SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation Area Consent

Reference: H16/1211/93 Received:17-JAN-94 Type:CONS AREA CONSENT

Name: David Parker Homes Ltd
Mill Green Road
Pinchbeck
Spalding
Lincs PE11 3PU

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: Demolition of existing buildings to build 12 flats and 1 house on the site
Location : Abbey Print Works High Street Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the demolition in accordance with the application submitted subject to the following condition(s):

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

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 All materials resulting from the demolition of the building shall be removed from the site to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity.

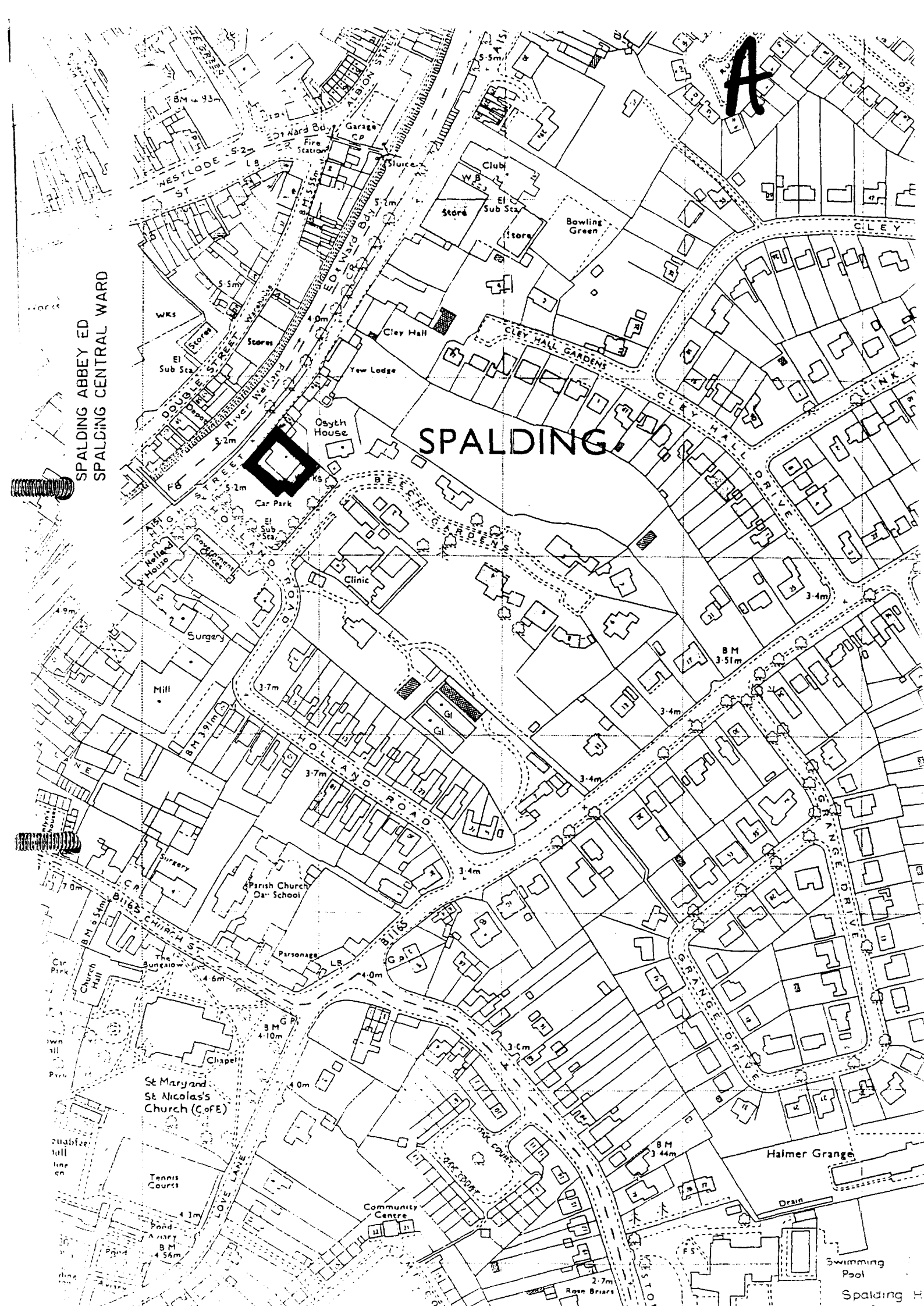
Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Planning and Building Control Services
07-JUN-94 H16/1211/93

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)


A
SPALDING
SPALDING ABBEY ED
SPALDING CENTRAL WARD
Osyth House
Car Park
Cley Hall
Yew Lodge
Bowling Green
Club
Store
Stores
Clinic
Surgery
Mill
Parish Church Day School
Parsonage
The Bungalow
Church Hall
Chapel
St Mary and St Nicolas's Church (C of E)
Tennis Courts
Community Centre
Halmer Grange
Swimming Pool
Rose Briars
Drain
Garage
Fire Station
Sluice
Holland House
Government Offices
Holland Road
Cley Hall Gardens
Cley Hall Drive
Beech Gardens
Grange Drive
Love Lane
Church St
Westlode St
Double Street
Albion Street
Ed & Ward Bdy
River Welland
Gl
Gl
Pond
Aviary
Spalding H

H16/1211/93
23 DEC 1993

DAVID PARKER HOMES LTD
MILL GREEN ROAD
PINCHBECK
SPALDING
PE11 3PU

CLIVE WICKS ASSOCIATES
OLD SCHOOL HOUSE
36 BOSTON ROAD
SLEAFORD
LINCOLNSHIRE NG34 7EZ
0529 414141
CLIVE WICKS

ABBEY PRINTWORKS, HIGH STREET, SPALDING

DEMOLITION OF EXISTING BUILDINGS TO BUILD 12 FLATS AND 1 NO. HOUSE ON THE SITE.

Clive Wicks

20 DECEMBER 1993

YES
NO

OWNERSHIP CERTIFICATES

1. APPLICANT'S INTEREST

PROSPECTIVE PURCHASER.

2. OWNERSHIP OF THE SITE

Certificate A

R. TEELING
SPALDING ROAD. PINCHBECK PE11 3PB

20 · 12 · 1993

20 12 · 93.

DC INSTRUCTION SHEET

APPLICATION REF: H16/1211/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 ☑ Scale dwg: Highway S/W: Agric appraisal:

LB ☑ Advt ☐

Details needed: (Non-std only) PLEASE SHOW IN RED THE OUTLINE/FOOTPRINT OF BUILDING TO BE DEMOLISHED ~~AND~~ ON THE 1/100 PLAN AND PROVIDE ELEVATIONS OF THE BUILDING TO BE DEMOLISHED (PHOTOGRAPHS WOULD SUFFICE)

Other.....

Direction authorised by Senior Officer..... Date..... 12/1/94

Revalidation after Direction

Information satisfactory Signed..... Date..... 17/1/94

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

		Publicity: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	.....	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC Specify:	
	Eng Heritage	.....	
	Consultant	..... Order No:	
	Other	..... Specify:	
Hazards	HSC Group	..... G* HAZ	
	Specific	..... Specify:	
Other PLA		..... Specify:	

Case Officer: JOHN BLACKLOCK 21/1/94

Senior Officer Confirmed ..... Date..... Recorded DC....

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve ✓ (or equiv) Refuse (or adverse)

Signed ..... Date 27/5/94

Notes:

	Disabled
	Prev conditions
	Amended plans – Dwg no: Received:

CONDITIONS/REASONS:

ISSUE APPROVAL
AS PER COMMITTEE
REPORT

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated

Departure approval confirmed

Flag for on-site review

ADI I RECORD SHEET

Initial

Submitted Fee £NIL

Receipt No

Date first Rec'd 23 DEC 1993

Registration

Reference H16/1211/93

Cross-Ref F

Date 29/12

Validation

TYPE LBD

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £NIL

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet SO1 OS Plots
Grid ref 5[illegible]3[illegible]7660

Ward [illegible] Parish SPALDING

Inside IBD YES Inside LP area YES

Constraints:

CA Cons Area Y
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres Y

Hazards –
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref 1926

Linked to property Ref

Dist Bound
Other:

Planning Records:
Earlier apps

1310/93
308/89
11/86
764/89
327/89
43/89

B Reg Records:
Already submitted – Ref:
Request needed
Requested

- DRAFT -

Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation Area Consent

Reference: H16/1211/93 Received:17-JAN-94 Type:CONS AREA CONSENT

Name: David Parker Homes Ltd
Mill Green Road
Pinchbeck
Spalding
Lincs PE11 3PU

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: Demolition of existing buildings to build 12 flats and 1 house on the site
Location : Abbey Print Works High Street Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the demolition in accordance with the application submitted subject to the following condition(s):

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

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 All materials resulting from the demolition of the building shall be removed from the site to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The development shall be carried out in strict accordance with the details hereby approved.

Reason: The site is in an important position in the Spalding Conservation Area where a high quality of design and detailing is necessary in order to protect or enhance its character.

to go on Planning decision

Awaiting approval 2/3/94

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

If Listed Building Consent has been granted for works which include whole or partial demolition of a listed building, your attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that demolition may not lawfully be undertaken (despite the grant of consent by the Local Planning Authority), until notice has been given to the Royal Commission on Historic Monuments, Fortress House, 23 Savile Row, London W1X 1AB, and the Commission has either been given reasonable access to the building for at least one month following the grant of consent and before the commencement of the works, for the purpose of recording it, or has stated in writing that it has completed its record of the building or that it does not wish to record it.

Director of Planning and Building Control Services
31-MAY-94 H16/1211/93

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.

SAN 6/6

7/6

— DRAFT —

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent

is type OK or should it be CAC?

Reference: H16/1211/93 Received:17-JAN-94 Type:LB DEMOLITION

C.A.C.

2/6

Name: David Parker Homes Ltd
Mill Green Road
Pinchbeck
Spalding
Lincs PE11 3PU

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: Demolition of existing buildings to build 12 flats and 1 house on the site
Location : Abbey Print Works High Street
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the works in accordance with the application and plans submitted, subject to the following condition(s):

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

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

X 2 All materials resulting from the demolition of the building shall be removed from the site to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity.

SN11 - LB Demolition (if type OK).

X(a) SN9 - 106 Obligation

Director of Planning and Building Control Services
31-MAY-94 H16/1211/93

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.

SAH 1/6

SCA (3) The development shall be carried out in strict accordance with the details hereby approved.

Reason
The site is in an important position in the Spalding Conservation area where a high quality of design & detailing are necessary in order to protect or enhance the [illegible]

16th FEBRUARY 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H05/0209/93 D Brown Ltd	JB	Deferred for sub-cttee as recommended.
4	H02/0723/93 Mr & Mrs Speechley	DJR	DPBCS Auth subject to sect 106 legal obligation as recommended.
6	H12/0919/93 Mountains Road Haulage	JB	Deferred. Ltr to David Loveday, copy to agents, advising that onus is now on applicant to supply additional information in support of application. A thorough research is required before reporting back to committee, the updated report to contain quoted extracts from earlier reports. See DPBCS.
11	H12/1036/93 Mountains Road Haulage	JB	Deferred. To be considered with H12/0919/93.
13	H12/0938/93 Mountains Road Haulage	JB	Deferred. To be considered with H12/0919/93.
15	H08/1021/93 Miss E Ram	DJR	Grant as recommended. Note re manure storage to be added to decision notice and conditions 1 & 2 to be reworded.
17	H21/1115/93 B D Groves Tpt	JB	Deferred for site visit.
19	H16/1159/93 Mr N Wilkins	DJR	DPBCS Auth subject to meeting to discuss provision for blind alertness measures. Applicant to advise local blind association. Investigate possibility of audio tape in library.
21	H02/1166/93 Mr & Mrs Foreman	DJR	DPBCS Auth as recommended.
23	H23/1170/93 Mr & Mrs Glowcyk	DMG	Deferred for site visit.
25	H11/1178/93 L.C.C.	DMG	Grant as recommended.
27	H11/1179/93 L.C.C.	DMG	Grant as recommended.
30	H11/1180/93 L.C.C.	DMG	Grant as recommended.
32	H16/1188/93 H16/1189/93 Mr & Mrs Grimston	DJR	Deferred for site visit.
34	H16/1197/93 Adams & Sons	DJR	Grant as recommended. Amend reason for condition 3.

36	H16/1206/93 Hanson Land Development	DJR	DPBCS Auth subject to sect 278 agreement as recommended.
38	H09/1208/93 M Ayres	DMG	DPBCS Auth subject to driveway surfacing being tarmacadam instead of gravel.
40	H16/1210/93 David Parker Homes	JB	DPBCS Auth as recommended. Additional condition required re dedicated parking area and delineation of same. See DPBCS re archaeological matters. Cttee endorsed pursuit of further frontage development and rationalisation of public parking area.
42	H16/1211/93 David Parker Homes	JB	DPBCS Auth subject to sect 106 legal obligation as recommended. See DPBCS re archaeological matters.
43	H19/1223/93 N S Morris	DMG	Refused as recommended. Amend applicants name to read "Morris".
45	H11/1226/93 C R Neaverson	DMG	DPBCS Auth subject to sect 278 agreement as recommended. Amend description to read "Garden Centre".
48	H08/1227/93 Mr & Mrs Brooks	DJR	DPBCS Auth as recommended.
49	H23/0011/94 Mr D Burchnall	DMG	Grant as recommended.
50	H16/0015/94 Mr J Thurston	DJR	Refused as recommended.
52	H09/1239/90 Kings Quality Homes	NRM	Refused as recommended. Reasons on pages 57 and 58 of agenda. Amend 1st word of reason 6 on page 58 to read "Analysis".

17th Feb 94

Signed: .....

pp N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H16/1211/93 DATE RECEIVED: 17-JAN-94

TYPE: LB Demolition

DESCRIPTION: Demolition of existing buildings to build 12 flats and one house on the site

LOCATION: Abbey Print Works, High Street, Spalding

APPLICANT: David Parker Homes AGENT: Clive Wicks Associates

REASON FOR COMMITTEE CONSIDERATION

Warrants Committee consideration.

RECOMMENDATION

Authorise the Director of Planning and Building Control Services to grant Conservation Area Consent (subject to no objections being received within the publicity period) subject to a Section 106 Agreement that demolition shall not be commenced before a contract for the carrying out of works of redevelopment of the site has been made and planning permission granted for the said redevelopment works.

COMMENTS

1 This application is complementary to application H16/1210/93 which is separately reported on this agenda.

2 The building in question is of relatively modern construction and undistinguished appearance. Its removal would be no loss to the character and appearance of the Conservation Area.

SCHEDULE OF CONDITIONS

1 All materials resulting from the demolition of the building shall be removed from the site to the satisfaction of the Local Planning Authority.
Reason: In the interests of visual amenity.

---

78. PLANNING APPLICATIONS

(e) Applications approved subject to Planning Obligations

Subject to the applicants first entering into a Planning Obligation under the provisions of section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments in accordance with his recommendations:-

Plan No. and Applicant		Proposal
H02/0723/93 Mr & Mrs W J Speechley	O.A.	Dwelling and garage/outbuildings -general purpose agricultural building at Barbers Drove South, Crowland.

(To ensure that ownership and occupation of the proposed dwelling remains tied to the land edged blue on the submitted plan; that upon completion of the house and buildings, to cease the use of the site in North Street for agricultural purposes and that the agricultural buildings be completed ready for use before the dwelling hereby permitted is occupied.)

(Councillor N H Pepper declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

H16/1211/93 David Parker Homes	Demolition of existing buildings to build 12 flats and one house on the site at Abbey Print Works, High Street, Spalding.

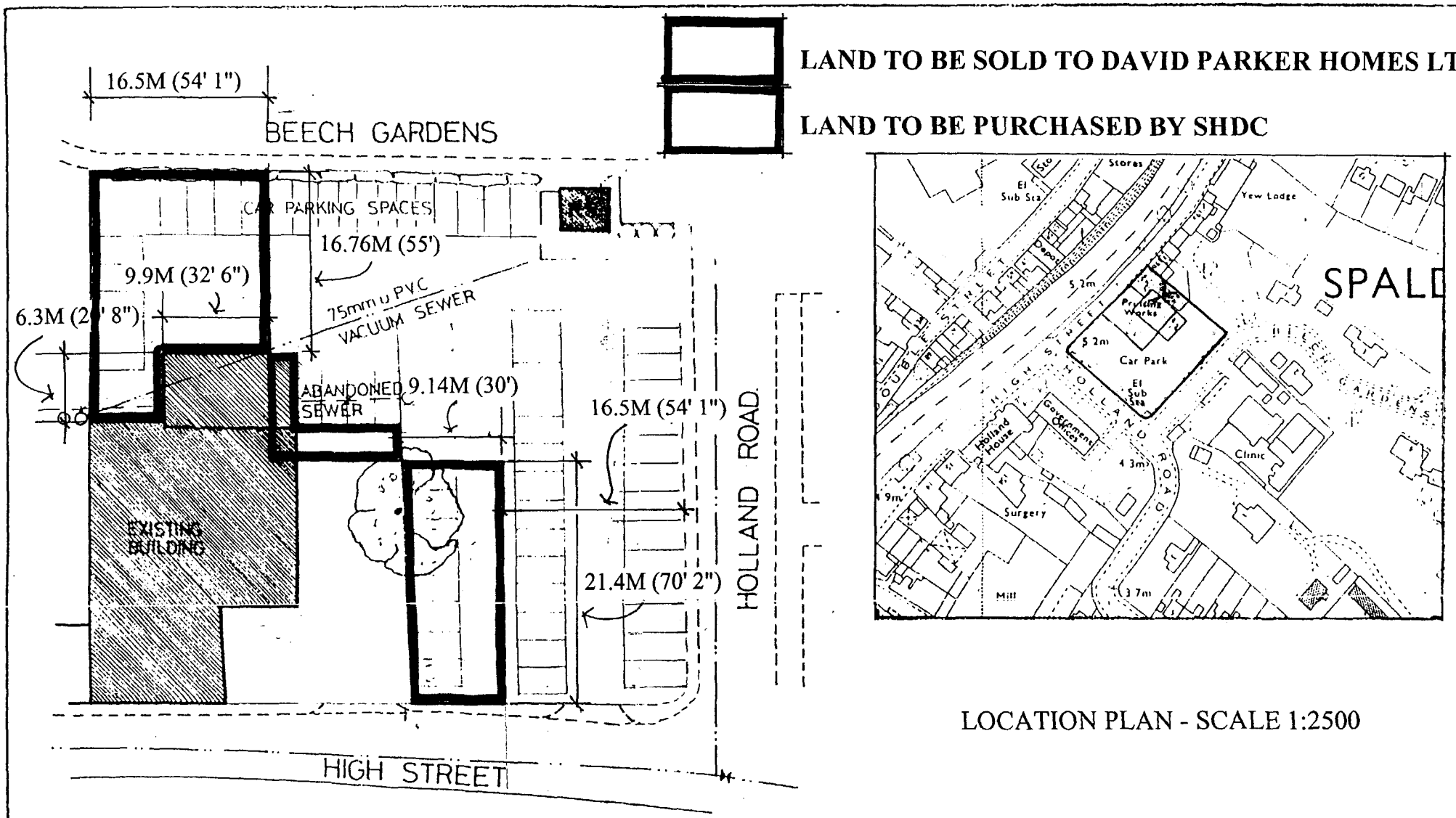
(To ensure that the demolition shall not be commenced before a contract for the carrying out of works of redevelopment of the site has been made and planning permission granted for the said redevelopment works.)

