SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Deemed Planning Permission

Reference: H16/1296/91 Received:09-DEC-91 Type:DEEMED REG 4

Name: South Holland D.C.
Council Offices
Priory Road
Spalding
Lincs

Agent: Mrs S Waltham
South Holland D.C.
Council Offices
Priory Road
Spalding Lincs

Description: Change of use from Council Depot to public car park

Location : Short Street Depot Spalding

South Holland District Council as Local Planning Authority has resolved that the development be carried out, subject to any condition(s) set out below:

1 The boundary between the site and the properties on Spring Gardens shall be screened by either retaining the existing rear wall of the building currently bordering the boundary or by erecting a new wall, 3 metres in height, details of which shall be submitted to and approved by the Local Planning Authority before the existing building is demolished.

Reason: In the interests of the residential amenity of the residents bounding the site in Spring Gardens.

2 The access to the permitted car park and egress from it shall be from Victoria Street only.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

3 There shall be no means of vehicular access(es) to the car park nor egress from it from Spring Gardens and/or Short Street. Details of the physical means of preventing such access shall be submitted to and approved by the Local Planning Authority before the use commences.

Reason: In the interests of road safety.

Notes to Applicant:

The area of the site able to be used as a public car park, its layout and arrangements for traffic circulation may be limited by the need to provide safe arrangements for access to adjoining buildings.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
12-MAR-92 H16/1296/91

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

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

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

PLANNING APPLICATION

DEEMED

For office use only

Application No. H16/1296/91

Date Registered 09 DEC 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES
PRIORY ROAD
SPALDING
LINCS

Tel. No. 0775 761161

NAME AND ADDRESS OF AGENT

(if form completed by agent)
MRS S WALTHAM BA (HONS) FIH
DIRECTOR OF HOUSING AND PROPERTY SERVICES
SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES PRIORY ROAD
SPALDING LINCS
Tel. No. 0775 761161
(Personal contact name) C REDDIN

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SHORT STREET DEPOT SPALDING

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE FROM COUNCIL DEPOT TO PUBLIC CAR PARK

Please complete

Signed ..... Date 3.12.91

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

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

Now complete Part 4 only

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

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

Now complete an Ownership Certificate

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

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

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s)	NO
(ii) Alterations or extension	NO
(iii) Change of use .	✓

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

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

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

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

sq. metres
metres
metres
metres

5. GENERAL INFORMATION Please complete each section

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

COUNCIL DEPOT

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

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

or

B. There will be a new or altered access to a public road → If so, name of road:
Will there be –
(individual access(es)
New estate road

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

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of — SEWER

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

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

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

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

2. OWNERSHIP OF THE SITE

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

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

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

Signed ..... (~~Applicant~~/Agent) Date 9.12.91

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

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... Applicant/Agent) Date 9.12.91.

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at Short St., Depot, Short St., Spalding
Take notice that application is being made to South Holland District Council by SHDC
for planning permission for change of use from Council depot to public car park

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

Signed ..... Date 9.12.91.

\NSMITH 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: H16/1296/91 Type: DEEMED REG 4

Applicant: South Holland D.C.
Tel: 0775 761161

Agent: Mrs S Waltham
0775 761161

Description: Change of use from Council Depot to public car park

Location: Short Street Depot
Spalding

Valid date:	09-DEC-91	Terminal date:	03-FEB-92
Target dates:		Target Committee:	21-JAN-92
To case officer	14-DEC-91	Report deadline:	07-JAN-92
Inspected by	19-DEC-91		
Extra contacts	24-DEC-91	Case Officer:	
Report if not clear by 13-JAN-92		P J UDY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr G J Hawkins	12-DEC-91	26-DEC-91
Neighbour Cards	23 Dec 91	6 Jan 92

Norfolk House, 27-33 Spring gardens
Northern Inn. } Winsover Road
W.E Storr. }

L.C.C. - cards Attached JE cls 2-1-92

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ .Nil.

Receipt Issued ..... No. .....

Date First Received 09 DEC 1991

REGISTRATION

REFERENCE H16/1296/91

Cross-Ref .....

Date. 10/12/91

VALIDATION Date. 10/12/91

Type ...Deem.D 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 .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ NIL Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..../...../.....

Index Sheets 201. OS Nos ..... Grid Ref 5[illegible] 3[illegible]

Ward ..[illegible]... Parish ...[illegible]...

Inside IBD ..No.. Inside LP Area..No..

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

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

Planning Records:
Earlier apps 0.89/93

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJM

date: 19-12-91

Residents notified on site visit: Northern Inn + W.E. Stout + Sons Limited 33, 32, 31, 30, 29, 28, 27, Norfolk Mews

Case Officer Conclusions (issues)

access at Wansner Road not too bad. Have Street lamp to right hinders visibility
Number of trees, Bush & Block Walls to be removed access from Vine Street
Close off Sp—O for access? Needs also Sp—O boundary
small Section of wall 2 1.5m as depot side require 2 to 3m wall/fence

Case Officer Recommendations (summary)
(details overleaf) requires.

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 ____ Signed by Senior Officer
Signed .....

No ____

[Reason:

ALL OF ABOVE

Recommended refusals —

Refusal on adopted policy grounds on those applic

No ____ All Items (not Direct Submission)

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

Yes ____

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced ..... Amended (conditions)

provide safe arrangements for access to adjoining buildings.

Authorised to issue:

18-FEB-92 H16/1296/91 AD..18/2.....DC.....

APPLICATION REFERENCE: H16/1296/91 DATE RECEIVED: 09 12 91

APPLICANT: South Holland D C
Council Offices
Priory Road
Spalding
Lincs

AGENT: Mrs S Waltham
Director of Housing
& Property Services
South Holland D C
Council Offices
Priory Road
Spalding
Lincs

TYPE: Deemed Reg 4

DESCRIPTION: Change of use from Council Depot to public car park

LOCATION: Short Street Depot, Spalding

County Highways: Requests conditions.

Public Objections: 5 letters have been received from 27, 30, 31, 32, 33 Spring Gardens. (Summarised).

- Car park facilities welcome in view of town centre congestion.
- Make Spring Gardens one-way in direction from St Thomas' Road to Priory Road.
- Area in front of 28 to 33 Spring Gardens declared as residential parking for these numbers.
- Suggest 12 feet high wall to replace wooden back of building, existing buildings form a substantial barrier, secure and private.
- Noise, smell and fumes from vehicles using car park.
- Understand existing shed may be retained, provides a useful shield.
- Land sold to Council by relative, may be restricted on further uses which must be investigated.

PLANNING ISSUES

1 The site is currently the Council's Short Street Depot. It is proposed to demolish a number of the buildings on the site, but 3 units will be retained. It is intended to access the site from the Victoria Street car park and egress the site through Short Street.

2 One of the sheds, which is shown on the plan to be removed, actually forms the boundary wall of a number of the properties on Spring Gardens. These residents have stated that a 12 feet high boundary wall ought to be erected to replace the shed. This would be necessary and a suitable high wall can be conditioned. However, I am informed that this shed may be retained. The comments regarding making Spring Gardens one-way have been forwarded to Lincolnshire County Highways Department.

