the Spalding and Pinchbeck Local Plan Policy STC 1.

1.04 It is recognised that parking provisions within the site are limited but regard has to be paid to the standards adopted by the Lincolnshire County Council who are the Highway Authority as set out in the document dated February 1986 - "A Guide to Parking Provision" together with the Policy set out in the Lincolnshire Structure Plan which is as follows:-

"WITHIN THOSE TOWN CENTRES AND OTHER AREAS AS MAY BE DEFINED BY THE COUNTY AND DISTRICT COUNCILS, DEVELOPERS WILL NOT NORMALLY BE REQUIRED TO PROVIDE NON-OPERATIONAL PARKING FACILITIES; WHERE DEVELOPERS DO PROPOSE TO MAKE SUCH PROVISION, THEN THOSE

PROPOSALS WILL BE AGREED BY THE LOCAL PLANNING AND HIGHWAY AUTHORITIES UNLESS THE REQUIREMENTS OF ACCESS, THE RELATIONSHIP TO THE EXISTING AND LIKELY FUTURE HIGHWAY NETWORK AND TO THE OVERALL PARKING POLICY FOR THE TOWN CENTRE CANNOT BE SATISFACTORILY ACCOMMODATED."

1.05 The site under consideration is within the defined area as agreed between the Lincolnshire County Council and the South Holland District Council as listed in Appendix A to the Guide to Parking Provisions as quoted.

1.06 Therefore, it is considered that office use would generate the least amount of heavy traffic compared with practically all the other choices in the Use Classes as defined in Policy STC 1 and, therefore, the use would give rise to the least amount of disturbance to residents and keep the use of the public highway to a minimum.

CONCLUSIONS

2.01 It is respectfully requested that planning permission be granted for the change of use of offices having in mind the following:-

(a) the proposal relates to an existing building as opposed to a proposal for a new building on an open site;

(b) the site is within the Spalding Town Centre area where the Lincolnshire County Council non-operational parking standards will not normally be applied;

(c) office use is considered to be the lightest traffic generator given the selection in Policy STC 1.

PLANNING APPLICATION

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

PROPOSAL IN CONSERVATION AREAS

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

Reference No: H16/1162/91
Description: Change of use of repeater Station to offices

Location: Telephone Exchange
Gore 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 by 28-JAN-92 quoting the above reference number.

B Smith
District Planning Officer

07-JAN-92

SOUTH HOLLAND DISTRICT COUNCIL

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

Application no: H16/1162/91

Applicant: Marville Properties
97 Church Street
Werrington
Peterborough
PE4 6QF

Agent: Arlington Planning Ptshp
21 South Road
Bourne
Lincs
PE10 9JD

Description: Change of use of repeater Station to offices

Location: Telephone Exchange
Gore Lane
Spalding
Lincs

Type: FULL

Date received: 28-NOV-91

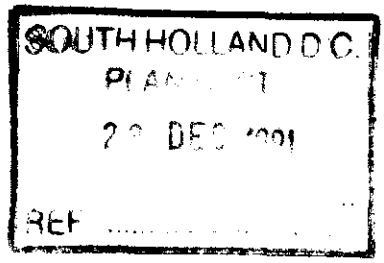
03-DEC-91

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:

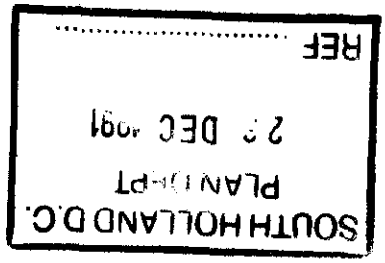
✓ A fee of £92 is required.