(O.A. denotes outline application.)

79. INSTALLATION OF ANTENNA AND RADIO MAST - 58 FAIRFIELDS, HOLBEACH

The Director of Planning and Building Control Services submitted a report outlining the current situation regarding the unauthorised installation of antenna and radio mast at 58 Fairfields, Holbeach, together with his recommendations as to the most appropriate course of action that could be undertaken with regard to this matter. However, Members requested that the Director of Planning and Building Control Services obtain more precise information on the matter, and that it be deferred for further consideration at the next meeting of the Committee.

RESOLVED: That the matter be deferred to the next meeting of the Committee to enable the Director of Planning and Building Control Services to obtain more precise information on the current situation regarding the installation of antenna and radio mast at 58 Fairfields, Holbeach.



PROPOSED EXCHANGE OF LAND BETWEEN SOUTH HOLLAND DISTRICT COUNCIL AND DAVID PARKER HOMES LTD

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date 24/1/93.

Site Notice posted by
Date 24/1/93
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

BRIAN **'TH** Dip TP MRTPI
Director Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

H16/1211/93

LB DEMOLITION

Applicant: David Parker Homes Ltd
Tel:

Agent: Clive Wicks Associates
0529 414141

Description: Demolition of existing buildings to build 12 flats and 1 house on the site

Location: Abbey Print Works
High Street
Spalding
Lincs

Valid date:	17-JAN-94	Terminal date:	14-MAR-94
Target dates:		Target Committee:	08-MAR-94
To case officer	24-JAN-94	Report deadline:	22-FEB-94
Inspected by	31-JAN-94	Agreed TD Ext:	
Extra contacts	07-FEB-94	Case Officer:	
Report if not clear by	21-FEB-94		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size:
Category: Redevelopment
Listed building:
Conservation Area: SPALDING

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert CSA	01-FEB-94	22-FEB-94
Clr Mrs D F Davies	21-JAN-94	28-JAN-94
Cllr J Goodley	21-JAN-94	28-JAN-94
Cllr E N Davies	21-JAN-94	28-JAN-94

LCC — No objections JCB 27/1/94

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: JMB/KS/PL.759

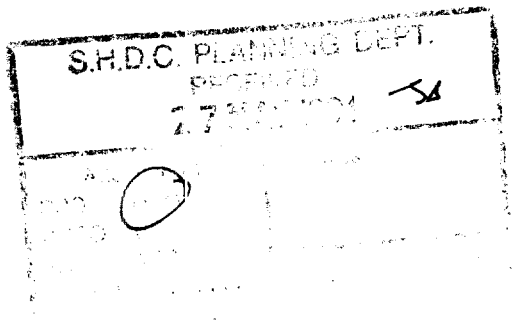
YOUR REF: H16/1211/93

DATE: 26th May, 1994

SUBJECT: PLANNING APPLICATION NO. H16/1211/93
DEMOLITION OF EXISTING BUILDINGS AT HIGH STREET, SPALDING AND ERECTION OF 12 FLATS AND 1 HOUSE ON THE SITE

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. The developers are extremely anxious to commence the development, and I wonder if planning permission could be issued as a matter of urgency.

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

ABBEY PRINT LIMITED

and

BARCLAYS BANK PLC

re

The demolition of existing buildings at High Street, Spalding and the erection of 12 flats and 1 no. house on the site

I hereby certify that this is a true copy of the Planning Obligation relating to the demolition of existing buildings at High Street, Spalding and the erection of 12 flats and 1 no. house on the site



.....

Director of Administration

THIS DEED made the 26th day of May One thousand nine hundred and ninety four BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the first part and ABBEY PRINT LIMITED whose registered office is situate at Bank House Broad Street Spalding in the County of Lincoln (hereinafter called "the Owners") of the second part and BARCLAYS BANK PLC whose registered office is situate at 54 Lombard Street London EC3P 3AH (hereinafter called "the Bank") of the third 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 of the Land subject to a mortgage dated the ninth day of June one thousand nine hundred and ninety two in favour of the Bank

(3) The Owners have agreed to sell their freehold interest in the Land to DAVID PARKER HOMES LIMITED whose registered office is situate at Mill Green Road Pinchbeck in the County of Lincoln (hereinafter called "the Developers")

(4) The Developers have by application by their agents dated the twentieth day of December One thousand nine hundred and ninety three applied to the Council for Conservation Area Consent for the demolition of the existing buildings situate on the Land and the erection of 12 flats and 1 no. house on the site in accordance with the plans and particulars supplied therewith under planning reference H16/1211/93 ("the 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 Conservation Area Consent for the Development subject to the creation of this obligation without which consent for the Development 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 agree to enter into the planning obligation specified in the Second Schedule hereto

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

3. The expressions "the Council" "the Owners" and "the Bank" 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 High Street Spalding shown edged red on the plan annexed hereto

SECOND SCHEDULE
(The Planning Obligation)

The Owners with the consent of the Bank evidenced by its execution hereof hereby covenant

a) that the demolition works to be carried out as part of the Development shall not be commenced before

(i) a Contract for the erection of the residential units also to be provided as part of the Development has been made

(ii) all consents and permissions have been received to enable the erection of the residential units to be commenced immediately the demolition works have been completed

b) that the demolition works to be carried out as part of the Development including site clearance shall be completed within a period of 3 months from commencement

b) that the erection of the residential units to be provided as part of the Development shall be commenced within a period of 1 month from the date of completion of the demolition works and shall be completed within a period of 18 months from the date of commencement

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

A Member ~~Chairman~~ of the Council

Director of Administration

6174

THE COMMON SEAL of ABBEY PRINT LIMITED was hereunto affixed in the presence of:)
)
)
)

Tom Reeves

SIGNED AS A DEED AND DELIVERED by PETER ELLIOT ROOKE as the Attorney and on behalf of BARCLAYS BANK PLC in the presence of:)
)
)
)
)

BARCLAYS BANK PLC
EAST MIDLANDS REGIONAL OFFICE
PARK ROW
NOTTINGHAM

PETER ELLIOT ROOKE
ASSISTANT RELATIONSHIP MANAGEMENT DIRECTOR

BY THIS POWER OF ATTORNEY given on the 12th day of October Nineteen Ninety Three BARCLAYS BANK PLC of 54 Lombard Street in the City of London (Hereinafter called "the Bank") hereby appoints

PETER ELLIOTT ROOKE ESQ
ASSISTANT RISK MANAGEMENT DIRECTOR BARCLAYS BANK PLC
P.O. BOX NO 67 BARCLAYS HOUSE
14 PARK ROW NOTTINGHAM NG1 6GS

its true and lawful attorney for and in the name and on behalf of the Bank (but without prejudice to or in any way limiting the actual authority or ostensible authority of the said attorney) to do and execute the following acts and deeds that is to say :-

1. To sign all forms of written documents except acceptances of bills of Exchange.
2. To accept bills of exchange jointly with some other person duly authorised by the Bank for that purpose.
3. To sign execute and deliver deeds regulating the priority of mortgages releases discharges transfers of mortgages reconveyances and re-assignments of real or personal property mortgaged charged or assigned by way of security to the Bank.
4. To make any declaration affidavit or proof of any debt due or claimed to be due to the Bank in any proceedings taken or hereafter to be taken by or against any person firm or Company under any Act for the time being in force in relation to the bankruptcy of insolvent debtor or firms or to the winding up of companies.

In witness whereof the Common Seal of the Bank has been hereunto affixed the day and year first above written.

The Common Seal of Barclays Bank PLC was hereunto affixed in execution of this deed in the presence of)

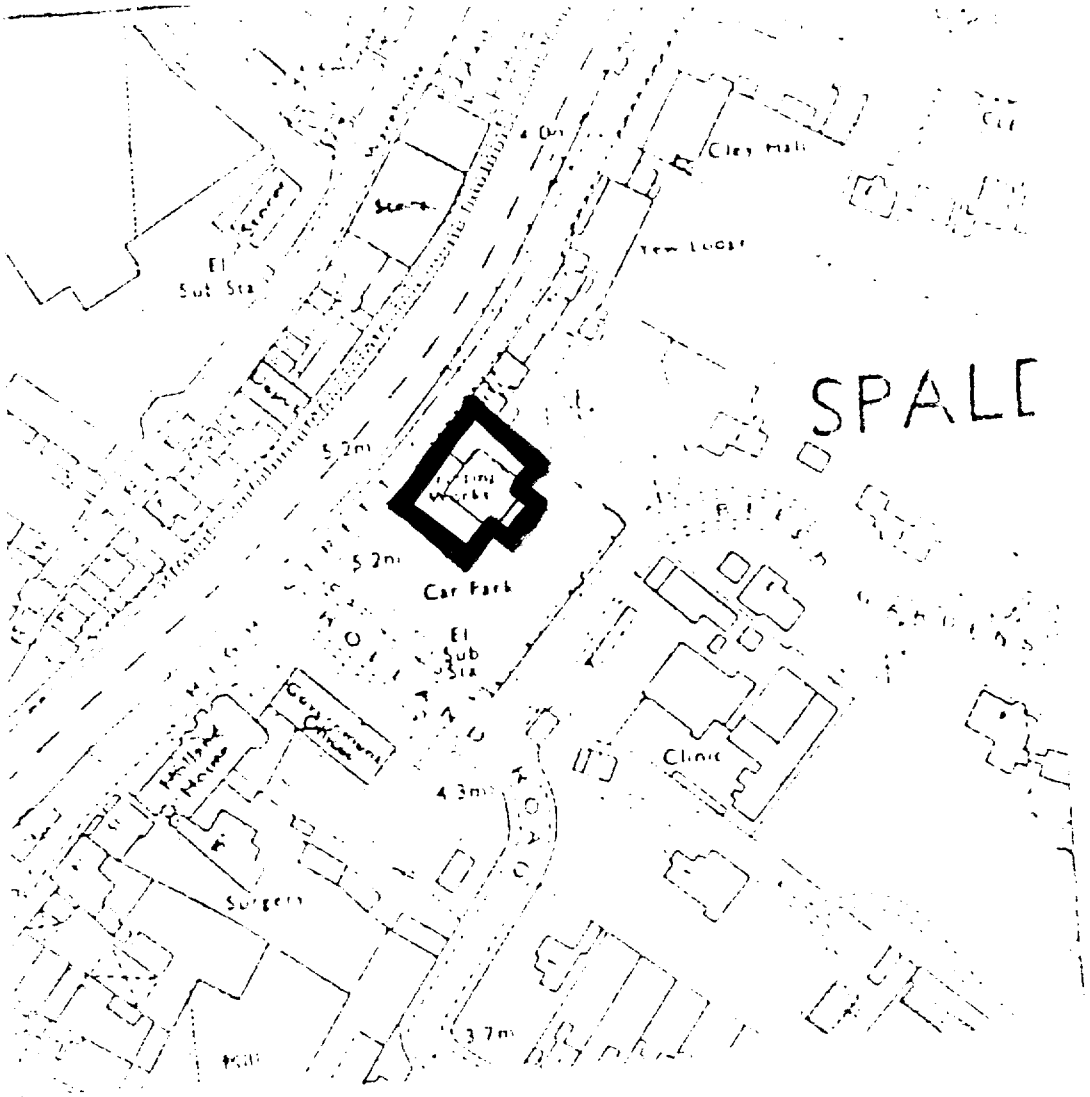
.....
ASSISTANT SECRETARY

I certify that this copy is a true and complete copy of the original.

FOR BARCLAYS BANK PLC

ASSISTANT ADVANCES MANAGER

Authorised Sealing Officer. Seal No. SEC F3 14414



LOCATION PLAN

TAKEN FROM O.S. SHEET

T.F. 2422 – 2522

EALING.	03:09:85	M/B/2	E/SP/ TS/5?
	1	1:500 · 1:2500	

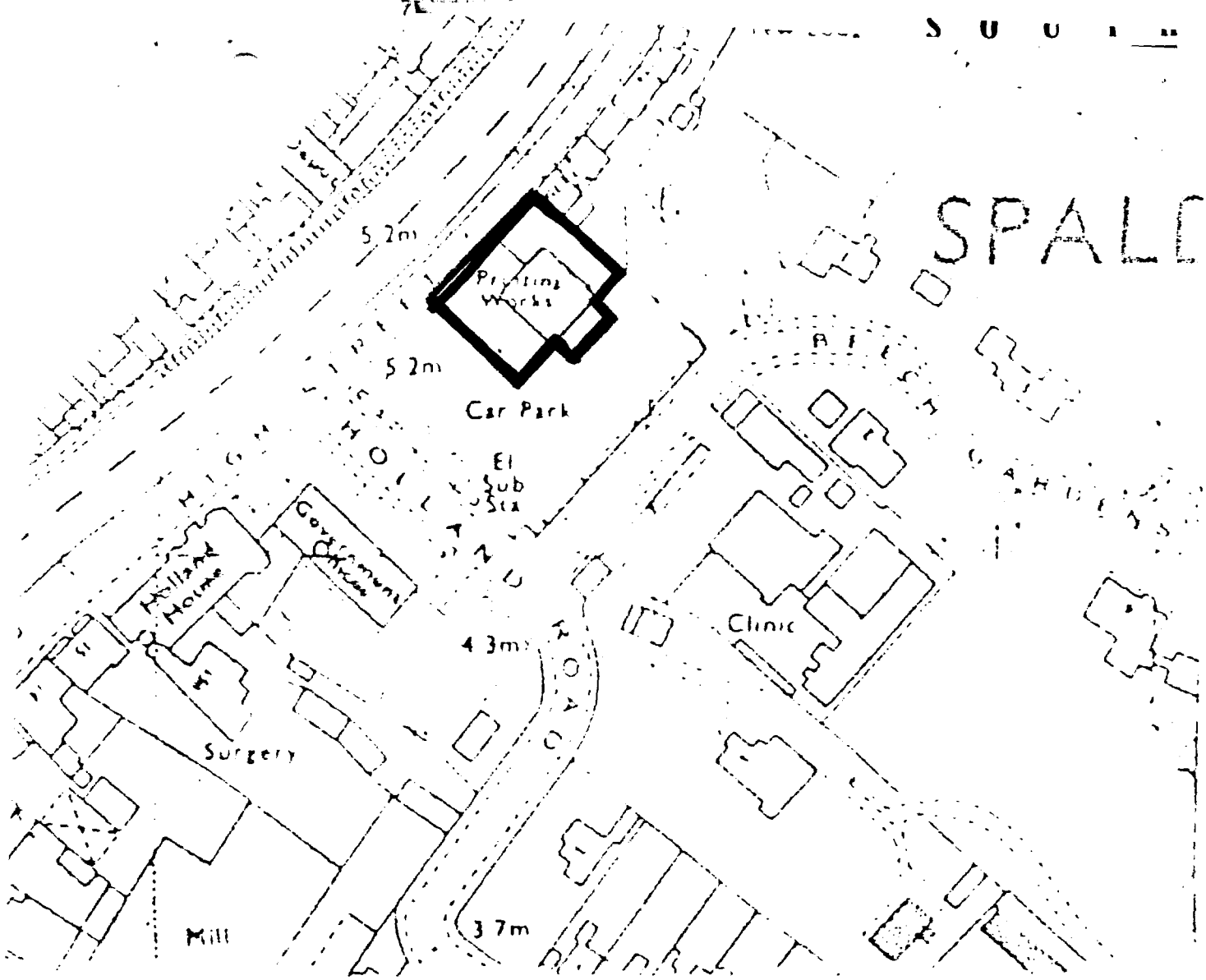
BARCLAYS BANK PLC

PETER ELLIOTT ROOT

ASSIST[illegible] MANAGEMENT DIRECTOR

B

SPALE



S.H.D.C. PLANNING DEPT.
RECEIVED
27 APR 1994

LOCATION PLAN

TAKEN FROM O.S. SHEET

T.F. 2422 — 2522

DING	03:09:85	M/B/2	E/SP/

Calthrops
Solicitors
11 Market Place
Spalding
Lincs
PE11 1SP

Miss J M Berridge

JMB/KS/PL.759

GRH/MW/MD

25th March 1994

Dear Sirs

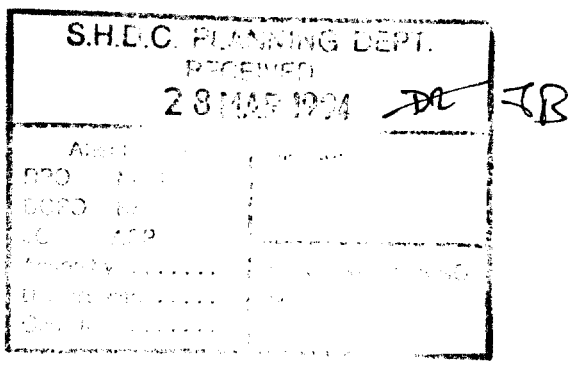
PLANNING APPLICATION NO. H16/1211/93
CONSENT FOR DEMOLITION OF EXISTING BUILDINGS AT HIGH STREET, SPALDING AND ERECTION OF TWELVE FLATS AND ONE HOUSE ON THE SITE (DAVID PARKER HOMES LIMITED)

I refer to your letter dated 21st March 1994 relating to the above. In view of the contents of the final paragraph of your letter, a copy has been forwarded to the Council's Director of Planning and Building Control Services, and no doubt you will be contacted if there is any action required by your client company.

In the meantime I have approached Messrs Crusts, solicitors regarding Abbey Print Limited entering into the present Planning Obligation, and will advise you of progress on this matter.

Yours faithfully

Director of Administration



Calthrops

Solicitors and Commissioners for Oaths

George R. Hastings
F. Brian Molson
B. Keith Tatnall
Avril J. Butters
Kevin Pallister LL.B. (Hons)
James A. Sutton LL.B. (Hons)

Tel: (0775) 724381
Fax: (0775) 722286
DX: 26704 Spalding

11 Market Place
Spalding
Lincs
PE11 1SP

When calling please ask for:
Mr. G. Hastings/Mrs. M. Wheatley

Our ref: GRH/MW/MD

Your ref: JMB/LST/PL

21st March 1994

Dear Sirs,

David Parker Homes Limited Planning Application Number H16/1211/93
Consent for demolition of existing buildings at High Street Spalding
and erection of 12 Flats and 1 House on the site

Our above named Client Company has handed to us your letter dated 2nd March with instructions to reply.