3 It is intended to lease off those buildings which are to be retained around the proposed car park site. A report on this

was considered by the Environmental Services Committee on 8 January 1992. The red line site boundary for the car park generally runs along the front elevations of these retained buildings. This could cause a problem, in that future occupiers of the buildings, wishing to park or access their unit could conflict with those parking their cars since there is no forecourt to the buildings. Owing to this the layout of the car park and the lease arrangements for the buildings are very important, but these are matters separate from this planning determination.

4 The Lincolnshire County Highways Department have requested conditions that the Short Street access is stopped up. This effectively means the access and egress to the site will be from the Victoria Street car park which will add to congestion. In addition, with the possibility of the remaining sheds been leased off I do not consider that the access arrangements are satisfactory and I therefore consider that further discussions on the access arrangements need to be held between Lincolnshire County Highways and the Council.

RECOMMENDATION - Authorise the Director of Planning and Building Control Services to give notice authorising the development, subject to discussions with the Highways Department on the access arrangements and subject to conditions including the following:-

1 The boundary between the site and the properties on Spring Gardens shall be screened by either retaining the existing rear wall of the building currently bordering the boundary or by erecting a new wall 3 metres in height, details of which shall be submitted to and approved by the Local Planning Authority before the existing building is demolished.

Reason: In the interests of the residential amenity of the residents bounding the site in Spring Gardens.

Note

1 The area of the site able to be used as a public car park, its layout and arrangements for traffic circulation may be limited by the need to provide safe arrangements for access to adjoining buildings.

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58. PLANNING APPLICATIONS (Continued)

(h) **Deemed Application - Regulation 4**

Authority be given for the carrying out of the undermentioned development in accordance with the recommendation of the Director of Planning and Building Control Services, this resolution being passed for the purposes of Regulation 4 of the Town and Country Planning General Regulations 1976 subject to the Chairmen of the Planning and Environmental Services Committees being involved in the discussions with the County Council about proposed access arrangements:-

Plan No. and Applicant		Proposal
H16/1296/91 South Holland DC	PO	Change of use from Council Depot to public car park at Short Street Depot, Spalding.

(O.A. denotes outline application.)

(Councillor B.A. Paul left the meeting at this juncture.)

59. THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT AMENDMENT (NO.2) AND (NO.3) ORDERS 1991

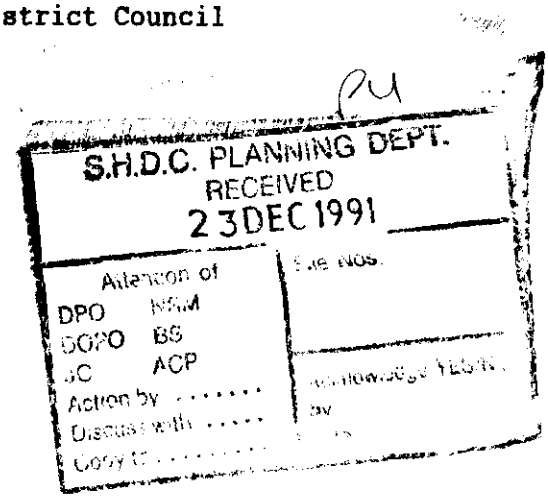
The Director of Planning and Building Control Services reported that these Orders which introduced significant changes to planning legislation, particularly in respect of agricultural development, had come into force on 2nd January, 1992. It was explained that until now, farmers had been exempt from the need to apply for planning permission for new agricultural buildings or extensions, unless these were over a certain size and to be used for intensive animal rearing. This had now been modified to introduce two categories of permitted development rights, depending on the size of the holding. The Orders had also introduced an extra "intermediate" stage to the planning system in respect of works which had permitted development rights, and farmers would now have to apply to the local planning authority for a determination as to whether they needed to apply for formal approval to the siting, design and external appearance of a new building or a significant extension to an existing building, or even the construction of a private roadway. On receipt of an application, the local planning authority has 28 days in which to decide whether approval was needed, and if so the applicant has to submit full details of the proposal in the same manner as for a reserved matters application.

The timescale involved would mean that decisions on determinations would have to be taken by the Director of Planning and Building Control Services under delegated powers and it was suggested that this delegation be exercised within the framework of the following policy statement:

Provided that a development is constructed of conventional materials, details of its siting and appearance etc will not normally be required unless it:-

(a) is situated in a conservation area;
(b) affects the setting of a listed building;
(c) affects the amenities of a residential property; or
(d) affects trees which are the subject of a tree preservation order.

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



NRA

National Rivers Authority
Anglian Region

18 December 1991

Our Ref: GT/91/1/SH/0279

Dear Sir

PLANNING APPLICATION NO. H16/1296/91
PROPOSED CHANGE OF USE FROM COUNCIL DEPOT TO CAR PARK AT SHORT STREET DEPOT, SPALDING, FOR SOUTH HOLLAND DISTRICT COUNCIL

With regard to the above-mentioned application received on 16 December 1991, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

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

Yours faithfully

R F Morgan
Planning Engineer

No. 33 Wall or Boarding ?
when sheds removed what
will replace them ?

DES

Tel: 0522 513100
Fax: 0522 512927

SOUTH HOLLAND DISTRICT COUNCIL

MEMO from Housing Department

To:	Director of Planning and Building Control Services.	Date: 6th December, 1991.	Origin:	Deputy Director of Housing and Property Services.
		Ref: CR/EM AD/D/2		

Short Street Depot, Spalding - Change of Use

Please find attached Deemed Planning Application in respect of the above.

It is proposed to convert this depot into a public car park which will require the demolition of timber sheds and small brick sheds. These buildings have been coloured blue on the enclosed plans for your information.

In a conversation with Mr. D. Roberts of your department, it was considered that Planning Permission to demolish these buildings would not be required. Would you please confirm this to be the case.

For your information, resolution to seek Deemed Planning Approval was confirmed with the Environmental Services Committee, dated 27th November, 1991, Agenda Item 4, Recommendation 1.37.16, copy attached.

D. A. Showler.
Deputy Director of Housing and Property Services.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning & Building Control Services

REF: JAS/LST/PR.164

YOUR REF:

Date: 2nd February, 1993

SUBJECT: UNITS 16/17 SHORT STREET DEPOT, SPALDING - MOTOR CAR REPAIR WORKSHOP

I refer to my memorandum dated 25th January 1993 in which I advised that an enquiry had been received for use of the above unit as a motor car repair workshop. In view of my reservations over this use, I sought your comments. I also sought the views of the Director of Environmental Services and Director of Housing and Property Services who have already replied stating that they would not be in favour of the suggested use. I have instructed the Council's letting agents accordingly and therefore your reply is not now necessary.