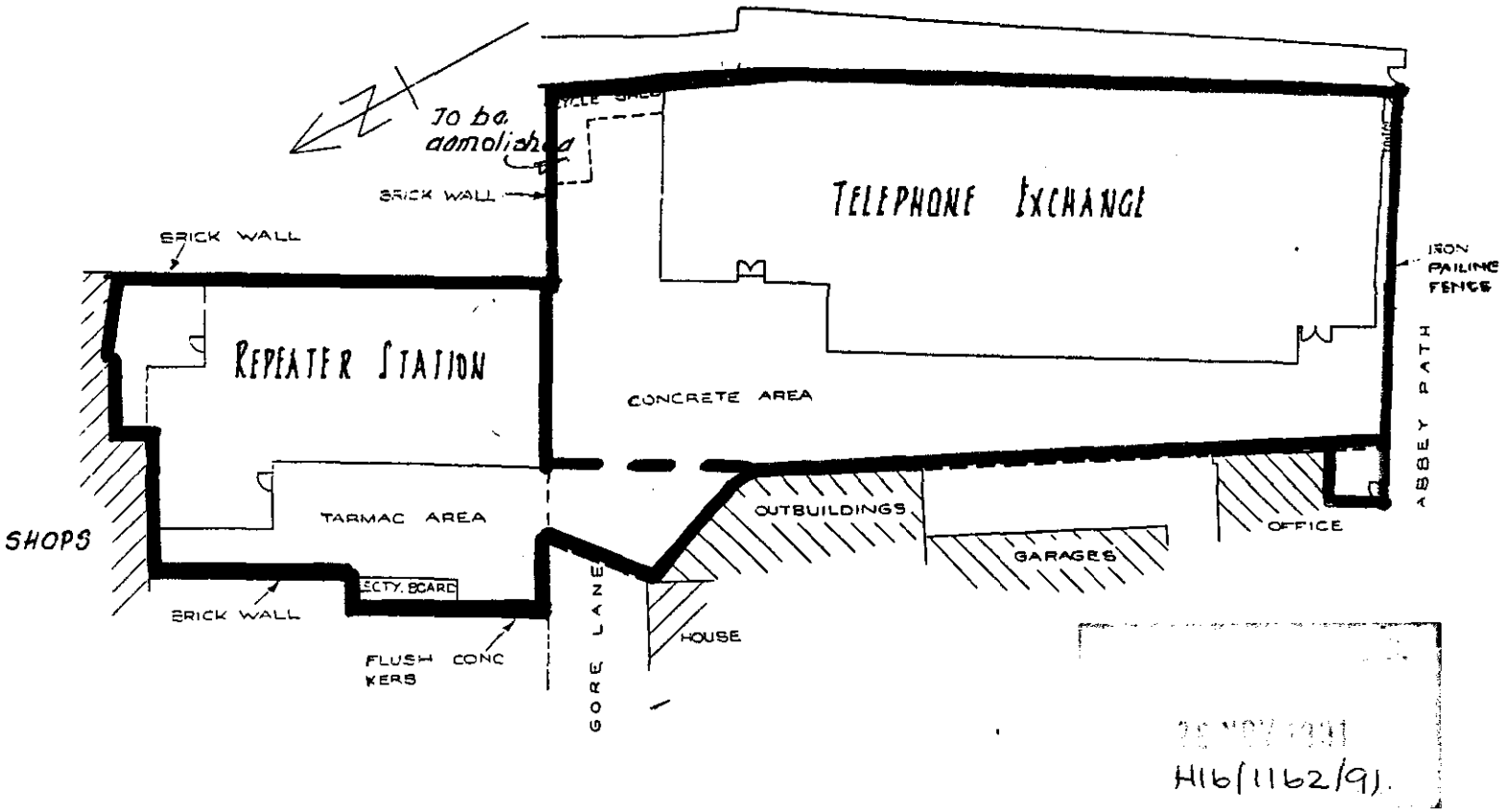


If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

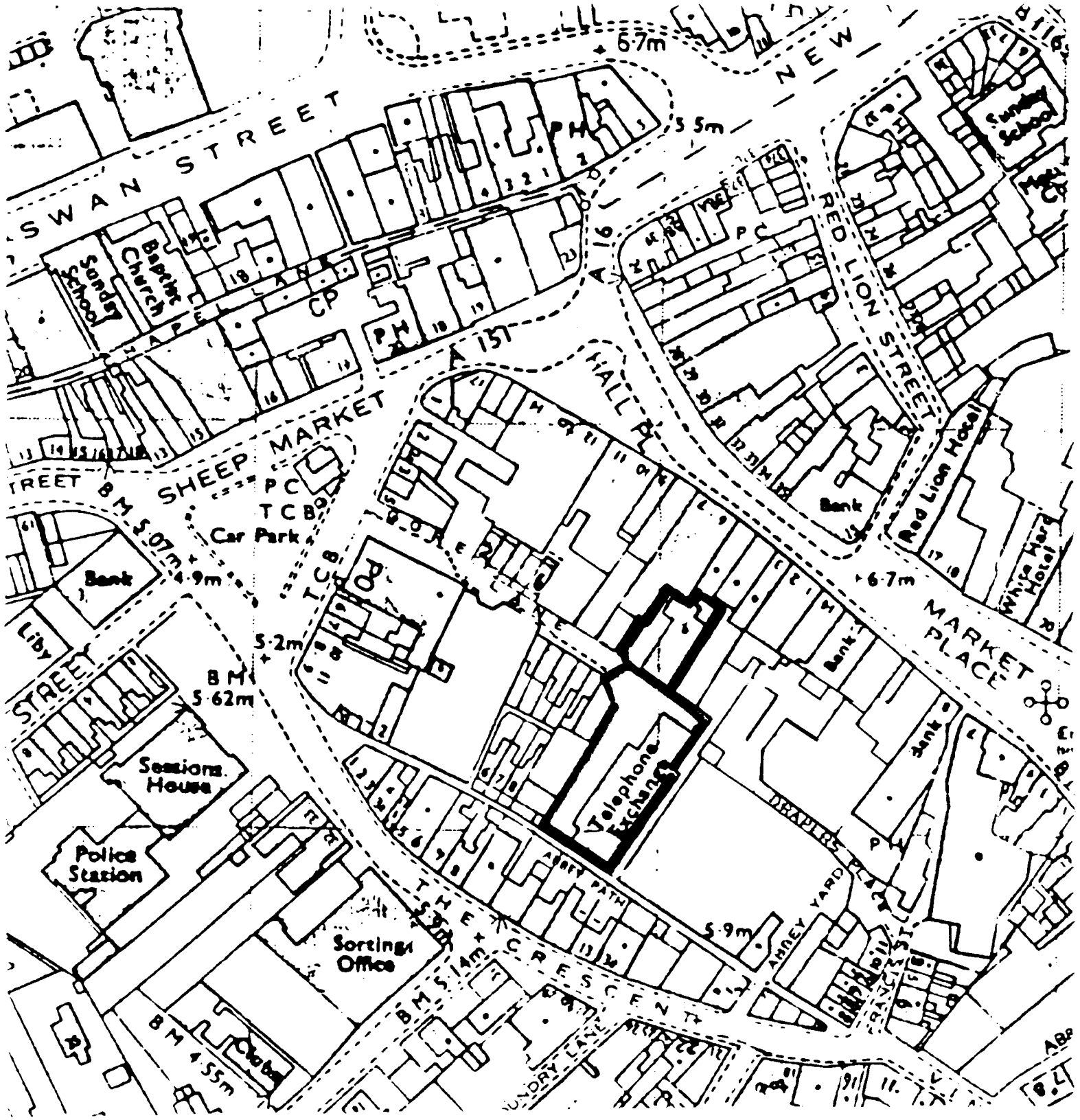




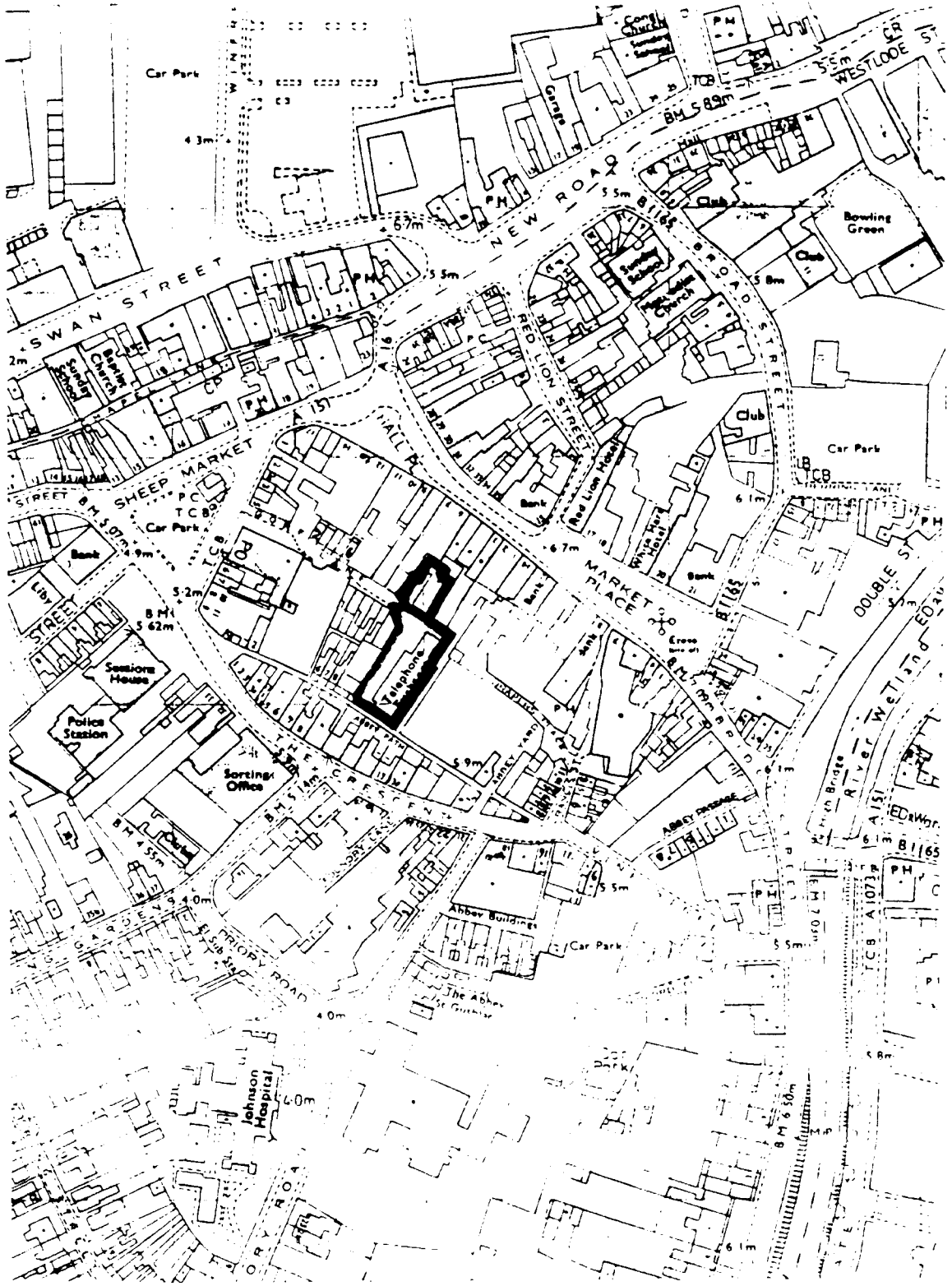
Arlington
PLANNING
PARTNERSHIP
PLANNING AND DESIGN CONSULTANTS

21 SOUTH ROAD · BOURNE · LINCOLNSHIRE · PE109JD
TELEPHONE: BOURNE 0778 422589

Client	Marvilla Properties		Scale 1/200
Site	Telephone Exchange and Repeater Station	Gore Lane SPALDING	Date September 1991
Proposal	Change of use to Offices		
Drawing	Layout of Site		545-7 91



BLOCK PLAN



SITE PLAN

Arlington
PLANNING
PARTNERSHIP
PLANNING AND DESIGN CONSULTANTS

21 SOUTH ROAD · BOURNE · LINCOLNSHIRE · PE10 9JD
TELEPHONE · BOURNE 0778 422589

Client: Marville Properties Warrington Peterborough	Location: Telephone Exchange Gore Lane Spalding	Scales: 1/2500 : 1/1250
Proposal: Change of use of Telephone Exchange / Repeater Station to Offices	Drawing: Site Plan Block Plan	Date: November 1991
	H16/1162/91.	545-7 91