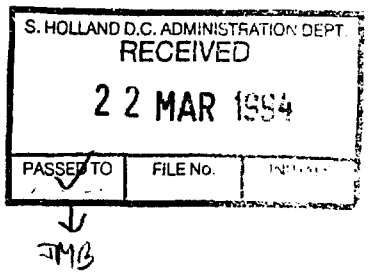
Our above named Client Company is not yet the owner and is unlikely to become the owner until later in the year. Accordingly it would seem imperative that the obligation is entered in to by the existing owners Abbey Print Limited for whom Messrs. Crusts of 64 Pinchbeck Road Spalding (ref: CLT/SAF) act.

The time limits suggested suit our Client Company who understand that there is an archaeological interest in the site both in the super - structure of part of the building to be demolished and sub-structure works and excavations which could cause costly delays to our Client Company. No doubt you will inform us if any action is required by our Client Company.

Yours faithfully,

Calthrops

Director of Administration
South Holland District Council
Priory Road Offices
Priory Road
Spalding.



A MEMBER OF

Regulated by the Law Society in the conduct of investment business

Solicitors Financial Services

LINCOLNSHIRE COUNTY COUNCIL RECREATIONAL SERVICES

County Offices
Newland
Lincoln LN1 1YL
Telephone: Lincoln (0522) 552222

Director of Recreational Services: G N Keighley MSc DipPE CertEd

Archaeology Archives Art Gallery Arts
Conservation Countryside Forestry Grants Libraries Lincoln Castle Museums Public Halls Public Paths Tourism Windmills

CITY & COUNTY MUSEUM
12 FRIARS LANE
LINCOLN LN2 5AL
Tel: 0522 530401
Fax 0522 530724

FACSIMILE HEADER PAGE

FROM: IAN GEORGE

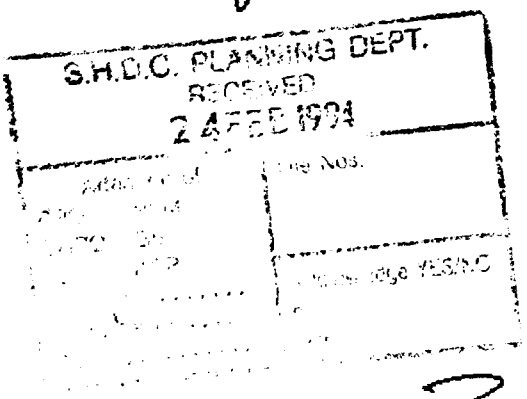
TO: JOHN BLACKLOCK / NIGEL MIDGEN

MESSAGE/INSTRUCTIONS

RE.: H16/1210/93

Enclosed letter. I shall phone to discuss this with you.

Ian.



3

DATE 24/02/94

TOTAL PAGES (including this one)

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL
RECREATIONAL SERVICES DEPARTMENT
County Offices, Newland, Lincoln LN1 1YL
Telephone (0522) 552222 Fax (0522) 552811

Archaeology Section
12 Friars Lane
LINCOLN LN2 5AL
TEL: 0522 575292
FAX NO 0522 530724

When calling please ask for: Mr I K George,
Asst Archaeological Officer
Ext 02

Mr Brian Smith Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Control Department
Council Offices
Priory Road
SPALDING
Lincs PE11 2XE

For the attention of N Midlen

My ref: IKG/DEL/SH16

24 February 1994

Dear Mr Smith

RE: PLANNING APPLICATION NO: H16/1210/93
PARISH: SPALDING

Further to recent communication regarding the above proposal, Mr Catney and Mr George have now been able to visit this site. There are a few matters of concern which ought to be borne in mind.

Firstly, the printing works is adjacent to a building which would appear to be a late Georgian warehouse. This has clearly been truncated on its south side and the print works incorporates remains of it. Secondly, an investigation of the rear of the building determined that limestone masonry survives to first floor level. There is also a boundary wall which extends behind the property, is cut by Holland Road and continues beyond that for about 6m. This clearly indicates the survival of early structures on this site.

These findings suggest that both above ground and below ground archaeology will need recording. This would best be covered by two conditions:

1 No demolition work of existing buildings shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a

Director: G.N. Keighley

written scheme of investigation which shall be submitted to and approved by the district planning authority.

2 No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

These two conditions will ensure an adequate record can be made in the most effective manner and should substantially enhance the historical record of this important part of Spalding. To implement both conditions it will be necessary for a brief to be set by this office and for the developer to commission a contractor to undertake the work.

I look forward to your cooperation in this matter and I hope the condition will be suitable.

Yours sincerely

S. Catney

S J Catney
Archaeological Officer
for Countryside Manager

allow improvement works to be carried out to the banks of the river between Pinchbeck and Pinchbeck West.

Persons seeking further information should contact the Project Engineer, Malcolm Howell, on 0733 371811.

RON LINFIELD
Area Manager (Northern).
National Rivers Authority
Northern Area,
Aqua House,
Harvey Street,
Lincoln LN1 1TF.
©WVN 6l1611 187/507 SG28-1

should contact the Project Engineer, Malcolm Howell, on 0733 371811.

RON LINFIELD
Area Manager (Northern)
National Rivers Authority
Northern Area,
Aqua House,
Harvey Street,
Lincoln LN1 1TF.
©WVN 6l9429 187/507 SG28-1

OUR 91,000 readers could be your customers, advertise your special event in our Entertainment Columns and make it a success. Telephone Zoe on 0775 725484.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.
2m9619 187/507 LF1-2

TRUSTEE ACT 1925 — SECTION 27

NOTICE IS HEREBY GIVEN pursuant to Section 27 of the Trustee Act 1925 that any person having a claim against or an interest in the estate of KATHLEEN VIOLA JOAN HOWE deceased, late of Pebble Cottage, Pipwell Gate, Moulton Seas End, Spalding Lincolnshire, and who died on the 14th day of July 1993 is hereby required to send particulars in writing of his or her claim or interest to Mossop & Bowser of Abbot's Manor, 10 Spalding Road, Holbeach, Spalding, Lincolnshire, and to send such particulars not later than March 27, 1994, after which date the personal representatives will distribute the estate among the persons entitled thereto having regard only to the claims and interest of which they have had notice and will not as respects the property so distributed be liable to any person of whose claim they shall not then have had notice.

©WVN 2m6868 187/507 LF1-2

BEJO ZADEN BV, of Warmenhuizen, The Netherlands, Hereby Give Notice that they have applied to the Secretary of State for a consent to release genetically modified organisms under Section 111 of the Environmental Protection Act 1990 at Elsoms Seeds trials.

The organisms concerned are chicory plants genetically modified with genes for male sterility, kanamycin resistance and gluphosinate ammonium (Basta) resistance. With this new system of male sterility Bejo Zaden BV is able to produce parent lines of red hearted and green hearted chicory that are unable to self pollinate, because of the lack of pollen production. Pollination of these male sterile lines with fertile lines results in 100% pure hybrid seeds without any inbreds. This offers Bejo Zaden BV and Elsoms Seeds Ltd the opportunity to provide growers of red hearted and green hearted chicory with pure seed quality with high germination, high yield, improved uniformity and quality.

The purpose of the release is to evaluate the suitability of new experimental hybrids for the UK market. Special attention is given to yield and uniformity.

The release will take place at Elsoms Seeds Ltd trial field on Pinchbeck Marsh near Spalding, OS grid reference 263261, Lincolnshire, between June 1994 and November 1994.

Enquiries about this notice should be directed to:
Mr Robin Wood
(Vegetable Trials Manager)
Elsoms Seeds Ltd Spalding, Lincs PE11 1QG
Telephone: 0775 711911
or
Bejo Zaden BV
Trambaan 1. 1749 Warmenhuizen,
The Netherlands
Telephone: 31 2269 6162

Any comments to the Secretary of State on application should be addressed to: The Biotechnology Unit, Department of Environment, Room B351, Romney House, London SW1P 3PY within 14 days of the date of this notice.

Bk©WVN 9171 187/507 LF1-2

PLANNING APPLICATION

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

H13/0059/94
Oldershaws of Moulton Ltd FULL
Erection of onion store.
Long Lane, Moulton, Spalding, Lincs.

The following application(s) do not accord with the provisions of the relevant Development Plan.

H02/1156/93
J. A. Speechley OUTLINE
Erection of dwelling and garage including siting and means of access.
OS 0028, Fronting Common Drove, Crowland Common, Spalding, Lincs.

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

H04/0060/94
Mr and Mrs P. Brewster FULL
Conversion of former bank to dwelling.
19 Church Street, Donington, Spalding, Lincs.

H04/0061/94
Mr and Mrs P. Brewster LISTED BUILDING
Convert former bank to form dwelling. Remove parapet wall to side and rear. Renew render to walls, alter front elevation.
19 Church Street, Donington, Spalding, Lincs.

H08/0042/94
M. Parker & Sons OUTLINE
Erection of 6 dwellings and construction of access.
Land off High Street, Gosberton, Spalding, Lincs.

H11/0001/94
Johnson Fry Properties FULL
Proposed rear dormer.
26 Market Street, London Sutton, Spalding, Lincs.

H11/0066/94
Mrs R. Franks PERMISSION RENEWAL
One residential building plot (renewal of H11/0783/91)
Wisbech Road, Long Sutton, Spalding, Lincs.

H11/0067/94
Mrs R. Franks PERMISSION RENEWAL
Erection of dwelling (renewal of H11/1056/91)
Wisbech Road, Long Sutton, Spalding, Lincs.

H14/0063/94
Mr and Mrs W. J. Swallow FULL
Small utility/shower room.
6 Church Walk, Pinchbeck, Spalding, Lincs.

H14/1111/93
Mr C. Pickering LISTED BUILDING
Demolition of outbuildings and erection of extension.
Former: Five Bells, Pinchbeck, Spalding, Lincs.

H16/0052/94
Chief Executive FULL
Erection of satellite dish.
Council Offices, Priory Road, Spalding, Lincs.

H16/1211/93
David Parker Homes Ltd LB DEMOLITION
Demolition of existing buildings to build 12 flats and 1 house on the site.
Abbey Print Works, High Street, Spalding, Lincs.

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

B. SMITH
Director of Planning and Building Control Services

SOUTH HOLLAND DISTRICT COUNCIL

February 1, 1994.
©WVN 2m9626 187/507LF1-2

RONMENTAL PROTECTION ACT 1990

)ERS FOR HOUSEHOLD WASTE SERVICES

ıcil, in accordance with Section 51 of the Environmental 90, wishes to invite tenders for the provision of facilities idents to deposit their household waste and recyclable harge.

ıtract are under preparation:-

ıry Vehicle Service

ıentary Vehicle Service is aimed at seventy or so rural and consists of stationing refuse collection vehicles at ar parks, or similar locations, at regular intervals during riods. The public may dispose of household waste by the stationary refuse collection vehicles.

ions of contract and a specification will be available for ree of charge at the address given below from Monday o Monday 21 February 1994 during office hours. Copies ined on request during that period on payment of £10.

hing to submit a tender for the contract must notify the their interest not later than Monday 21 February 1994 by e address given below.

ınd Management of Sites for the Reception, Recycling al of Household Waste

l wishes to increase the number of purpose built Household osal and Recycling (Civic Amenity) Centres in its area by ders for the provision and management of such sites.

itions of contract and a specification will be available for free of charge, at the address given below from Monday to Monday 9 May 1994 during office hours. Copies may be request during that period on payment of £25.

shing to submit a tender for the contract must notify the their interest not later than Monday 9 May 1994 by writing ss given below.

of Contract, if more than four persons notify their interest ur will be invited to tender. If four or less then each will be r.

or inspecting or obtaining the draft conditions of contract itions is:- J Emmerson BSc MSc PhD CEng FICE, Highways & Planning, Lincolnshire County Council, Hall, Beaumont Fee, Lincoln LN1 1DN

s, Principal Waste Disposal Officer

INCOLNSHIRE OUNTY COUNCIL

Lincs Free Press 1st February 1994

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: H16/1211/93
Description: Demolition of existing buildings to build 12 flats and 1 house on the site

Location: Abbey Print Works
High Street
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 22-FEB-94 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

01-FEB-94

SOUTH HOLLAND DISTRICT COUNCIL

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

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

Our Ref: JB/JJ H16/1211/93 Your Ref:

Date: 01 Mar 1994

DAVID PARKER HOMES LTD, DEMOLITION OF EXISTING BUILDINGS TO BUILD 12 FLATS AND 1 HOUSE ON THE SITE HIGH STREET, SPALDING: APPLICATION NO H16/1211/93.

With reference to the above, the Planning Committee resolved on 16th February 1994 that consent be granted subject to a Section 106 Agreement that demolition shall not be commenced before a contract for the carrying out of works of redevelopment of the site has been made and planning permission granted.

Accordingly, I enclose the following to enable the necessary documentation to be prepared:

i) Copy of Listed Building Consent form.

ii) Six copies of 1:2500 plan showing the site edged in red.

N Midlen
Principal Planning Officer
Development Control

Enc.

Mr D J Parker,
David Parker Homes Ltd,
Mill Green Road,
Pinchbeck,
Spalding,
Lincs.
PE11 3PU.

Mr J Blacklock

JB/JJ H16/1210/93
H16/1211/93

20 Jan 1994

Dear Sir,

PROPOSED RESIDENTIAL DEVELOPMENT - ABBEY PRINT WORKS, HIGH STREET, SPALDING.

Thank you for your letter dated 11th January 1994 in connection with the above.

I would advise your applications ref: H16/1210/93 and H16/1211/93 respectively were validated on 17th January 1994 and 21st January 1994.

I note your concern that your applications should be submitted to the Planning Committee on 25th January 1994 but because of the relatively short period in hand before the agenda is finished, I do not consider your expectations can be realised.

Naturally, every effort will be made to determine your applications as quickly as possible and I would anticipate that if there are no unforeseen difficulties, they would be reported to the Planning Committee on 16th February 1994.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

David Parker Homes Ltd
Mill Green Road
Pinchbeck
Spalding
Lincs
PE11 3PU

Mr J Curnock

JC/LAC
H16/1211/93

1 June 1994

Dear Mr Parker

Proposed Exchange of Lands At High Street, Spalding.

Further to our conversation I have instructed the Council's valuer on the basis of the enclosed plan. I will advise you of the outcome as soon as I receive their reply.

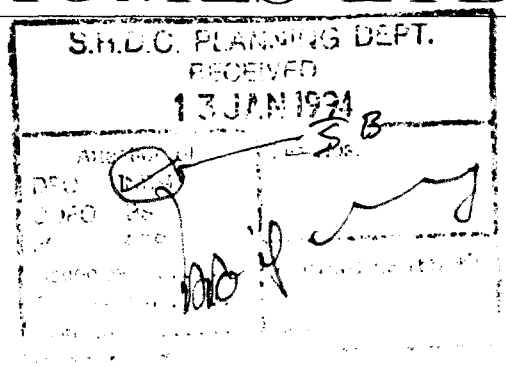
Yours sincerely

Jim Curnock

J Curnock
Principal Planning Officer
Local Plans

Enc

DAVID PARKER HOMES LTD



Reg 4.

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

11th. January 1994.

H16/1210/93.

Dear Sirs,

Planning Ref: H16/1210/93

Re: Proposed Development Of One Block Of Three Storey Flats, Containing Seven Two Bedroom Flats And Six One Bedroom Flats With Parking, On The Site Of The Abbey Print Works At High Street, Spalding.

Having submitted my detailed planning application for the above proposed, I am anxious that this application be considered at the planning meeting on Tuesday the 25th. of January 1994, I appreciate that you may consider this a little previous, but please bear in mind that I have been in consultation with various planning officers of the South Holland District Council since April 1993 and therefore all queries relating to the site, type and external design of the structure have been discussed thoroughly and provisionally approved.

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker

B J 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

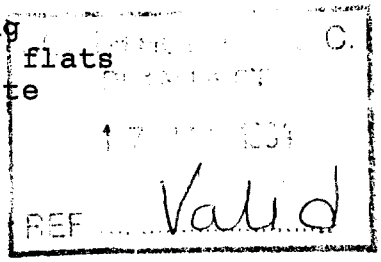
SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1211/93

Applicant: David Parker Homes Ltd
Mill Green Road
Pinchbeck
Spalding
Lincs PE11 3PU

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: Demolition of existing buildings to build 12 flats and 1 house on the site



Location: Abbey Print Works
High Street
Spalding
Lincs

Type: LB DEMOLITION

Date received: 23-DEC-93

13-JAN-94

Dear Sir/Madam

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) 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 describe adequately the effect of the proposed work on the character of the building. Under the provisions of Section 10 of the above Act, you are therefore requested to supply the following:

Please show in red the outline/footprint of buildng to be demolished on the 1:100 plan and provide elevations of the building to be demolished. (Photographs would suffice).

If you have been seen 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 J BLACKLOCK .

Yours faithfully

Principal Planning Officer

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1211/93

Applicant: David Parker Homes Ltd
Mill Green Road
Pinchbeck
Spalding
Lincs PE11 3PU

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

SOUTH HOLLAND D.C.
REF Valid.

Description: Demolition of existing buildings to build 12 flats and 1 house on the site

Location: Abbey Print Works
High Street
Spalding
Lincs

Type: LISTED BUILDING

Date received: 23-DEC-93

29-DEC-93

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:

Please complete Ownership Certificate.

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

Yours faithfully

K Lowe
Principal Administrative Officer

John

Plan A shows the land the subject of the p. application. Not yet owned by Parkes. so entering into PO with Abbey ~~Bottle~~ Printers Ltd.
Plan B shows land which apparently Abbey Printers own. Remraining piece owned by Council?

Do you know which area of land is subject to exchange, as we may be able to pursue PO once exchange complete. Otherwise, presumably will have to go thro' Ctee to approve sale of part of application site to Parkes - which will obviously delay completion of Agreement.

Ps. I am checking deeds to ensure small area is still in our ownership.

Chapel House
19a High Street
Spalding
LINCOLNSHIRE
PEII ITX

LATE OBS: Offr. ... Date 28/11/94
Salient points highlighted

25th November 1994

Mr.J. Blacklock
Planning & Building Control Dept
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PEII 2XE

File 1211 1212 /93

Dear Mr Blacklock,

Re: David Parker Homes - Proposed development Abbey Print Work Site, High Street, Spalding.

Further to our recent telephone conversation concerning the above proposed development.

It was kind of you to explain the reasons for the refusal of granting permission to add a further 6 flats and 1 house to the previously approved planning permission of 12 flats and 1 house.