Director of Administration

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 FEB 1993

DPO
DOPO
JC
Action by
Discuss
Copy to

YES/NO

MEMORANDUM

SOUTH HOLLAND DISTRICT COUNCIL

FROM: Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: JAS/MJP/PR.164

YOUR REF: PGU/LAB/H16/1296/91

DATE: 27th November 1992

SUBJECT: SHORT STREET DEPOT, SPALDING - LETTING OF REDUNDANT BUILDINGS

I refer to your memorandum dated 25th November, 1992 reminding me of your earlier memo dated 5th November. May I take this opportunity to apologise for the delay in replying but your memo had become attached to other documentation and filed by mistake.

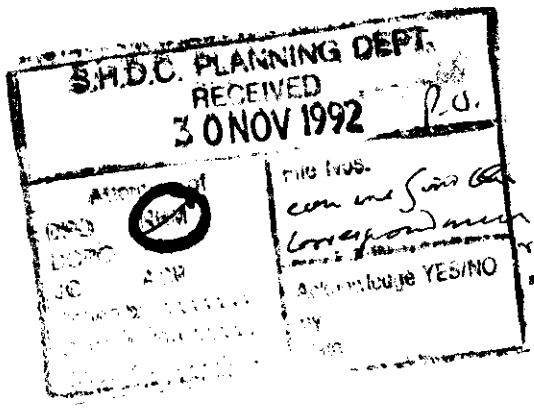
With regard to the letting of the Short Street Depot buildings I would advise that the draft leases for units B and C both put an onus on the tenants as follows:-

"Not to cause or permit at any time during the term any such material change in the use of the premises as may be deemed to amount to development within the Town and Country Planning Act 1971 or any statutory modification or reinactment thereto".

On one occasion only has anyone from this department spoken to Mr Morris of New Image Supplies Limited. That was on Friday, 23rd October, 1992 when he advised Mr Scarsbrook of his intentions to erect a sign and an internal office structure. On being advised of such proposals Mr Scarsbrook drew to the attention of Mr Morris his responsibility for obtaining any necessary planning and building regulation approvals. It would appear that Mr Morris wrote to your department after being given that advice.

If you require any further information please do not hesitate to contact me.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

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

Mr D Morris
New Image Supplies Ltd
c/o 37 Ashby Gardens
Moulton
Spalding
Lincs
PE12 6QR

Your Contact: Mr P J Udy
Our Ref: PJU/LAB
Your Ref: H16/1296/91
Date: 4 November 1992

Dear Sir

Unit B, Short Street, Spalding.

I refer to your letter which was received on the 26 October 1992.

I can confirm the erection of a timber-framed office structure inside the building will not require planning permission. However it does appear that a approval under the Building Regulations will be necessary. I suggest you contact Mr M Davis in the Building Control Section of the Planning Department for further advice. The display of the sign you have shown in your letter will require advertisement consent. This is because it is slightly larger than the permitted size which is an area of no more than 0.3 square metres. If you can therefore reduce the size of your sign to this area and subject to it not being illuminated, no character or symbol on the advertisement being larger than 0.75 of a metre in height and no part of the advertisement being more than 4.6 metres above ground level then advertisement consent does not appear to be needed.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Planning & Building
Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning & Building Control Services

TO: Director of Housing & Property Services

OUR REF: PJU/LAB/H16/1296/91

YOUR REF: CR/EM/AD/D/2

DATE: 12 March 1992

SUBJECT: Change Of Use From Council Depot To Public Car Park.

I have received a comment from a Mr Neate of 27 Spring Gardens who visited my department on 31 January 1992.

His property is adjacent to the large shed in the south eastern corner of the site which is to be retained. He said that there is a gap between this shed and the boundary and this needs to be fenced off to maintain his security since the depot is shut during the evenings and weekends.

I would be grateful if you would investigate this matter and take any action considered necessary.

B Smith
Director of Planning & Building Control Services

Memo to property Services re Security of boundary at rear of 27 Spring gardens

---

Ownership of road beside B.T.

Buildings to be let to small vehicle users only

Closure of Short St + Spring garden access to vehicles.

Meeting on 5-2-92 (points raised).

31-1-92

Mrs Neale 27 Spring Garden Lane is informed him that large shed & rear of her garden would, as far as I knew be returned. He was happy with this but suggested that there is a gap between shed + hedge, bonfire + this needed to be closed off. See plan.

For the attention of Mr. R. Latchem and
Mr. C. Briggs.

Director of Highways and Planning,
Lincolnshire County Council,
City Hall,
Beaumont Fee,
LINCOLN LN1 1DX

Mr. R. J. Smith

RJS/JH/H16/1296/91

29th January 1992

Dear Sirs,

RE; Short Street Depot: Proposed Change of Use to Car Park.

Further to the above matter, I write to confirm the meeting arranged with myself for Wednesday 5th February next at 12 noon to be held in the Planning Department's meeting room.

Also in attendance will be Councillor B. Alcock (Chairman of Planning Committee), Councillor T. Barker (Chairman of Environmental Services Committee), and Mr. G. Ridgway (Director of Environmental Services).

Yours faithfully,

ROGER J. SMITH
DEPUTY DIRECTOR OF PLANNING
AND BUILDING CONTROL SERVICES

---

c.c. Councillors B. Alcock, T. Barker,
G. Ridgway (DES)

SOUTH HOLLAND DISTRICT COUNCIL

MEMO from Housing Department

To:	Date:	Origin:
Director of Planning and Building Control Services. *PJU/LAB/H16/1296/91*	16th January, 1992. Ref: CR/ET/ AD/D/2	Deputy Director of Housing and Property Services.

Change of use from Council Depot to Public Car Park.

Further to your memorandum dated 14th January, 1992, the contents of which are noted.

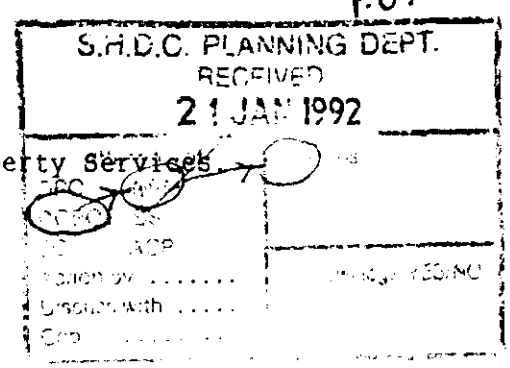
It is my understanding that the priorities for ingress/egress are to be discussed with the Lincolnshire County Council and I would be pleased of any direction you might give me with regard to this problem.

Any future lessees of the remaining buildings in the depot will be aware of the use of the yard area and will rent units with this knowledge in mind. I agree that the terms of the lease should make reference to this matter.

Your final paragraph is correct in that any "change of use" required for occupation will be the responsibility of any prospective lessee.

P.U.

Deputy Director of Housing and Property Services.



SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and Building Control Services

TO: Director of Housing and Property Services
FAO: Mr C Reddin

OUR REF: PJU/LAB/H16/1296/91

YOUR REF: CR/EM/AD/D/2

DATE: 14 January 1991

SUBJECT: Change Of Use From Council Depot To Public Car Park.

A report on this application is scheduled to be taken to the Planning Committee on 21 January 1991.

The general principle of using the site for a car park is recommended as acceptable subject to conditions and further discussions with the Lincolnshire County Council Highway's Department Liaison Officer.

I understand however that it is intended to let some of the surrounding buildings for use by small " businesses" and I can foresee a potential conflict between the car park users and the access and parking arrangements for the intended lessees of the remaining surrounding units. To minimise this will depend on the design of the car park layout and the terms of the lease agreement.

I would also like to confirm a conversation between Mr R Sissons and Mr R Smith in which it was confirmed that the new uses of the buildings are likely to require planning permission and it was suggested that the obligation to obtain planning permission should be the prospective lessees responsibility.

N R Midlen
Principal Planning Officer
Development Control

cc Director of Environmental Services

Con. worked OK with access cards
When building secured for covered building –
conflict – mixed parking. no forecast
turnover
of carpark is very good.
– safety of people & vehicles on public land

Hero E.S. + B.S.

He R. Sussan catering Mr AJS

" used buildings will require [illegible] proposing
changes [illegible]

Can carpark be proposed with note MC and available
for all of carpark + part of carpark will be
enforced by arrangements for access to adjoining
buildings – safety.

Architect on behalf redevelopment [illegible]
will be provided by Mr of Brisbane
by email for new hall – details .....
keep old Architect

LINC .NSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/1296/91.

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

Short Street Depot, Spalding

3. Name, classification and number of road

U.C.

4. Date application referred 2-1-92

5. State whether outline, detailed application etc.

Deemed Reg 4

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

Change of use from Council Depot to Public Car Park.

7. Delete as appropriate

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:—

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: 2-1-92 Signed: J Rumens
Director of Highways and Planning

CONDITIONS:–

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B1 - - - - - Victoria Street only

(2) ~~B2~~ - - - - - - - Spring Gardens and/or Short

(2) B2 - - - - - - - - - vehicular access(es) to the ~~site~~ car park from Spring Gardens and/or Short Street.

(3) B20 - - - Short St

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B6

(2) B1

(3) B1

Note to Committee

Short Street is inadequate in width to allow 2-way traffic and if used could lead to vehicles conflicting at the junction with Windsover Road to the detriment of highway safety. Also vehicles emerging cannot clearly see pedestrians using Windsover Road. There is a short length of maintainable section of Short St. If the Council were prepared to invoke a one way system this may allow Short St to be used.

~~Note~~:– use continuation sheet(s) as necessary.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: P J Udy
Planning Assistant
Development Control

TO: Chris Reddin
Housing And Property
Services

OUR REF: PJU/LAB/H16/1296/91

YOUR REF: CR/EM AD/D/2

DATE: 20 December 1991

SUBJECT: Change Of Use From Council Depot to Public Car Park.

I refer to the above application and to your memo submitted with it dated 6 December 1991.

I can confirm that planning permission is not required to demolish the buildings marked in blue on the submitted plan.

I would be grateful if you would confirm that access to the site will be from the Victoria Street car park and egress from Short Street onto Winsover Road.

Yes
Electric
Board
hm
R.D.

I assume the yard will still be used as a depot since a number of the larger building are not being removed. Therefore, what are the intended times of use for the car park? 24 P+D 7 day week pass rents o/f

What is the future of the Spring Gardens access? Is it likely to be stopped up in the future? Clearly its use by vehicles wishing to park on the site would not be acceptable and whilst the car park was in use I would wish that this access was closed.

Fenced of gate (personnel)

Peter Udy

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

RIAN 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: H16/1296/91

Applicant: South Holland D.C.
Council Offices
Priory Road
Spalding
Lincs

Agent: Mrs S Waltham
South Holland D.C.
Council Offices
Priory Road
Spalding Lincs

Description: Change of use from Council Depot to public car park

Location: Short Street Depot Spalding

Type: DEEMED REG 4

19-MAR-92

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

(1) H S Neate
Fosbrooke House
27 Spring Gardens
Spalding
Lincs. PE11 2XL

(2) Mr & Mrs M P Hill
32 Spring Gardens

(3) Mr S Prior
33 Spring Gardens

(4) T R Billett
31 Spring Gardens

(5) F A Hill
30 Spring Gardens

Fosbrooke House,
27 Spring Gardens,
Spalding.
PE11 2XL.

6th January 1992

To Mr Brian Smith,
District Planning Officer,
Council Offices,
Priory Road,
Spalding.

For attention P.J.Udy. Your application no.H16/1296/91
Ref. Change of use from Council Depot to public car park.

Dear Sir,

Further to my visit to see the plans of the proposed fresh car park in the Short Street area I confirm as follows;
My main objections to this change of use are;

1. Reduction in security to the garden and back of this house.

2. Noise, smell and fumes from vehicles entering or leaving the car park.

3. Loss of privacy especially to the garden.

A great deal depends upon whether the existing large shed which covers the whole length of our Northern Boundary is to remain or not.

When I raised this point I was told the matter was not "clarified " yet. Please let me know your decision on this because it would provide a useful shield if allowed to remain. Reasonable security could be maintained if the alleyway between your boundary and ours could be sealed at each end. Perhaps a door at one end to allow your access to the back of this building.

The land in question was sold to the Council by my relation who also lived in this house and so may have placed some restriction on any further change of use at the time of sale. This must be investigated.

Yours faithfully,

Helen S. Neate.

Helen S Neate.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 6 JAN 1992
DPO
DOPO
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 JAN 1992
Attention of
DPO
DCPO
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date 6/1

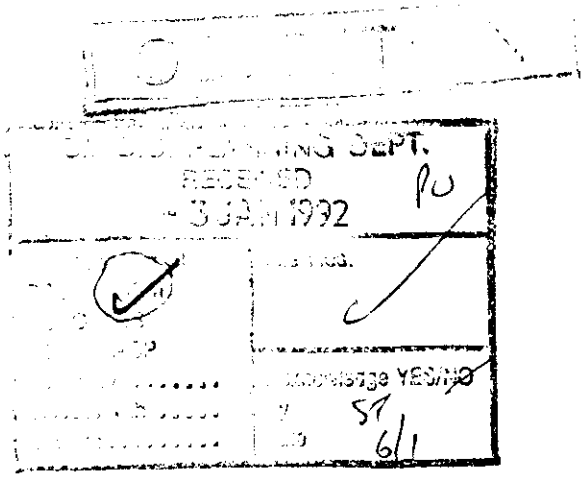
MR & MRS M.P. HILL
32 SPRING GDNS
SPALDING. PE11 2XL
2/1/92.

APPLICATION NO. H16/1296/91.

DEAR SIR.

WITH REFERENCE TO YOUR LETTER DATED 23RD ULT. WE NOTE ITS CONTENTS AND AS LONG AS OUR BOUNDARY TO THE CAR PARK IS FENCED TO A HEIGHT OF 12 FOOT CAN SEE NO PROBLEMS. HAVING 2 LARGE DOGS WE ARE NATURALLY CONCERNED THAT THEY ARE UNABLE TO GAIN ACCESS TO THE PUBLIC OR FOR THAT MATTER THE PUBLIC TO THEM, WHICH IS IMPOSSIBLE AT THE MOMENT WITH THE BUILDING PRESENT.