As discussed it appears that the parking, entry/access areas remain unchanged for the 12 flats and 1 house as per the refused planning permission for 18 flats and 2 houses.

If David Parker Homes wish to proceed with the approved 12 flats and 1 house plan and retain the very problematical parking, entry/access areas may I suggest that you investigate this in the very near future.

I look forward to hearing from you, and the outcome of your investigations.

Yours sincerely,

P.J. LAWRENCE

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 5.5.94

OUR REF: GR/SS

TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES
(f.a.o. Mr. J. Curnock)

YOUR REF:

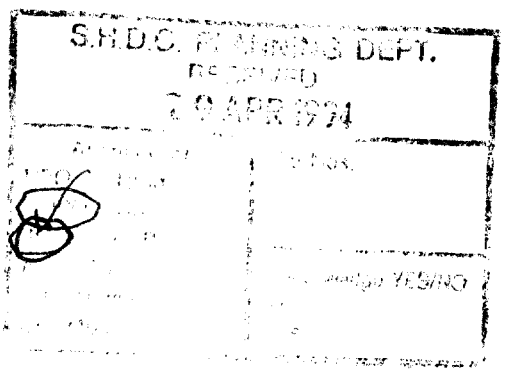
Holland Road Car Park - Development (Min. 203/94)

Please find enclosed all correspondence relating to the above Minute (including a copy of the accepted report).

Please keep me informed but I now leave it to you to action the concept.

Director of Environmental Services

Encs: All correspondence



6.0. SUBJECT: PROPOSED DEVELOPMENT ADJOINING HOLLAND ROAD CAR PARK

6.1. PURPOSE: To consider possible exchange of land

6.2. At the Planning Committee of 16th February, 1994 Members considered a proposal for residential development of the former Abbey Printers building at High Street Spalding, adjoining the Council's Holland Road car park.

6.3. In granting planning permission for this attractive riverside development Members endorsed the pursuit of further frontage development and the rationalisation of the Holland Road public car park.

6.4. At the moment Holland Road car park is of an irregular and elongated shape because of the site boundaries adjoining with Abbey Printers building. In particular the car parking spaces in the northern "leg" behind the buildings are poorly and unattractively laid out and very little used. There are currently 53 car parking spaces on site but their use is never at a premium, there is always a considerable number of vacant spaces available.

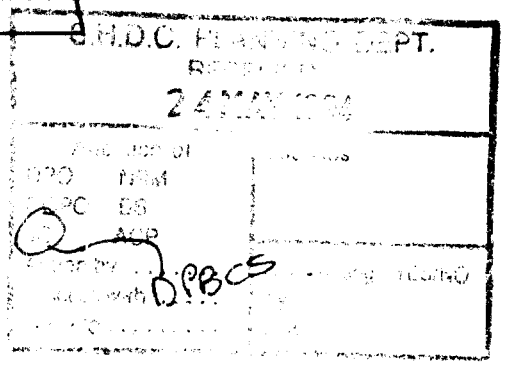
6.5. The proposal is to exchange the northern "leg" of the car park and a small area of the frontage to the developer in return for a part of his site. This will enable a very attractive riverside development to take place which will greatly enhance the built environment of this part of the riverside conservation area and will enable the car park to be laid out in a compact, attractive and user friendly manner with the loss of only one car parking space. There would likely to be a capital receipt.

6.6. RECOMMENDATION

6.6.1. That Committee agree to the exchange of land on terms and conditions to be agreed with the Council's Valuers.

Background Papers - File H16/1210/93

DAVID PARKER HOMES LTD



South Holland District Council,
Planning & Building Control,
Priory Road Offices,
Priory Road,
Spalding,
Lincs.

24th. May 1994.

For the attention of Mr. J. Curnock.

Dear Sir,

Re: Proposed Development At High Street, Spalding
Application No. H16/1211/93, Demolition And Erection
Of Twelve Flats And One House.

In further reference to our meeting of the 16th. inst with yourself and Mr. John Blackcock in particular reference to adding to the above scheme by using some of the existing Holland Road public car park as development land.

Having discussed the matter further with my Architect Mr. Clive Wicks, I herewith enclose a layout plan drawing reference 93495/20 dated May 1994 showing the area that (B) proposal as per elevation plan enclosed date stamped the 29th. of March 1994 would occupy. Roughly the exchange lands would be as marked on one of the South Holland District Councils 1/500 scale plans, red shaded land being the additional land that would be required for such a development and blue shaded land that would be handed over to the South Holland District Council in part exchange.

Trusting that the aforementioned proposal will meet with the Councils provisional approval,

I remain,

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

Encl:

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 5.5.94

OUR REF: GR/SS

TO: DIRECTOR OF ADMINISTRATION YOUR REF:
(f.a.o. Jacqui)

Holland Road Car Park - Development (Min. 203/94)

Please find attached a copy of a letter recently dispatched to David Parker Homes Ltd., (together with a copy of their letter).

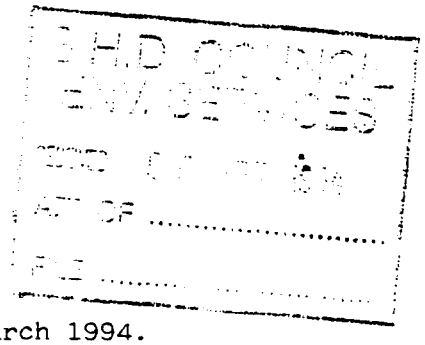
Jim Curnock is the lead officer relating to this project and to this end I have given him all the correspondence etc.

If you require plans etc., please contact Jim.

Director of Environmental Services

Encs: David Parker Homes Letters
Memo to J. Curnock.

DAVID PARKER HOMES LTD



South Holland District Council,
Administration Department,
Priory Road Offices,
Priory Road,
Spalding,
Lincs.

30th. March 1994.

For the attention of Mr. G. Ridgeway.

Dear Sir,

Re: Proposed Development At High Street, Spalding
Application No. H16/1211/93 Demolition And Erection
Of 12 Flats And 1 House.

In further reference to my recent meeting with Mr. Clive Wicks acting as my architect and Mr. Gordon Ridgeway for the South Holland District Council for possible additions to the above scheme at the expense of the existing Holland Road public car park, scheme as suggested by the South Holland District Council for my company's consideration.

As confirmed verbally via telecom to Mr. Ridgeway, I herewith agree in principal to the proposal on the understanding that it will not affect or delay development of the above scheme now approved.

Thanking you in anticipation,

I remain,

Yours faithfully,
David Parker Homes Limited.

D.J. PARKER.
DIRECTOR.

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (0775) 722255 Fax: (0775) 762738
Reg Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. M.S. Parker

SOUTH HOLLAND DISTRICT COUNCIL

Application File

M E M O R A N D U M

File 12/10/93.

FROM: Director of Planning and Building Control Services

TO: Director of Administration

F.A.O. J Berridge

REF: JC/LAC/327(G)

REF:

DATE: 1 June 1994

SUBJECT: Proposed Exchange of Land Between South Holland District Council and David Parker Homes. (Minute 203/94 Refers).

Further to the above I enclose 6 copies of a plan.

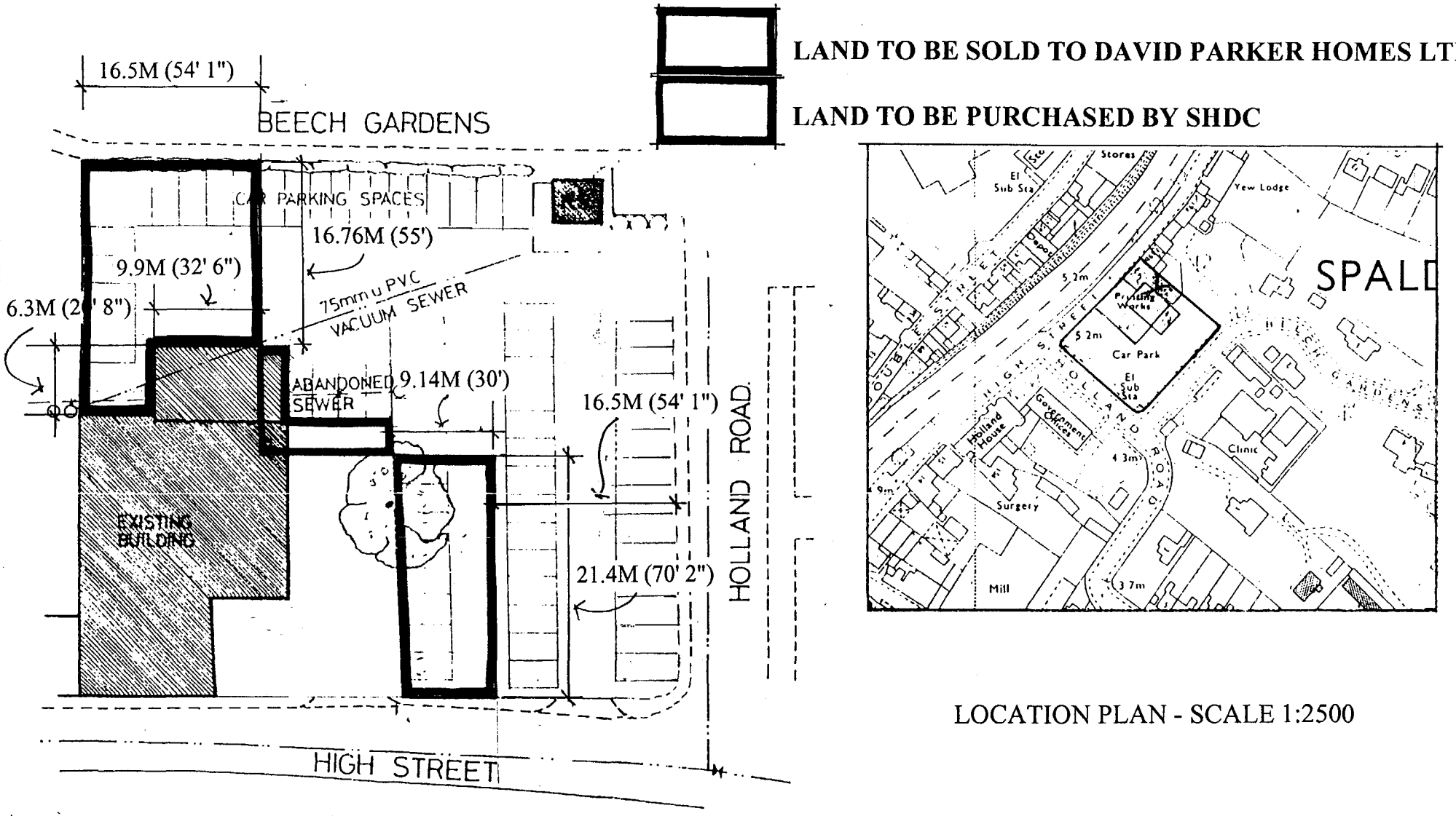
There are two factors which, in my view, are likely to have a bearing on the valuation. Firstly, there is the question of a requirement for an archaeological excavation and secondly there is the question of ground conditions which, in this part of Spalding, will need to be investigated.

As David Parker Homes Ltd have a building schedule to adhere to there is an urgency about obtaining a valuation fairly quickly and I would be grateful if you would arrange for this to be done. I shall be pleased to talk to the appointed valuer if this will clarify any issues and help expedite the matter.

Jim Cornock

pp Director of Planning and Building Control Services

Enc



PROPOSED EXCHANGE OF LAND BETWEEN SOUTH HOLLAND DISTRICT COUNCIL AND DAVID PARKER HOMES LTD

DAVID PARKER HOMES LTD

DR

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

28th. July 1995.

For the attention of Mr. D. Roberts.

ACTION
Attention of DCM
Discuss with
Copy to
File Ref
Comments

Dear Sir,

Re: Abbey House Development, High Street, Spalding.
Formerly The Old Abbey Print Site, Ref: H16/1211/93.

I accept that a drainage scheme for the roof water has been approved by the National Rivers Authority allowing for same to discharge through a piped system direct into the River Welland, but I am now proposing that I would wish to drain the roof water on site through a soakaway system. The original Abbey Print building of which was demolished to make way for the flats had a roof area of some 469m^2 and successfully drained by this method into the silt soil.

The flats now in course of construction have a roof area of some 275m^2 i.e. 194m^2 less and therefore without question would take the surface water from the flats as well as generally keeping the sub-soil moist this close to the river and thus avoiding any drying out and possible resultant settlement in the ensuing years, plus ensuring that the Walnut tree on site, of which has a protection order on same receives the water supply that it has become accustom to.

Awaiting your comments and approval on my proposal subject to a site meeting and percolation tests on the soil,

I remain,

Yours faithfully,
DAVID PARKER HOMES LIMITED.

D.J. Parker,
DIRECTOR.

B Regd for comments 31/7 & Return.

1/8/95 - No objections in principle subject to satisfactory tests
Have arranged meeting on 2/8/95 on site with Parker Homes

MR Davis 3.00

File Away
NFA
DR

Mill Green Road, Pinchbeck, Spalding, Lincolnshire, PE11 3PU.
Tel: (01775) 722255 Fax: (01775) 762738

Reg. Office: as above Reg. in England No. 1987353 VAT Reg. No. 425 6963 28 Co. Sec. J. Parker

S.H.D.C. PLANNING DEPT.
RECEIVED
28 NOV 1994

Chapel House
19a High Street
Spalding
LINCOLNSHIRE
PEII ITX

LATE OBS: Offr. ... Date 28/11/94
Salient points highlighted

6/12 cttee

Mr.J. Blacklock
Planning & Building Control Dept
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PEII 2XE

25th November 1994

File 1211 1212 /93

Dear Mr Blacklock,

Re: David Parker Homes - Proposed development Abbey Print Work Site, High Street, Spalding.

Further to our recent telephone conversation concerning the above proposed development.

It was kind of you to explain the reasons for the refusal of granting permission to add a further 6 flats and 1 house to the previously approved planning permission of 12 flats and 1 house.

As discussed it appears that the parking, entry/access areas remain unchanged for the 12 flats and 1 house as per the refused planning permission for 18 flats and 2 houses.

If David Parker Homes wish to proceed with the approved 12 flats and 1 house plan and retain the very problematical parking, entry/access areas may I suggest that you investigate this in the very near future.

I look forward to hearing from you, and the outcome of your investigations.

Yours sincerely,

P.J. LAWRENCE

FILE NOTE

H16/1211/93

Following a meeting with David Parker and Clive Wicks on 19 December 1994 to discuss the requirement of sash windows on the rear elevations of the Abbey Print Works redevelopment site, I, as promised, inspected the site, and rang Wicks to advise what our likely recommendation would be, should he seek formerly to alter the condition.

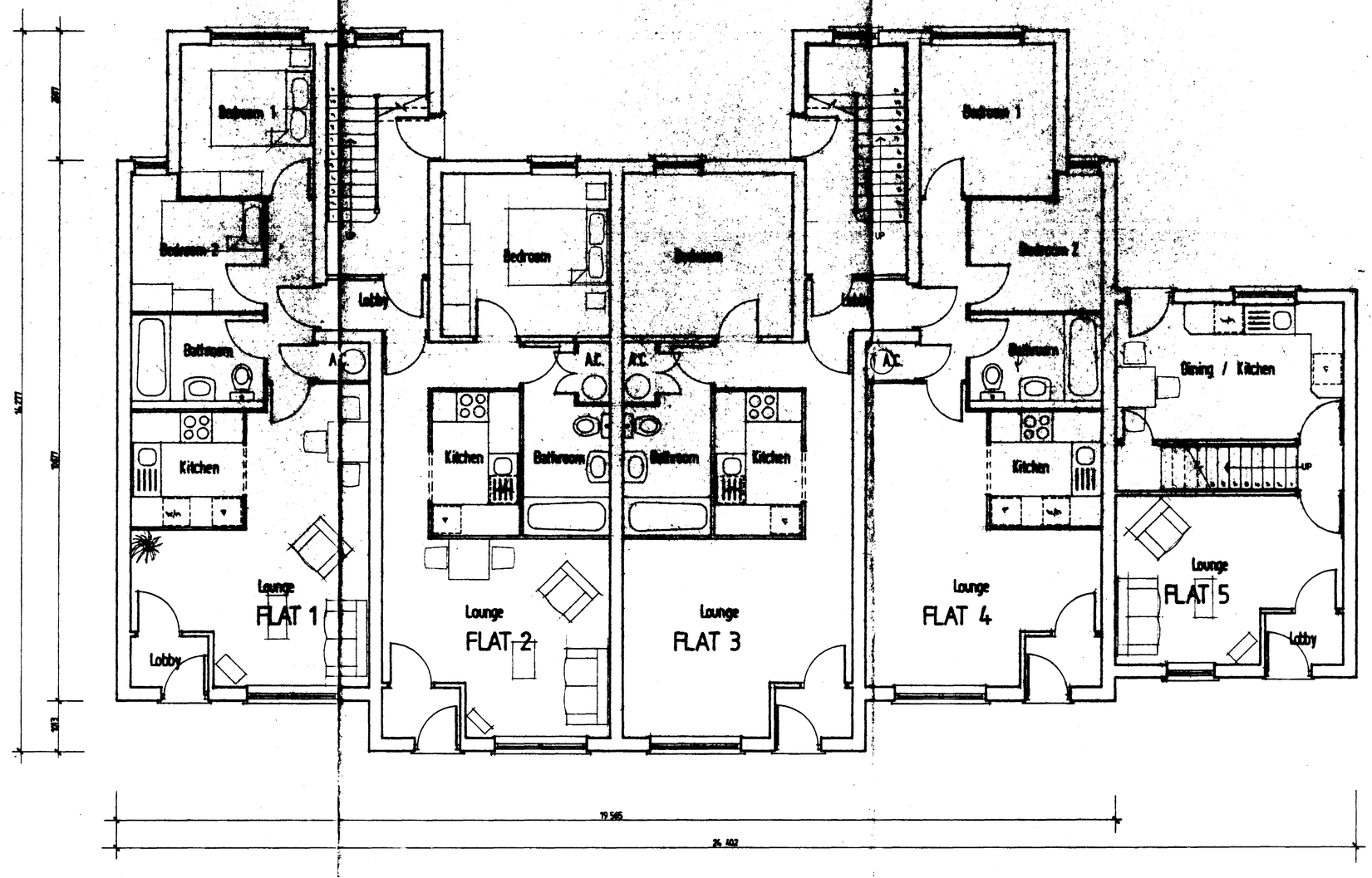
I advised him that, whilst he was correct that the hedge along Beechfield Gardens would, whilst it was retained at its present height, hide the development from the gardens, there was nonetheless a good view across the car park from Holland Road to the converted warehouse, and there would therefore, be an even closer view of the rear of the new buildings.

Accordingly, I did not think that we would be able to recommend a change in the window type on the rear elevations.