Yours M. Hill.



33 Spring Gardens,
Spalding,
Lincs.
PE11 2XL.

2nd January, 1992.

Dear Sir,

Re: Application No. H16/1296/91

Thank you for the letter notifying us of the change of use of the Short Street / Spring Gardens Council depot. As our property adjoins the depot on one side and across the bottom I am a little concerned.

After obtaining a set of plans I was still in the dark. They only show the location of the site and there was no mention of any walls being removed. However, after speaking to Mr. Udy on Tuesday 31st December, 1991, I am a little more enlightened.

I am now led to believe that the brick buildings down the side are to remain, at present, and only the sheds across the bottom are being removed.

At the moment we have both privacy and security from these 10' - 15' boundaries. As we have two dogs in a kennel and a pond full of expensive fish, we feel that our privacy and security are now being threatened. On this point I must insist that any boundaries removed be replaced with ones of an identical height.

I have no objections to a car park, providing our boundaries are replaced and we lose no security or privacy by the alterations.

Yours faithfully,

S. [illegible] (MR)

31 Spring Gardens,
SPALDING,
Lincs.
PE11 2XL.

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

31st December 1991.

Dear Sirs,

APPLICATION No: H16/1296/91.

DESCRIPTION: Change of use from Council Depot to Public Car Park.

LOCATION: Short Street,SPALDING.

TYPE: Deemed Reg4.

OFFICER: P.J.UDY.

I refer to the above planning application notice of which we received during last week.

Having considered the effect of the application upon myself and my family and, having viewed the plans for the change, I would ask that you note my comments, as given below, as present them before the planning committee when the application is heared.

My wife and I have no objections to the application apart from those regarding security and privacy. That is to say at present the council depot provides a substantial deterrent, and acts as a barrier to, would be burglars and trespassers. Should a Public Car Park be designated for the site then provided the Council were to guarantee a barrier of similar size we would not oppose the application. By a similar barrier we would specify a 12 feet high brick wall to replace the existing depot buildings, should these buildings indeed be demolished at any time either immeadiately or at some future date. We feel the need to insist upon a solid wall rather than a wire fence as we feel the latter would not act as a suitable enough deterrent to would be trespassers.

In conclusion I would add that having spoken to our neighbours on this matter we know they support our feelings and would insist upon a solid brick wall.

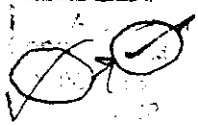
Yours faithfully,

T.R.BILLETT.

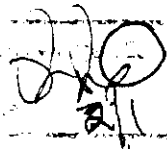
S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 JAN 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos
Acknowledge YES/NO
by
date 3/1

BY HAND.

S.H.D.C. PLANNING DEPT.
RECEIVED
30 DEC 1991



Capt Rothschild



30 Spring Gardens
Spalding
Lincs PE11 2XL
27-12-91

South Holland District Council

Application no H16/1296/91

Dear Sirs,

Any public car park facilities are welcome in view of town centre congestion of parking space which is detrimental to the residents within the area and I would urge that you take this opportunity to improve facilities for the residents of Spring Gardens with the following ~~measures~~. (1) make in a one way street from St Thomas Road to priory Road (in that direction ~~direction~~

(2) have the flow of numbers 25/29/30

36/38/38 declared an Residents Parking only for those Numbers.

Why because we like Centenary should be remained by people blocking our Roads leaving residents with no where to park, per the transition in the Car parks. Should your deemed Reg 4 Planning be acceptable ~~that~~ then I would say down one condition that the privacy of the residents ~~Gardens~~ is protected by building a 12 feet High Brick wall to replace the current wooden back of building.

Yours faithfully

James (F.P. Hill)

P.P. This Town application not to be varied in the future in favour of letting the land for commercial/business purposes Etc.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
(Development Control)

TO: Director of Administration
F.A.O. Mr Scarsbrook

REF: PJU/LAB/H16/1295/91

REF:

DATE: 23 November 1992

SUBJECT: Use Of Redundant Buildings, Short Street Depot, Spalding.

I refer to my memo dated the 4 November 1992 and would be grateful for a reply within the next 14 days so that I may respond to Mr D Morris.

pp. N R Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning Officer
(Development Control)

TO: Director of Administrati
F.A.O. Mr Scarsbrook

REF: PJU/LAB/H16/1296/91

REF:

DATE: 4 November 1992

SUBJECT: Use Of Redundant Buildings, Short Street Depot, Spalding.

I have recently received a letter from a Mr David Morris of New Image Supplies Ltd who is proposing to take the tenancy of Unit B at the Short Street site. His letter refers to the erection of a timber-framed office structure inside the building and also the display of a sign. Whilst it is possible to answer these queries without much difficulty the main issue which is raised is whether the applicant requires planning permission for the use of the building fo what he intends.

When the Council applied to use the Short Street depot for a public car park a memo was sent to the Director of Housing and Property Services for the attention of Mr C Reddin a copy of which is enclosed The final paragraph refers to the issue of the use of buildings and whether planning permission is required and it was suggested that the obligation to obtain planning permission should be the prospective leasees responsibility. Since this planning application was considered there has been no application for the change of use of an of the buildings on the depot. The first correspondence relating to the site is this letter which has now been received.

I would be grateful if you would inform me of what advice has been given to prospective leasees in relation to the need for planning permission.

P.P.

N R Midlen
Principal Planning Officer
Development Control

Enc

PLEASE REPLY TO: C/O 37 ASHBY GARDENS, MOULTON, SPALDING, LINCS. PE12 6QR. TEL. 0406-370857.