I pointed out to him that he had computed the extra cost on the development as £3,500, which will be spread over the 13 units, and if you deducted the saving on the cheaper roof tile that we specified, which I computed at some £2,250, this would mean the total increase per unit was in the region of £100. I advised him nonetheless that he could submit a formal application since members were entitled to disagree with officer's recommendations.



N R Midlen
30 December 1994



Ground Floor Plan

SOUTH HOLLAND D.C.
PLAN DEPT.
23 DEC 1993
REF ...12/1193...

DETERMINED
PLAN

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Contractors must check all dimensions on Site. Only figured dimensions are to be worked from. Any boundaries shown indicated are indicative only and must be in accordance with the accredited engineers design and/or agreed on Site with the local authority during excavations. Any discrepancies in the information contained herein must be reported to the Architect before work proceeds.

Project	Proposed flats at High Street, Spalding.
Drwg.	GROUND FLOOR PLAN
Scale 1:50	Date Dec 93
Drwg. no. 93 495 / 02	Rev.

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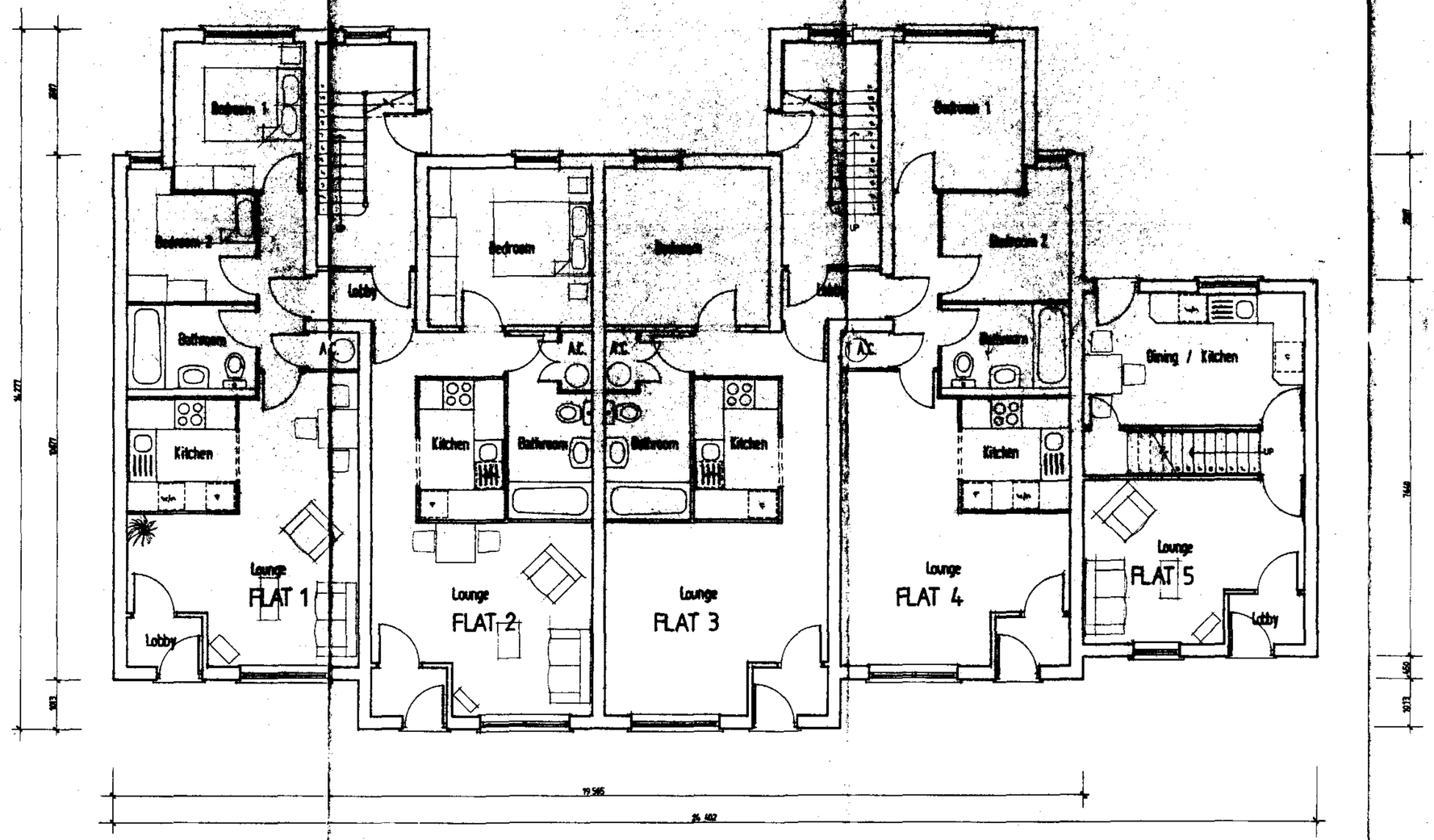
Lincolnshire · NG34 7EZ · tel 0529 414141
Fax 0529 415757

clive wicks associates



Ground Floor Plan

SOUTH HOLLAND D.C.
PLAN DEPT.
23 DEC 1993
REF 12/11/93

DETERMINED PLAN

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Project	Proposed flats at High Street, Spalding.
Drwg.	GROUND FLOOR PLAN
Scale 1:50	Date Dec 93
Drwg. no. 93 495 / 02	Rev.

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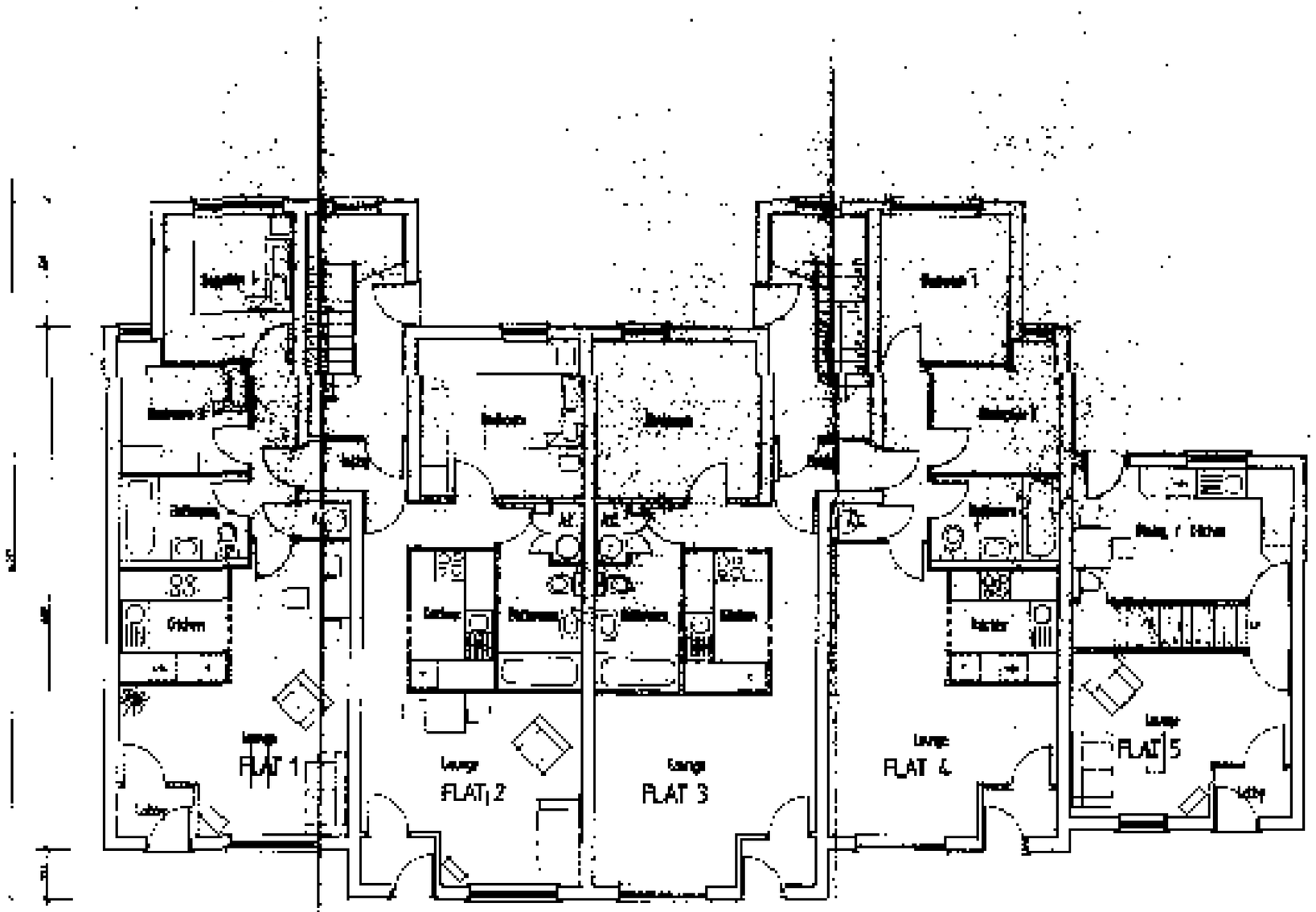
Lincolnshire · NG34 7EZ · Tel 0529 414141
Fax 0529 415737

clive wicks associates



Ground Floor Plan

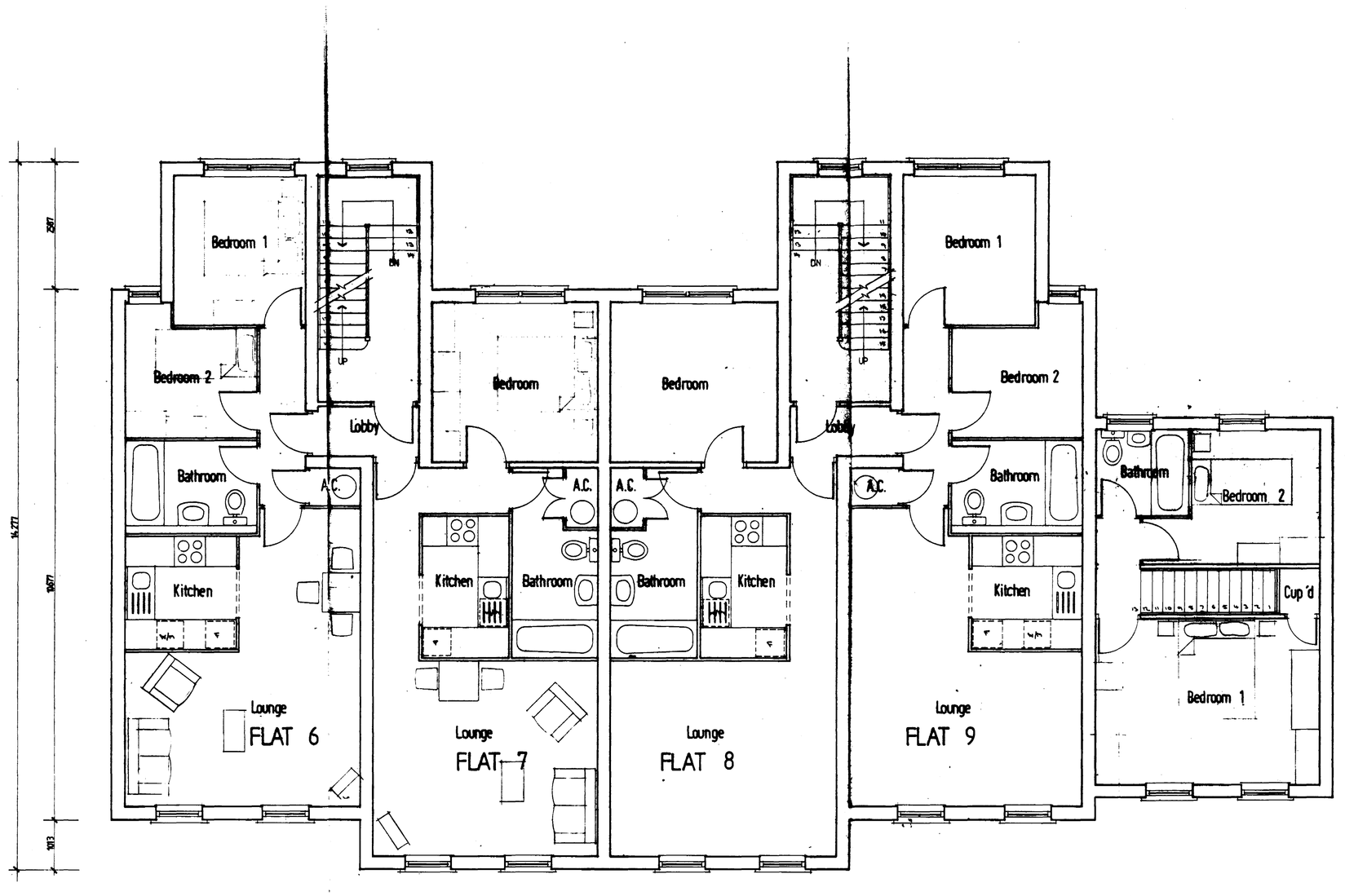
DETERMINED

Proposed flats at
High Street, Tenterden

GROUND FLOOR PLAN

1:50

clive lucas associates



First Floor Plan

SOUTH HOLLAND D.C.
PLAN DEPT.
23 DEC 1993
REF. 12/1195

DETERMINED
PLAN

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Project: Proposed flats at High Street, Spalding.	
Drwg.: FIRST FLOOR PLAN	
Scale: 1:50	Date: Dec 93
Drwg. no.: 93 495 / 03	Rev.

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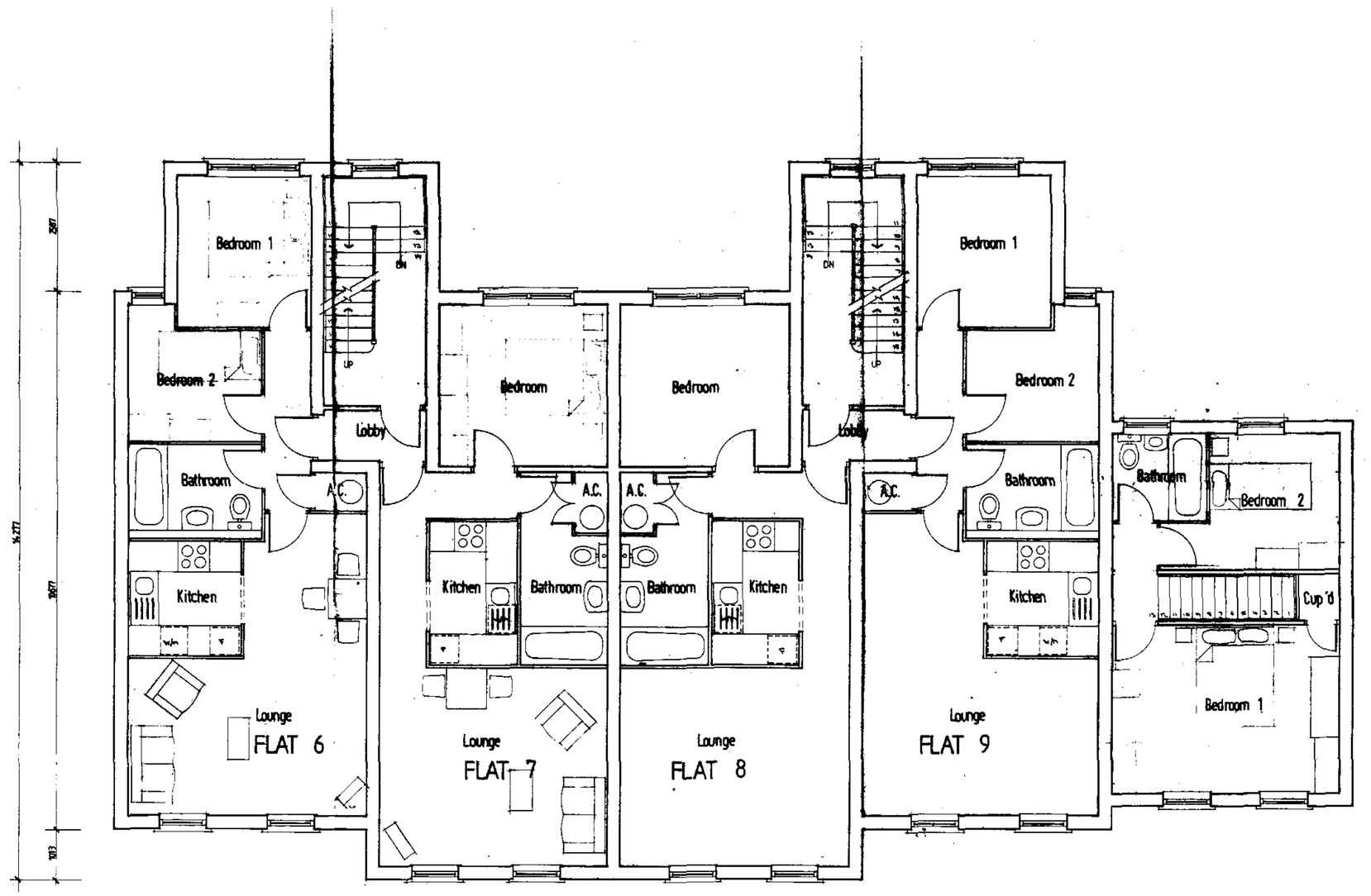
Lincolnshire · NG34 7EZ · Tel: 0529 414141
Fax: 0529 415757

clive wicks associates



First Floor Plan

SOUTH HOLLAND D.C.
PLAN DEPT.
23 DEC 1993
REF ...12/1193...

DETERMINED
PLAN

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Contractors must check all dimensions on Site. Only figured dimensions are to be worked from. Any foundation depths indicated are indicative only and must be in accordance with the consulting engineers design and/or agreed on Site with the local authority during excavation. Any discrepancies in the information contained herein must be reported to the Architect before work proceeds.

Project	Proposed flats at High Street, Spalding.
Drwg.	FIRST FLOOR PLAN
Scale 1:50	Date Dec 93
Drwg. no. 93 495 / 03	Rev.