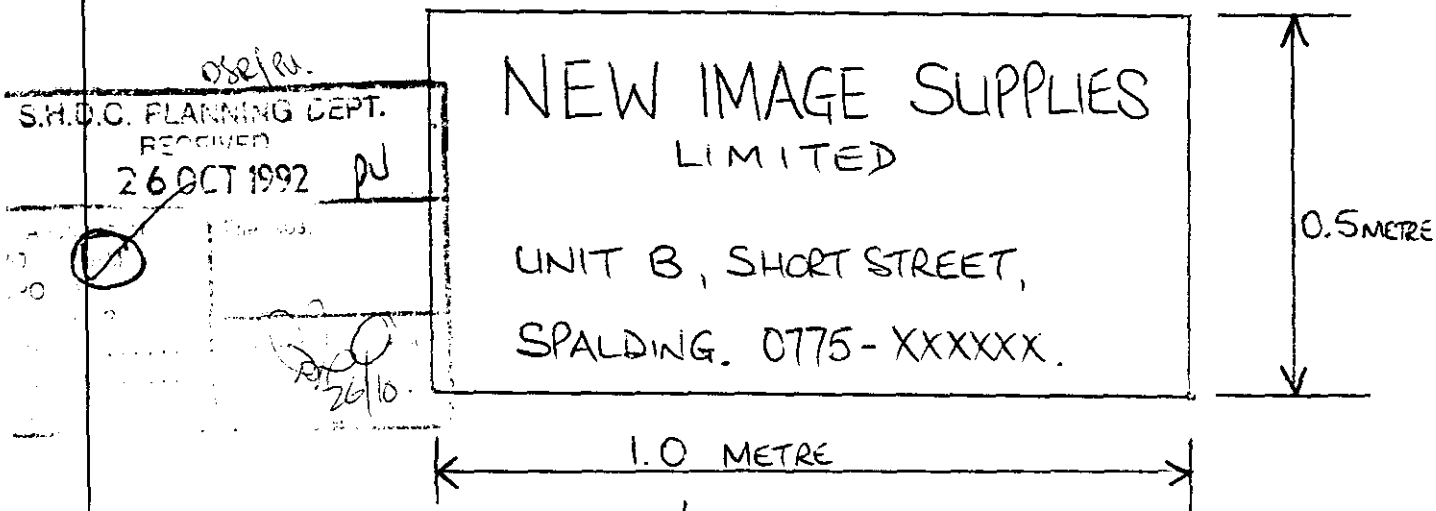
NEW IMAGE SUPPLIES LTD.
Ceramics • Basketware • Copper & Brass
Unit B, Short Street,
Spalding,
Lincs. PE11 1EW

23.10.92

Dear Sirs,

Further to our conversation today concerning my proposed tenancy of Unit B at the Council's Short Street site I shall be grateful for your confirmation that the following points do not require planning approval:-

1. Erection of a timber-framed office structure inside the building.
2. Installation of a sign to the outer wall, facing the Short Street access and some 2.5 metres above ground, as follows:-



S.H.D.C. PLANNING DEPT.
RECEIVED
26 OCT 1992 PU

Yours faithfully,

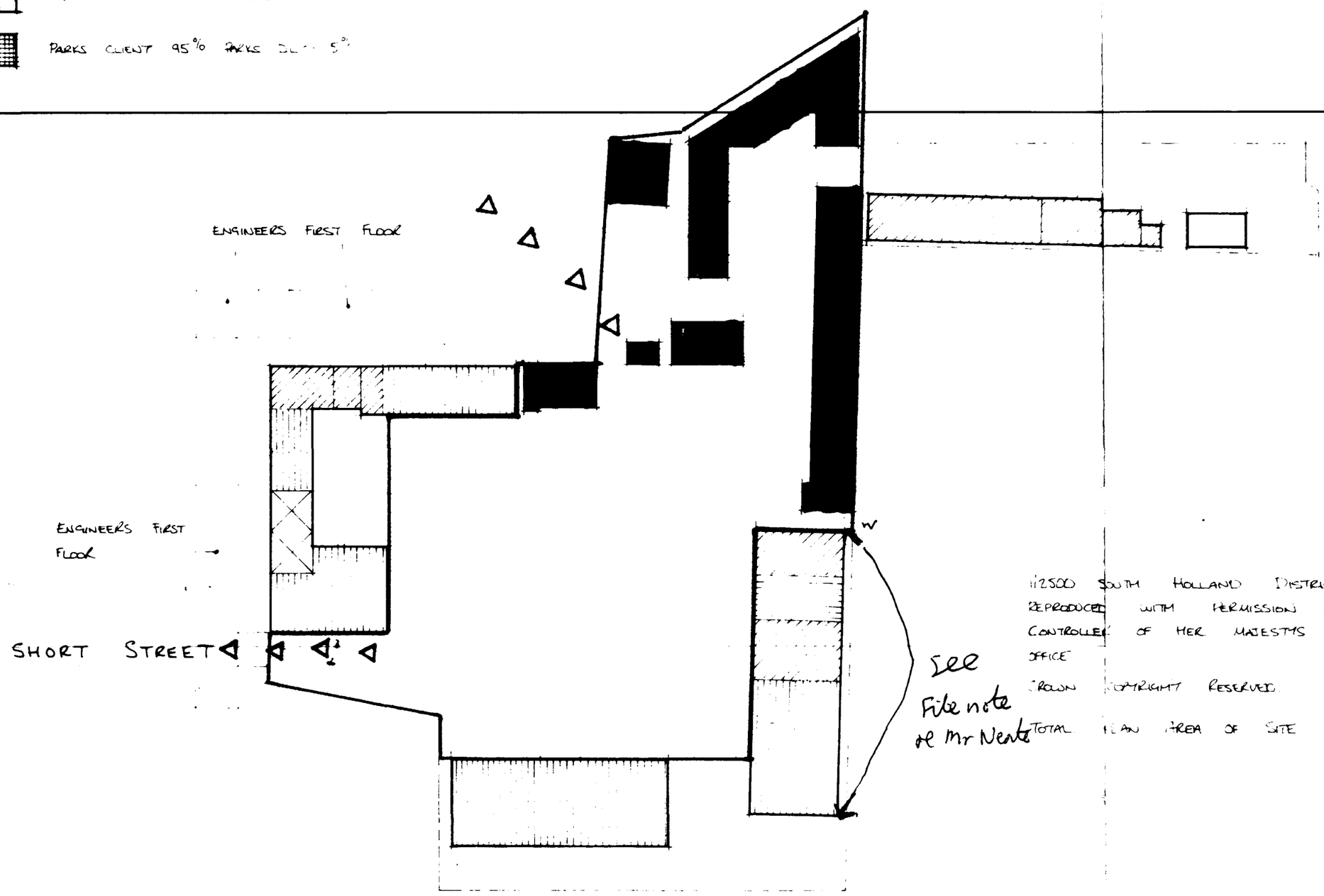
DAVID MORRIS
DIRECTOR.

SPALDING CENTRAL WARD

General Market
SWAN STREET
NEW ROAD
BROAD STREET
RED LION STREET
HALL PLACE
MARKET PLACE
SHEEP MARKET
STATION STREET
NEW BOND STREET
VICTORIA STREET
SHORT STREET
HIGH STREET
SPRING GARDENS
PRIORY ROAD
THE CRESCENT
FOUNDRY LANE
ABBEY PATH
DRAPERS PLACE
FRANCIS ST
VINE STREET
ABBEY PLACE
BEDFORD PLACE
ORCHARD ST
HENRIETTA STREET
CROSS STREET
REGENT STREET
HAVERFIELD ROAD
LONDON ROAD
CHURCH GATE
HERRING L
Sunday School
Baptist Church
Methodist Church
Red Lion Hotel
Bank
Club
Car Park
Coal Yard
Pumping Station
Police Station
Sorting Office
Office
Depot
Builder's Yard
Telephone Exchange
Sessions House
St Peter's Lodge
Abbey Buildings
Posts
The Abbey
St Guthlac
Cross (site of)
Johnson Hospital
RDC Offices
Yarlside
Tennis Court
Cinema
ATC Centre
Spalding Grammar
Town Drain
High Bridge
River Welland
Ward Bdy
Pipe Line
PCs
PC
PH
TCB
FS
FB
GP
LB
El Sub Sta
CP
WB
CR
ED Bdy
BM 5·26m
BM 5·07m
BM 5·62m
BM 4·55m
BM 5·14m
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BM 5·49m
BM 6·10m
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5·2m
5·5m
6·1m
6·7m
4·6m
4·9m
4·0m
3·7m
3·4m
5·8m
5·95m
6·39ha
1598
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LEGEND