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Fax: 0529 415757

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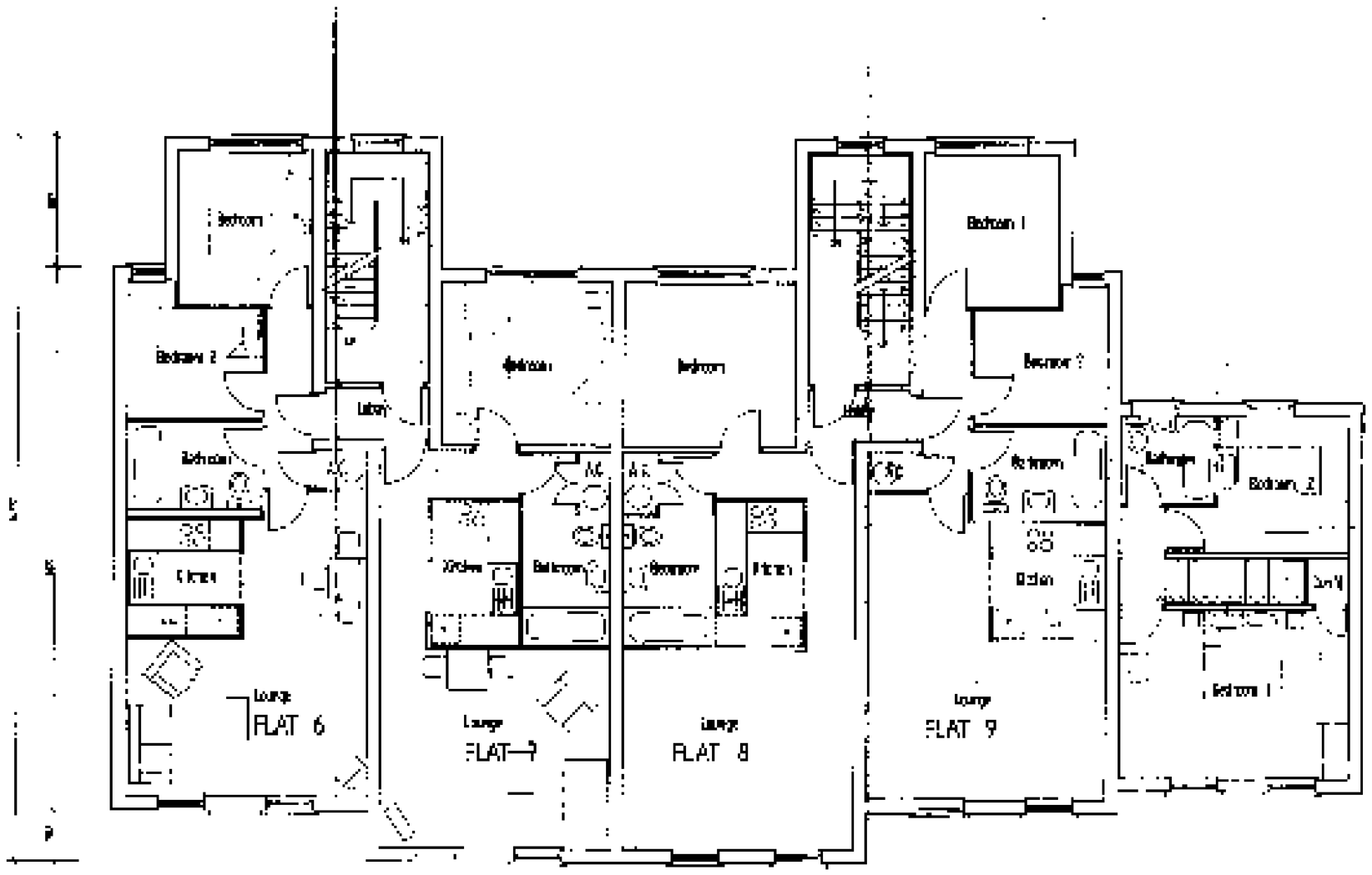
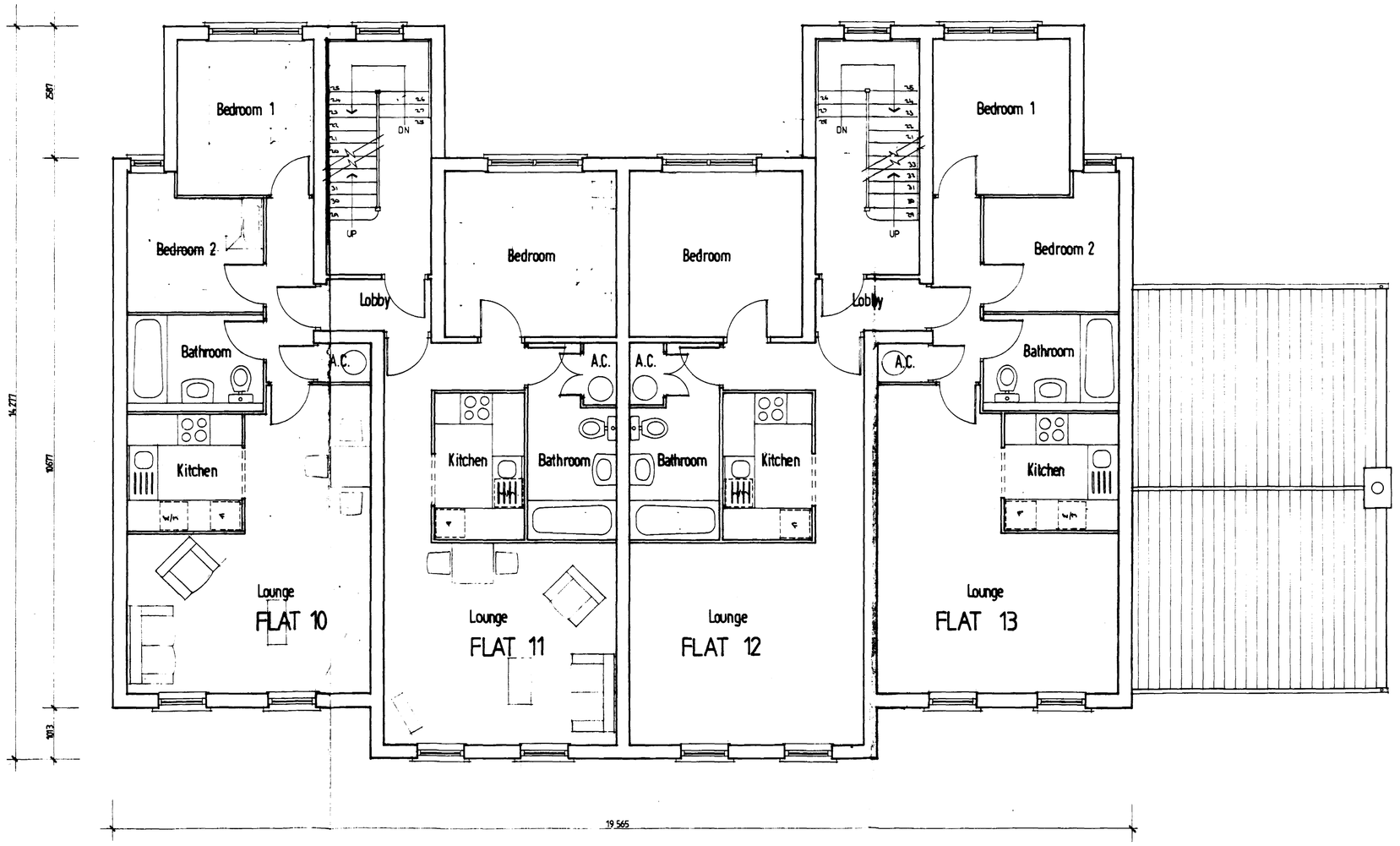


First Floor Plan

Proposed Flats at
High Street Spalding.

FIRST FLOOR PLAN

clare wicks associates



Second Floor Plan

SOUTH HOLLAND D.C.
PLAN DEPT.
23 DEC 1993
REF 1211193

DETERMINED PLAN

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Project	Proposed flats at High Street, Spalding.
Drwg.	SECOND FLOOR PLAN
Scale 1:50	Date Dec 93
Drwg. no. 93 495 / 04	Rev.

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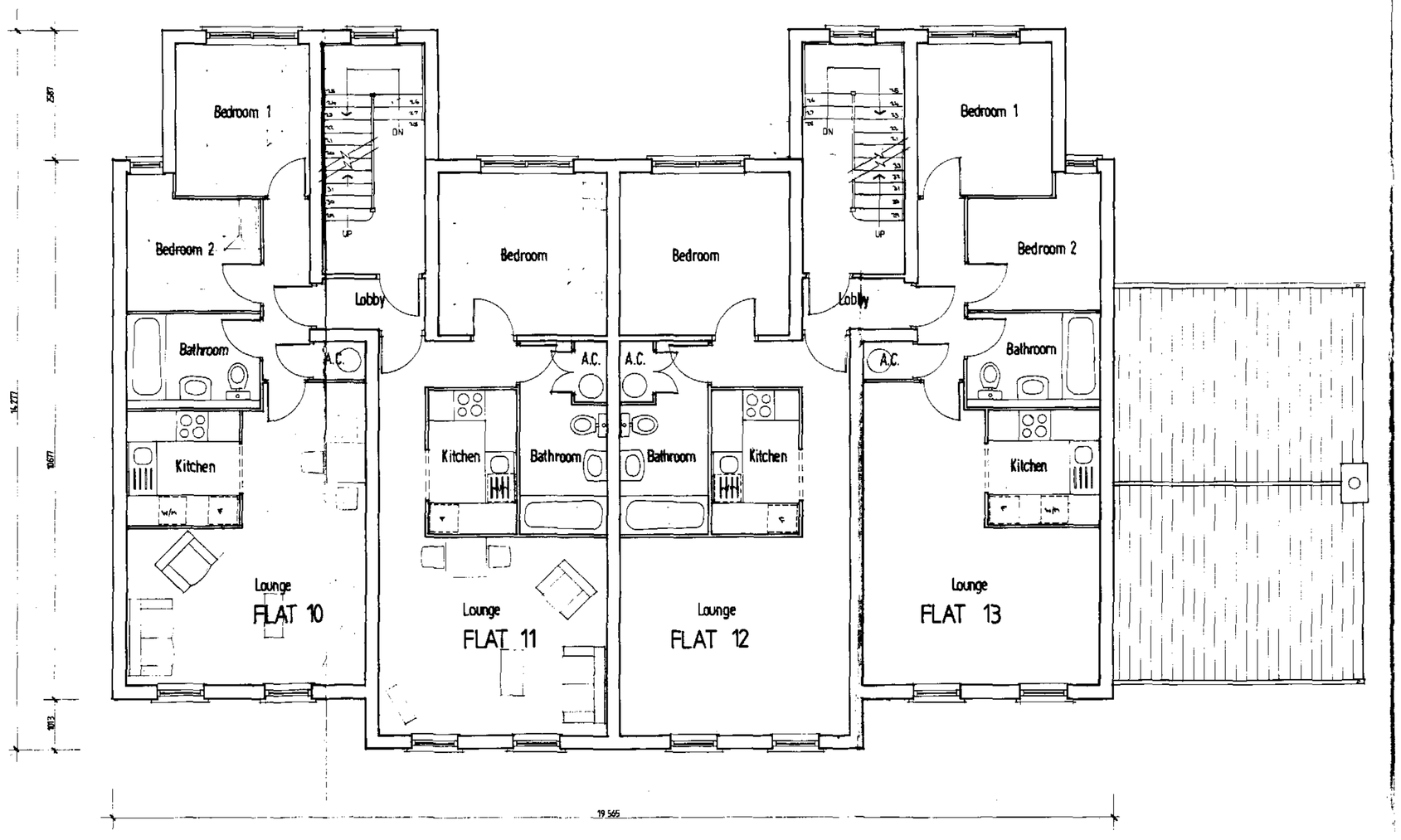

Second Floor Plan

SOUTH HOLLAND D.C.
PLAN DEPT.
23 DEC 1993
REF 12111/93

DETERMINED PLAN

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Contractors must check all dimensions on Site. Only figured dimensions are to be worked from. Any foundation depths indicated are indicative only and must be in accordance with the consulting engineers design and/or agreed on Site with the local authority during excavations. Any discrepancies in the information contained herein must be reported to the Architect before work proceeds.

Project	Proposed flats at High Street, Spalding.
Drwg.	SECOND FLOOR PLAN
Scale	1:50
Date	Dec 93
Drwg. no.	93 495 / 04
Rev.	

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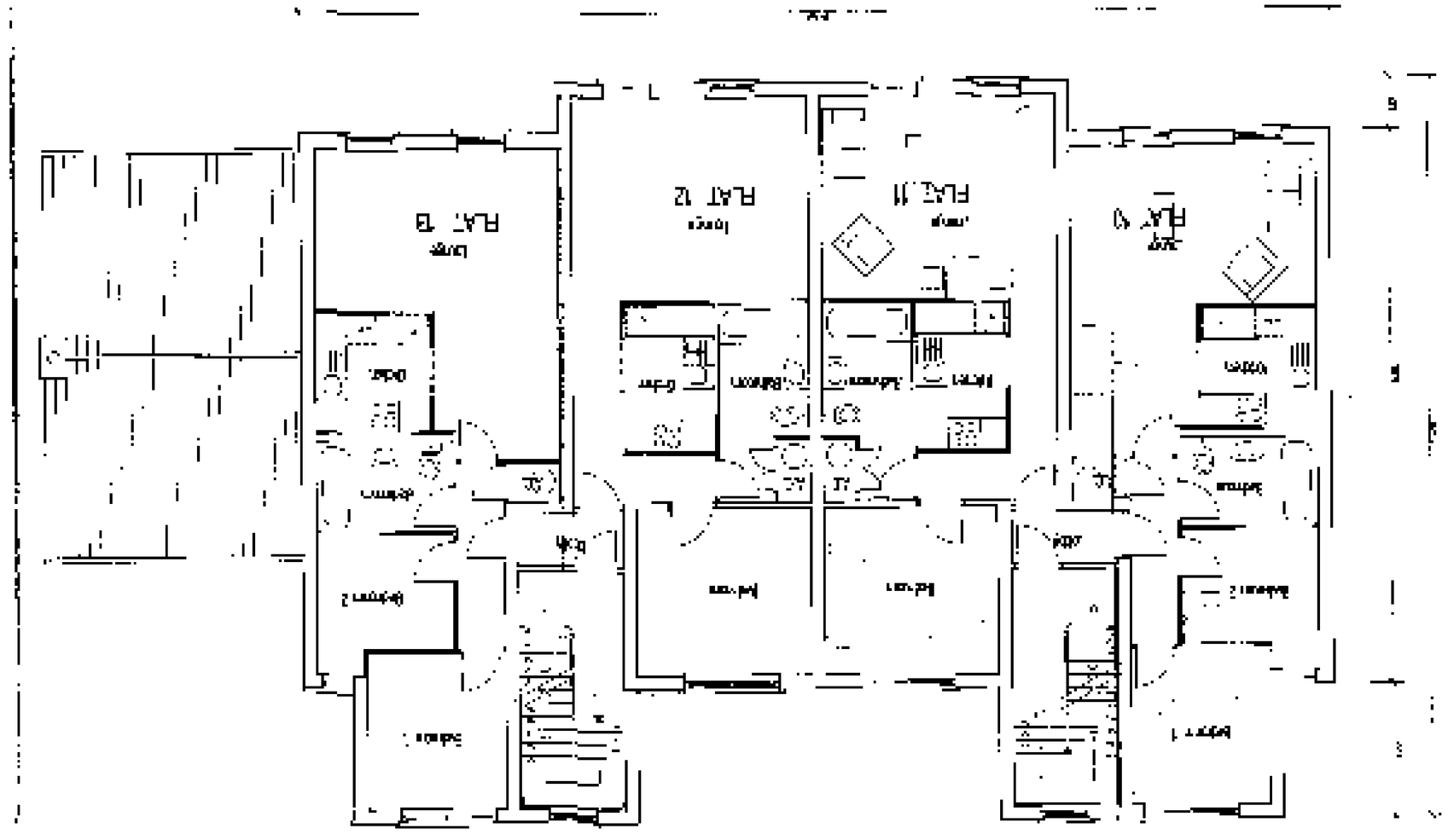
Fax: 0529 415757

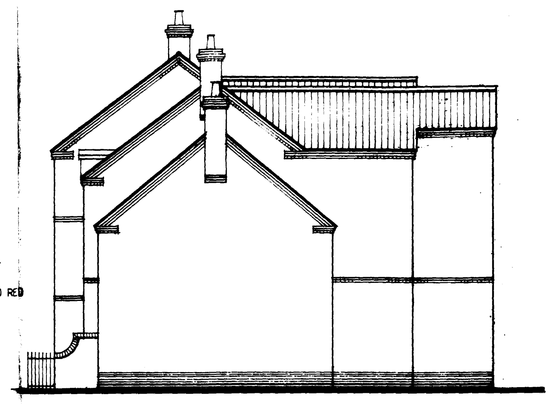
clive wicks associates

Second Floor Plan

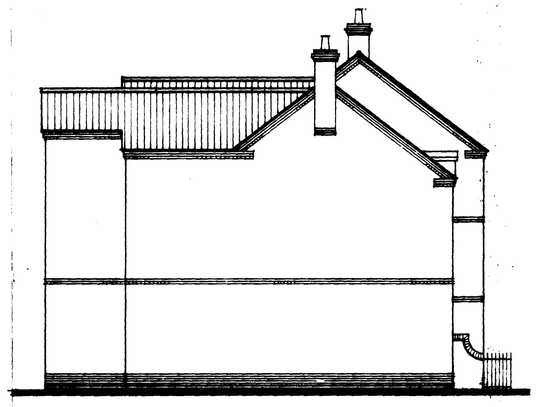




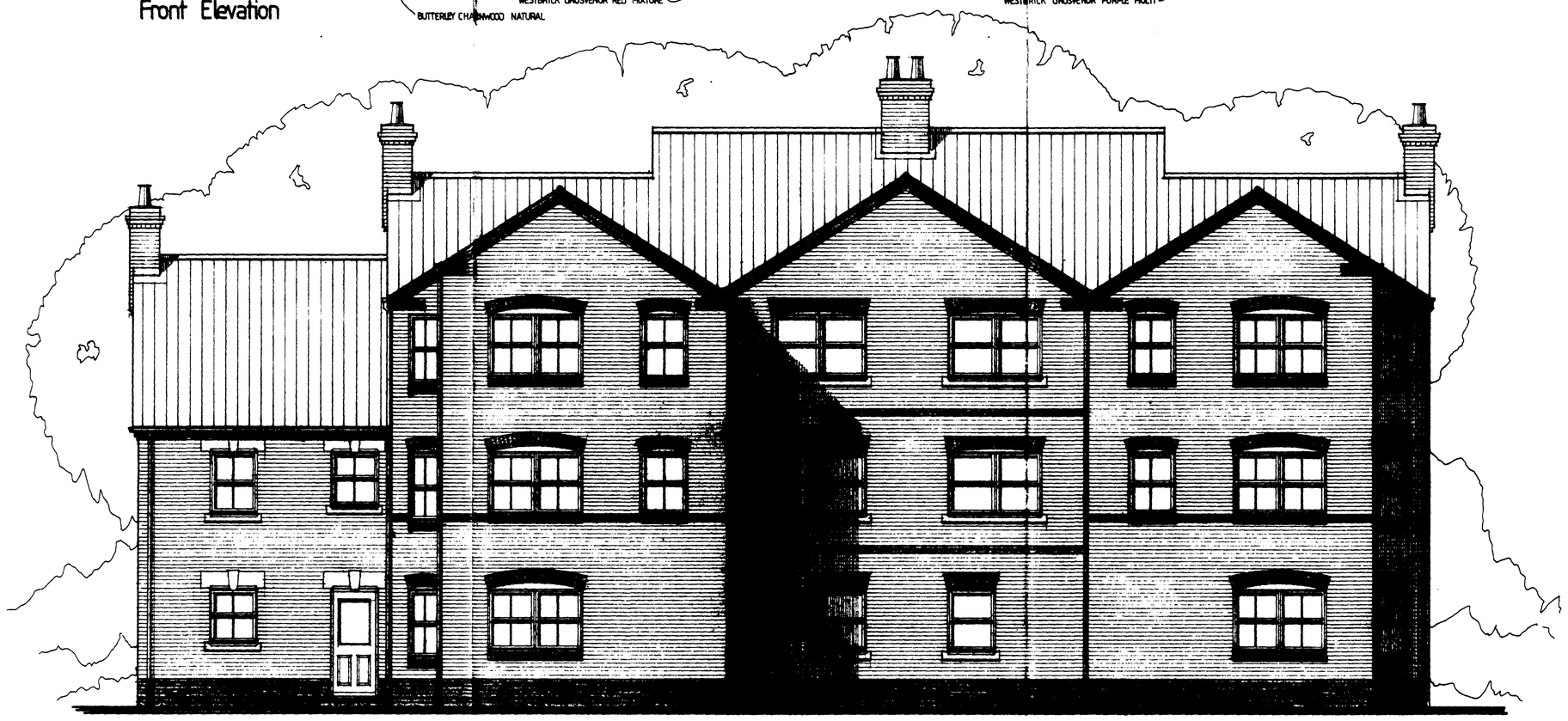
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

SOUTH HOLLAND D.C.
PLANNING DEPT.
23 DEC 1993
REF 12/1193

DETERMINED PLAN

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Project: Proposed flats at High Street, Spalding.	
Drwg. ELEVATIONS	
Scale 1:50 1:100	Date Dec 93
Drwg. no 93 495 / 05	Rev.

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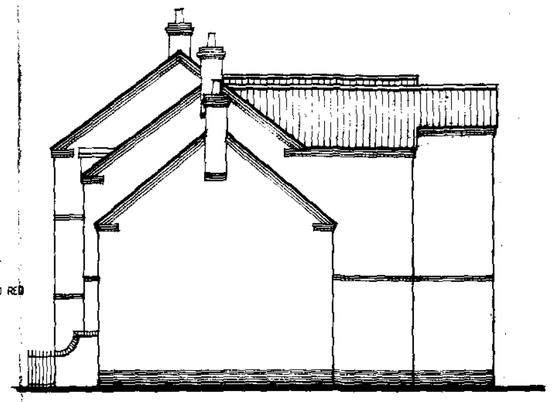
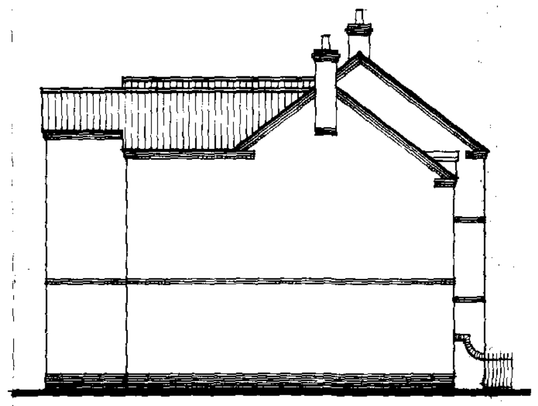
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

SOUTH HOLLAND D.C.
PLANNING
23 DEC 1993
REC'D
1211/93

DETERMINED
PLAN

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Project:	Proposed flats at High Street, Spalding.
Drwg.	ELEVATIONS
Scale	1:50 1:100
Date	Dec 93
Drwg. no.	93 495 / 05
Rev.	

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Fax: 0529 413757

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Front Elevation



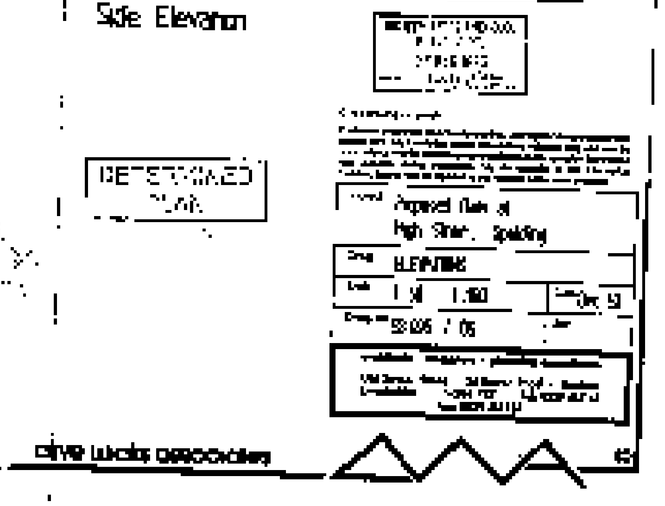
Side Elevation



Rear Elevation



Side Elevation



RECEIVED 2 0 [illegible] 1994



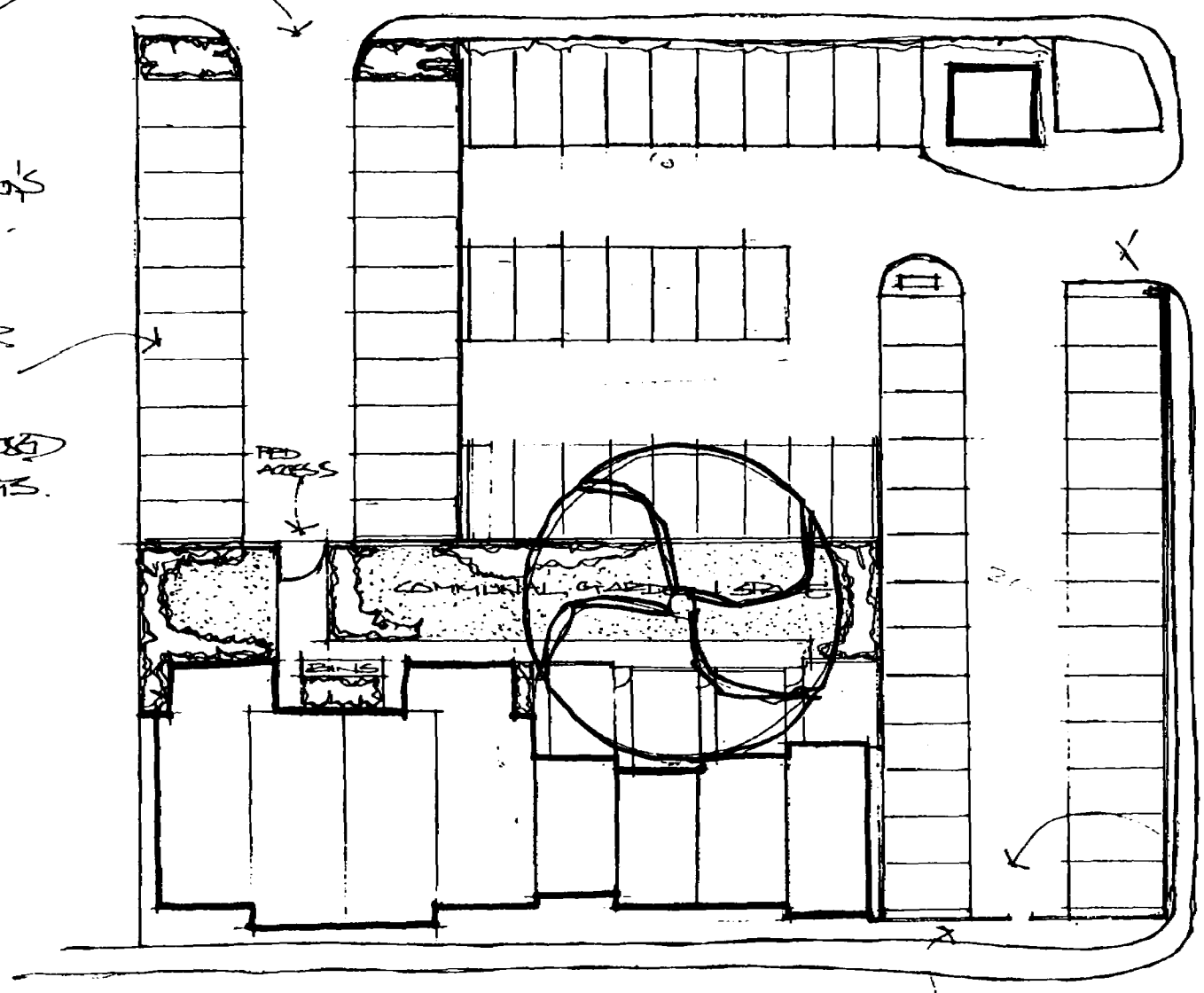

A



BEECH GARDENS.

CREATE VEHICULAR ACCESS OF BEECH GARDEN'S

ZON° CAR PARKING SPACES. FOR PROPOSED DWELLINGS.



HOLLAND ROAD.

HOLLAND ROAD CARPARK — CURRENTLY 53 SPACES —

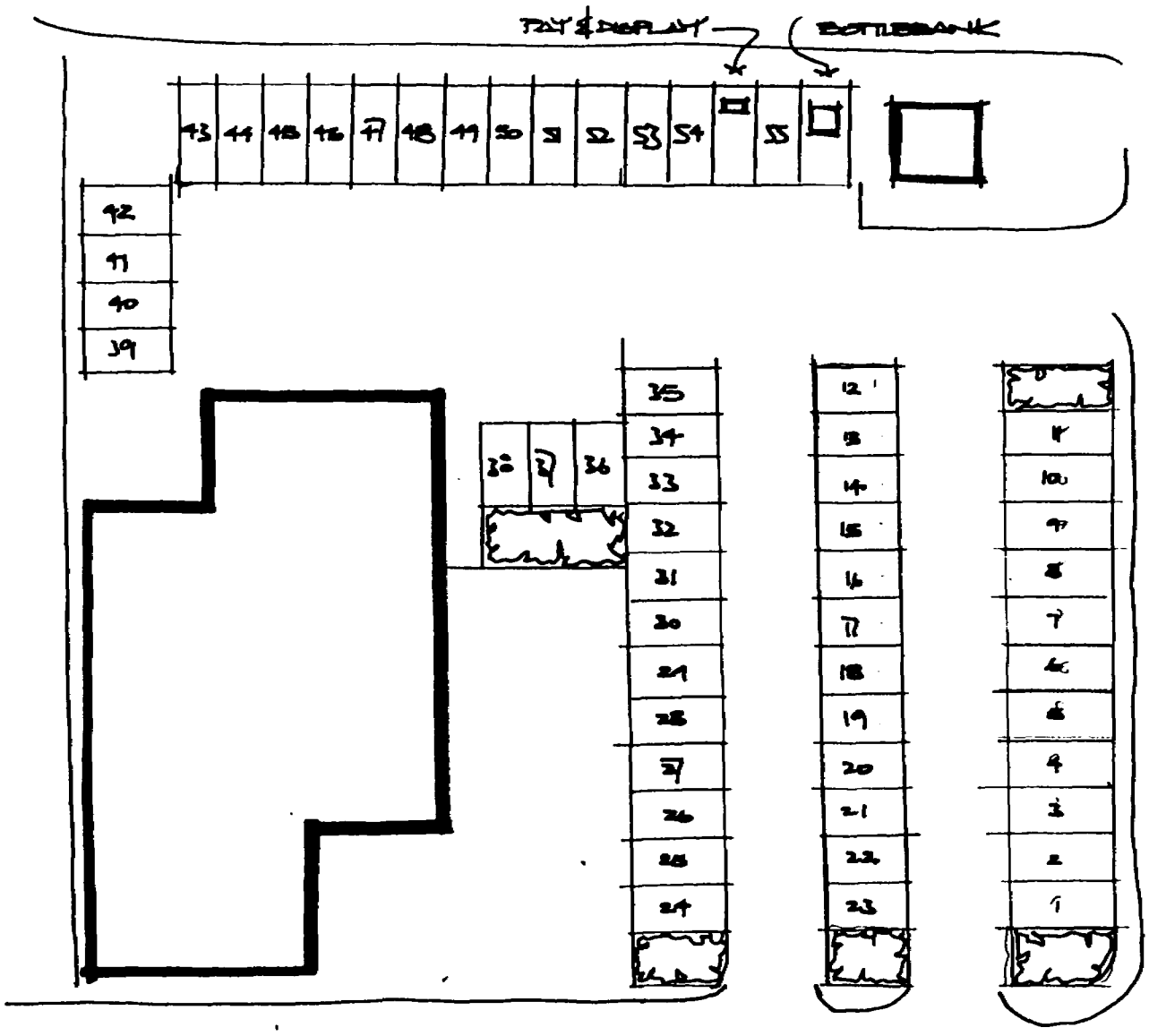
AMENDED LAYOUT — 52 SPACES.

STOP OFF VEHICULAR ACCESS TO CAR PARK OFF HIGH STREET. — PEDESTRIAN ACCESS ONLY.

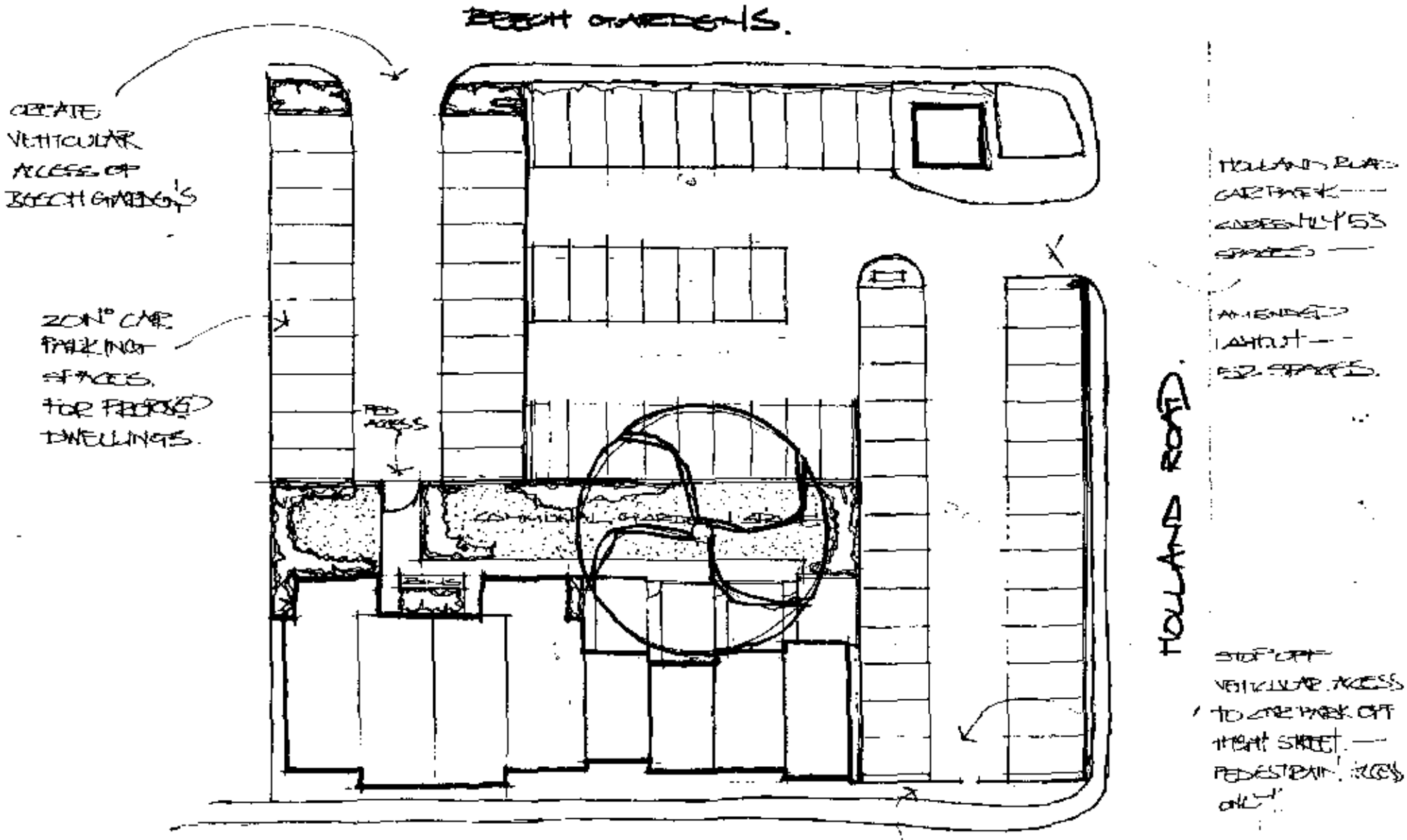
HOLLAND ROAD CARPARK - OPTION.