- ENGINEERS
- PARKS D.L.O
- PARKS CLIENT
- TOURISM & MUSEUM.
- PARKS D.L.O 50% ENGINEERS
- PARKS CLIENT 95% PARKS D.L.O 5%

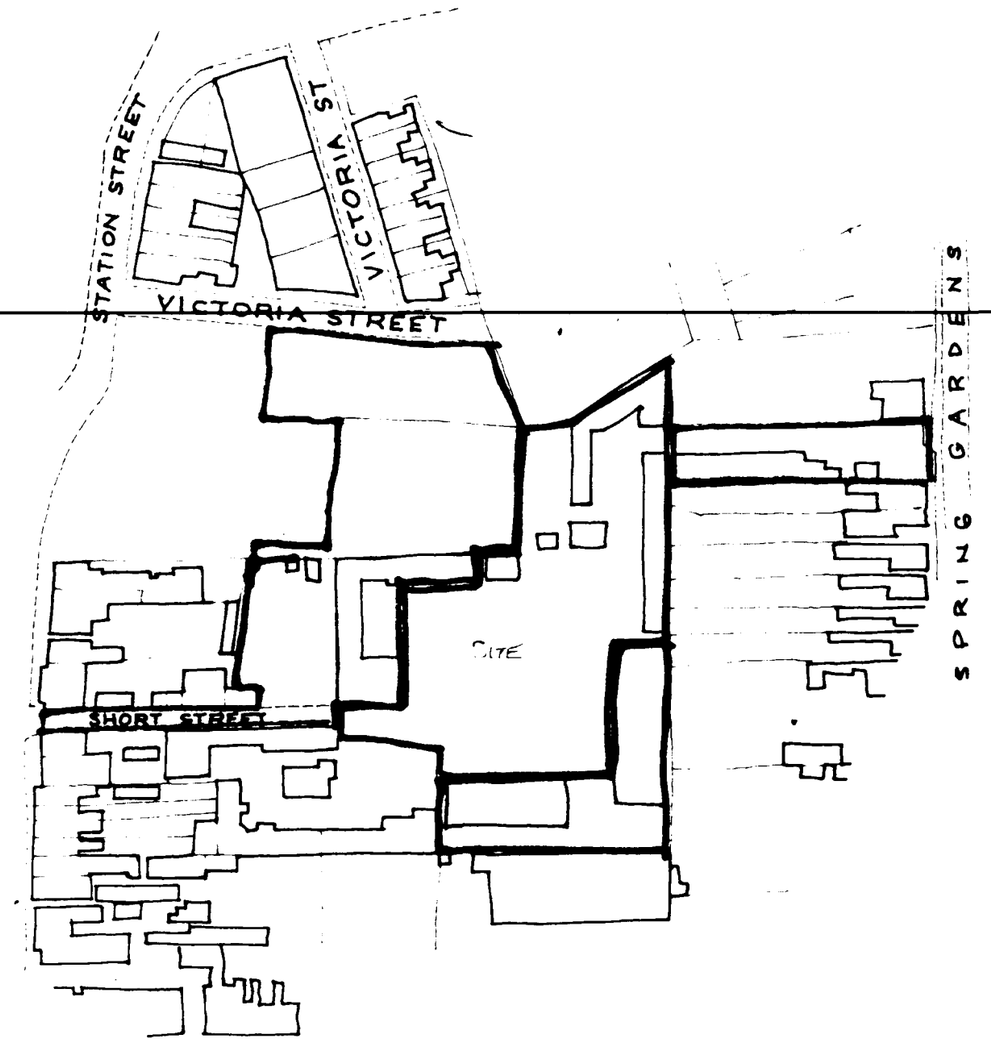


BLOCK PLAN 1/500

1/2500 SOUTH HOLLAND DISTRICT MAP REPRODUCED WITH PERMISSION OF THE CONTROLLER OF HER MAJESTYS STATIONERY OFFICE

CROWN COPYRIGHT RESERVED.

TOTAL PLAN AREA OF SITE 5256m²



LOCATION PLAN 1/1250

NOTE SUGGESTED DIVISION OF OPEN YARD AREA
1/3 - HOUSING
1/3 - PARKS D.L.O
1/3 - ENGINEERS.