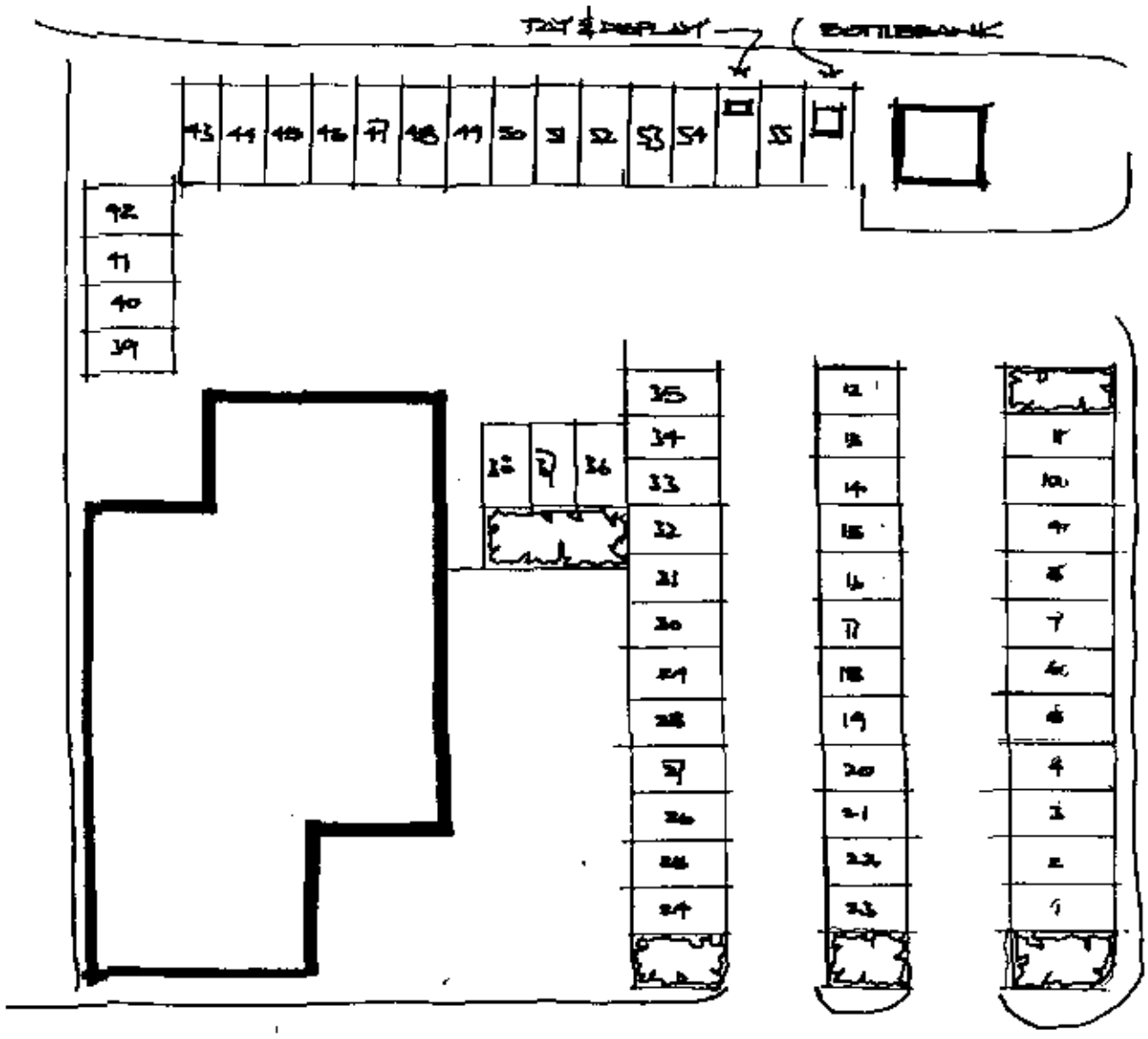
HIGH STREET.

EXTEND VERNACULAR BY WAY OF WALL FROM HOUSING AROUND HIGH ST/HOLLAND ROAD CORNER.

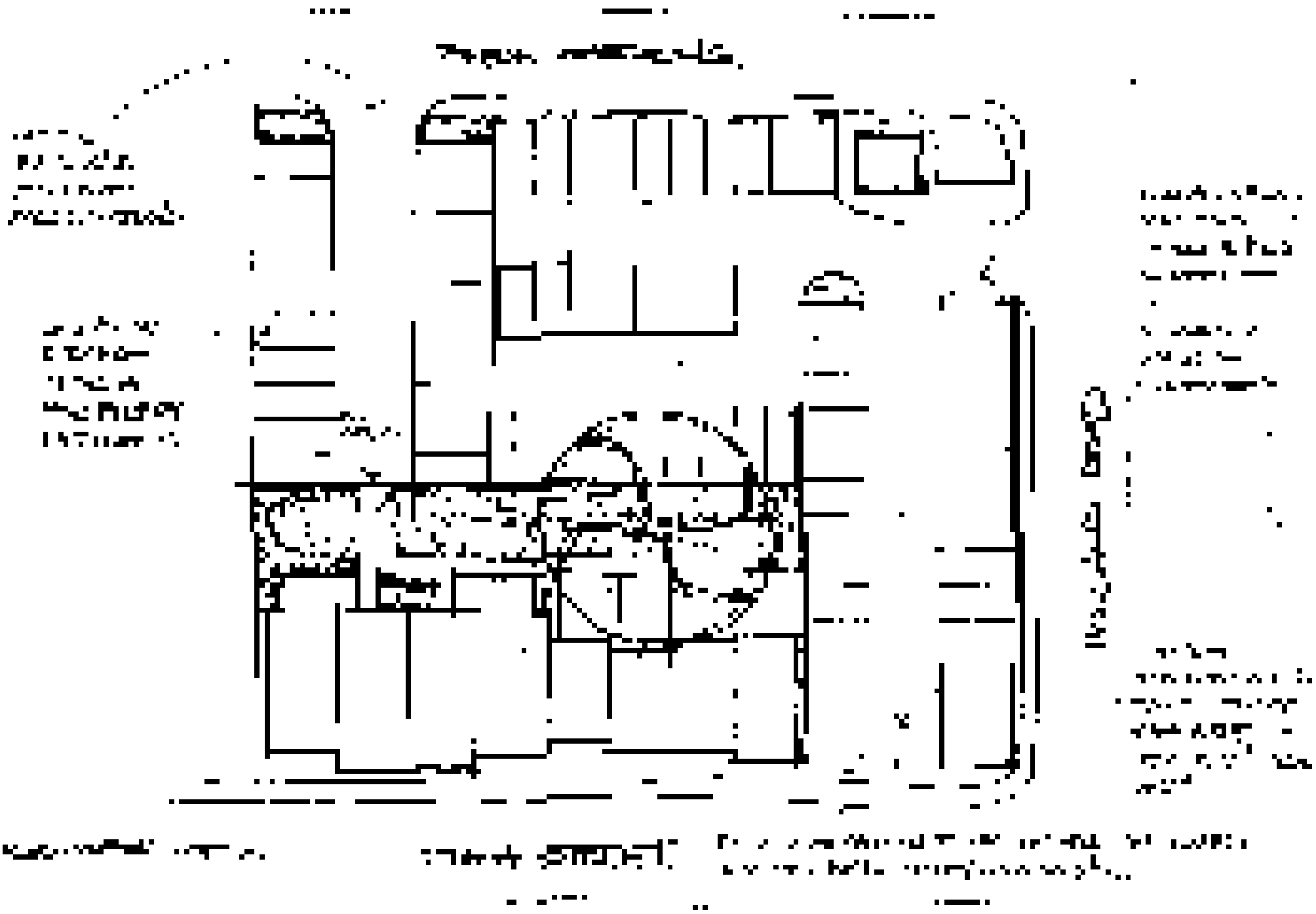


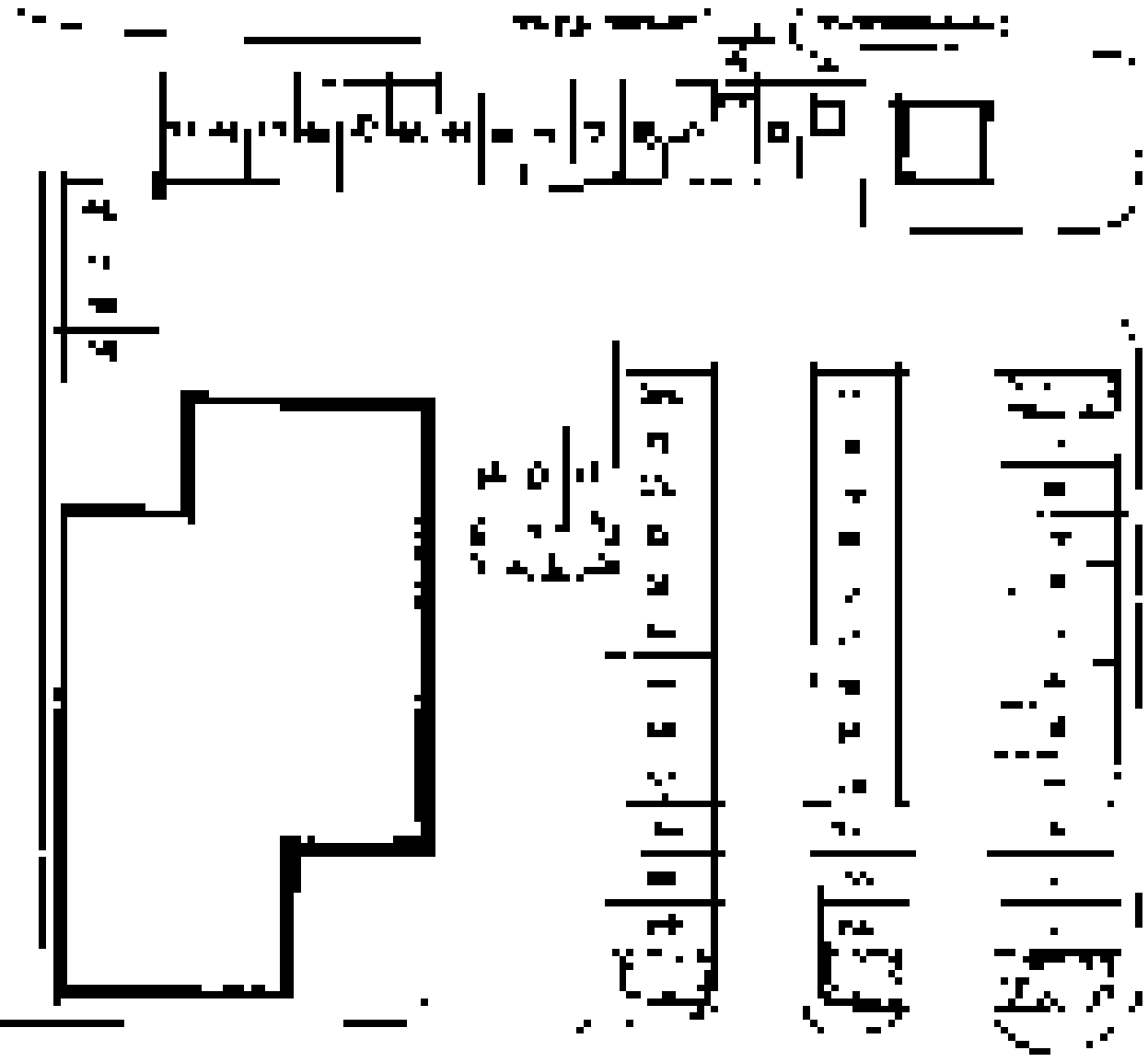
HOLLAND ROAD CAR PARK — EXISTING.





HOLLAND ROAD CAR PARK — EXISTING

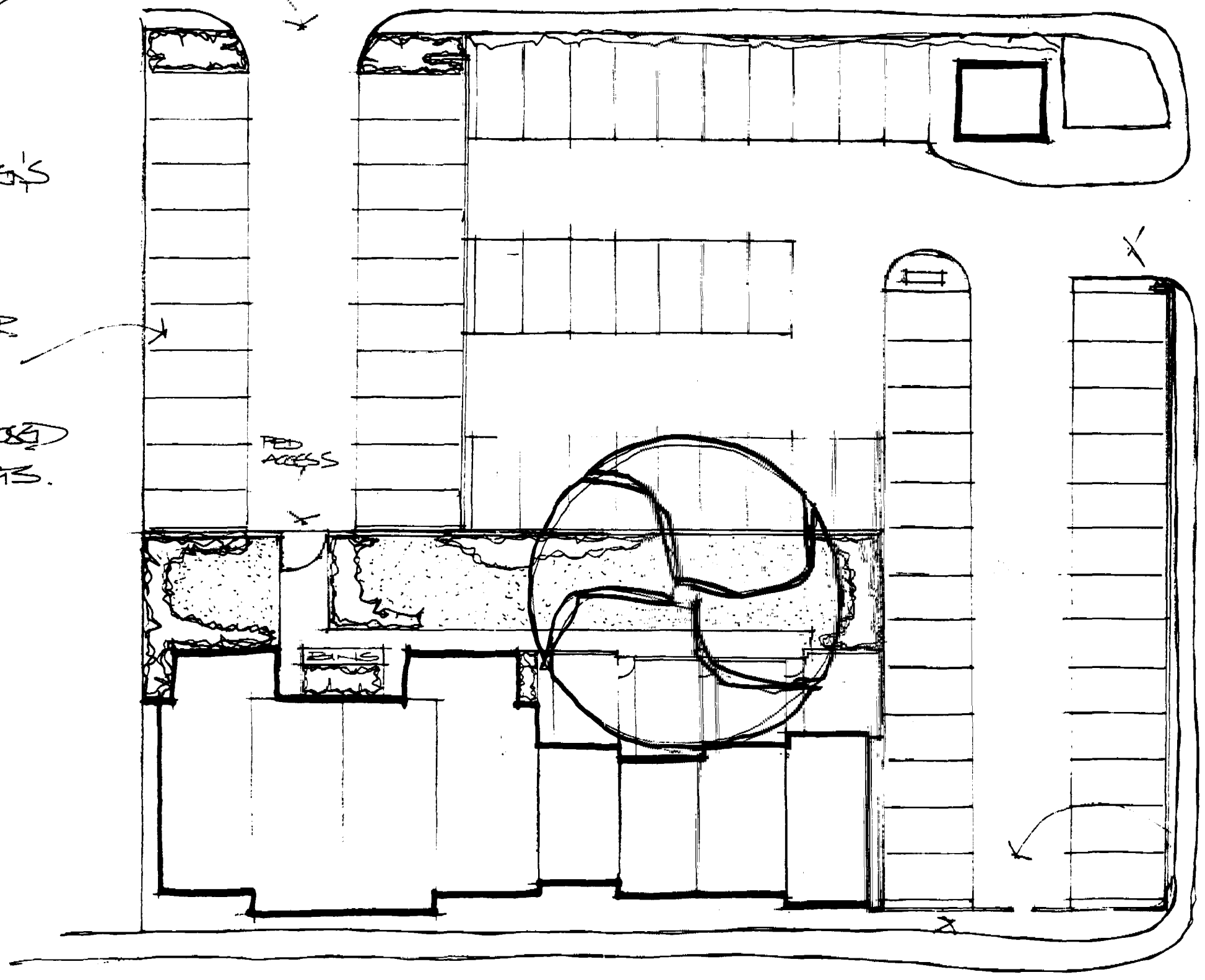




BEECH GARDENS.

CREATE VEHICULAR ACCESS OF BEECH GARDENS

ZONE CAR PARKING SPACES. FOR PROPOSED DWELLINGS.



HOLLAND ROAD CAR PARK — CURRENTLY 53 SPACES —

AMENDED LAYOUT — 52 SPACES.

STOP OF VEHICULAR ACCESS TO CAR PARK OFF HIGH ST — PEDESTRIANS ACCESS ONLY.

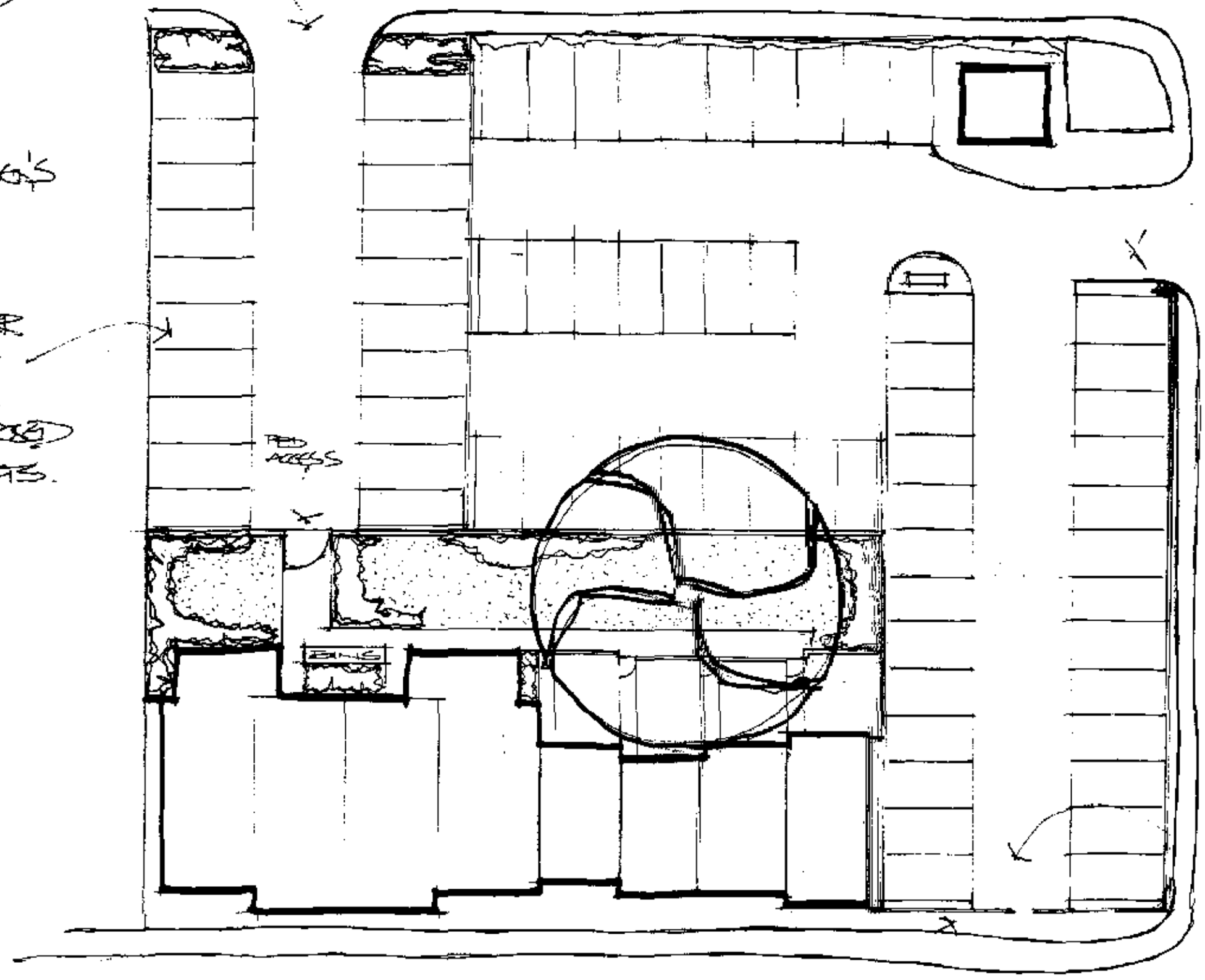
HIGH STREET.

EXTEND VERNACULAR BY WAY OF WALL FROM HOUSE AROUND HIGH ST/HOLLAND ROAD CORNER.

BEECH GARDENS.

CREATE VEHICULAR ACCESS OF BEECH GARDENS

ZON° CAR PARKING SPACES. FOR PROPOSED DWELLINGS.



TELLAND ROAD CAR PARK CURRENTLY 53 SPACES

AMENDED LAYOUT 152 SPACES.

HOLLAND ROAD.

STOP OR VEHICULAR ACCESS TO CREATE OFF HIGH ST PEDESTRIAN ACCESS ONLY.

HIGH STREET.

EXTEND VERNACULAR BY WAY OF WALL FROM HOUSE AROUND HIGH ST/HOLLAND ROAD CORNER.