N

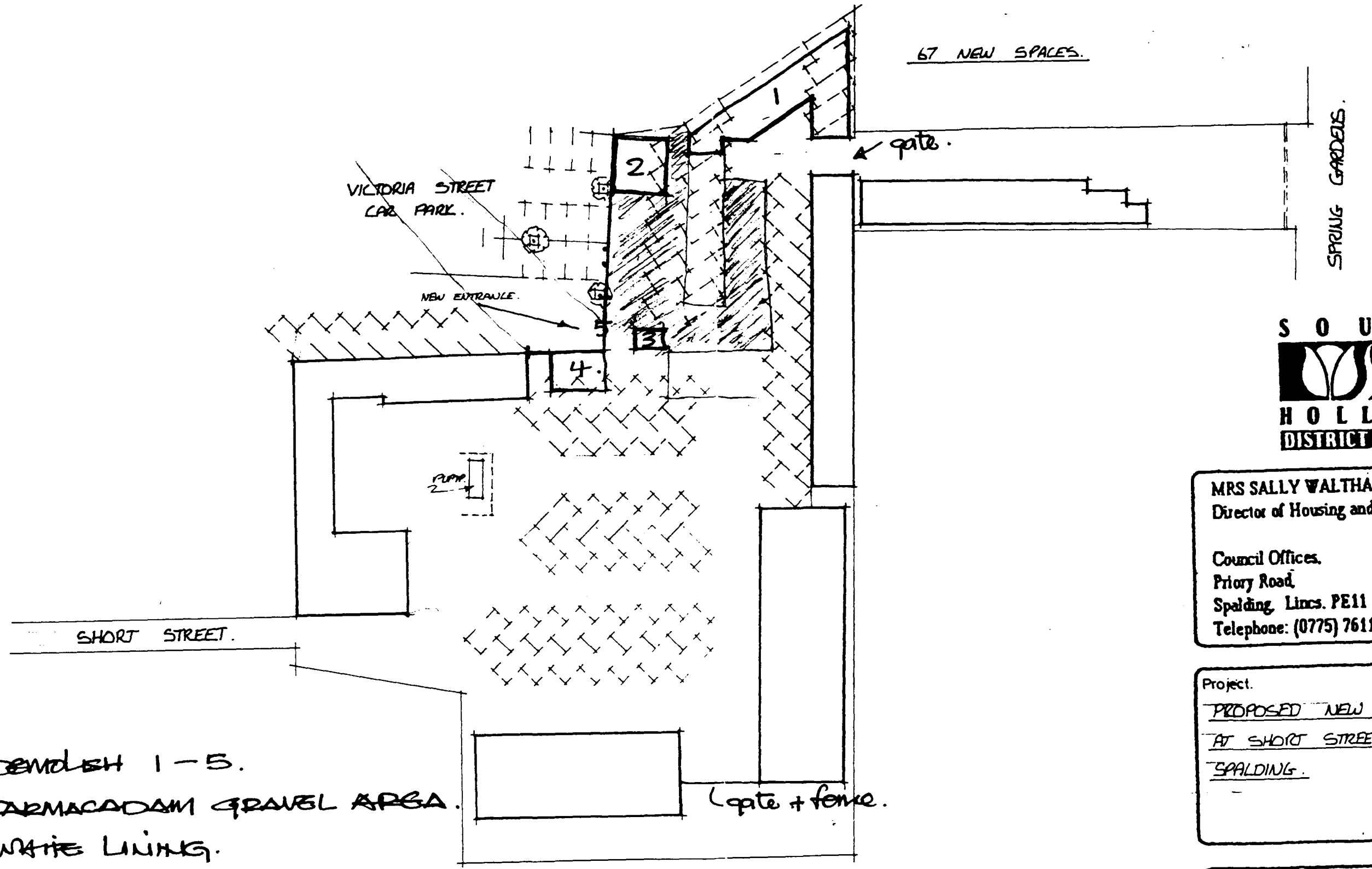
08 DEC 1991
SPS 1296/91

C. W. Whitney, Dip., Arch., RIBA., MBIM.,
Technical Services Officer,
Ayscoughfee Hall,
Churchgate,
Spalding, Lincs.
Telephone: Spalding 61161

Project
DEPARTMENTAL AREAS AT SHORT STREET DEPOT, SPALDING'S.

CONVEYANCE PLAN

Date	Job No.	Dwg No
APRIL '91		C.P. 247
Drawn by	Scales	
	1/500 & 1/2500	



DEMOLISH 1 – 5.
TARMACADAM GRAVEL AREA.
WHITE LINING.

1:250

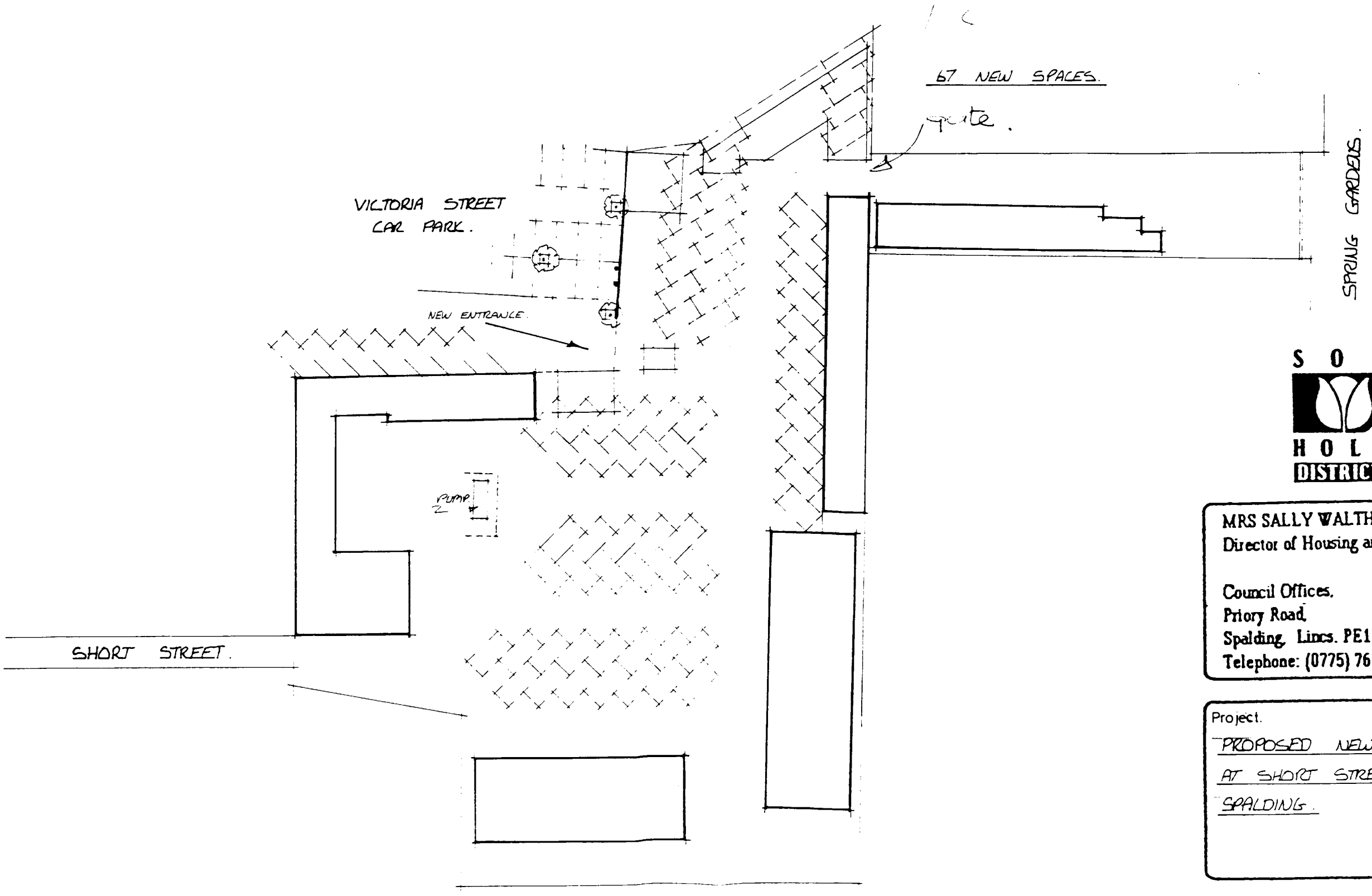
SOUTH HOLLAND DISTRICT COUNCIL

MRS SALLY WALTHAM BA (Hons) F.I.H.
Director of Housing and Property Services.

Council Offices.
Priory Road.
Spalding. Lincs. PE11 2XE.
Telephone: (0775) 761161.

Project.
PROPOSED NEW CARPARKING
AT SHORT STREET DEPOT
SPALDING.

Date. JAN 92	Job No. SS/1.	Dwg No. 1.
Drawn by. BR	Scales. 1:500.	



SOUTH HOLLAND DISTRICT COUNCIL

MRS SALLY WALTHAM BA (Hons) F.I.H.
Director of Housing and Property Services.

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

Project.
PROPOSED NEW CARPARKING
AT SHORT STREET DEPOT
SPALDING.

Date	Job No	Dwg No
JAN 92		1
Drawn by	Scales	
BR	1:500	