APPLICATION No. H21/0836/93

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H21/0836/93 Received:10-SEP-93 Type:FULL

Name: Great Parndon Inv & Dev Ltd
16-20 Bush House
Bush Fair
Harlow
Essex, CM18 6NS

Agent: D F Oxlade Design Serv. Ltd
Little Grange Cottage
Portley Wood Road
Whyteleafe
Surrey, CR3 0BQ

Description: Conversion of former Post Office & flat to two residential units & provision of associated car parking
Location : 1 Station Road Tydd Gote
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

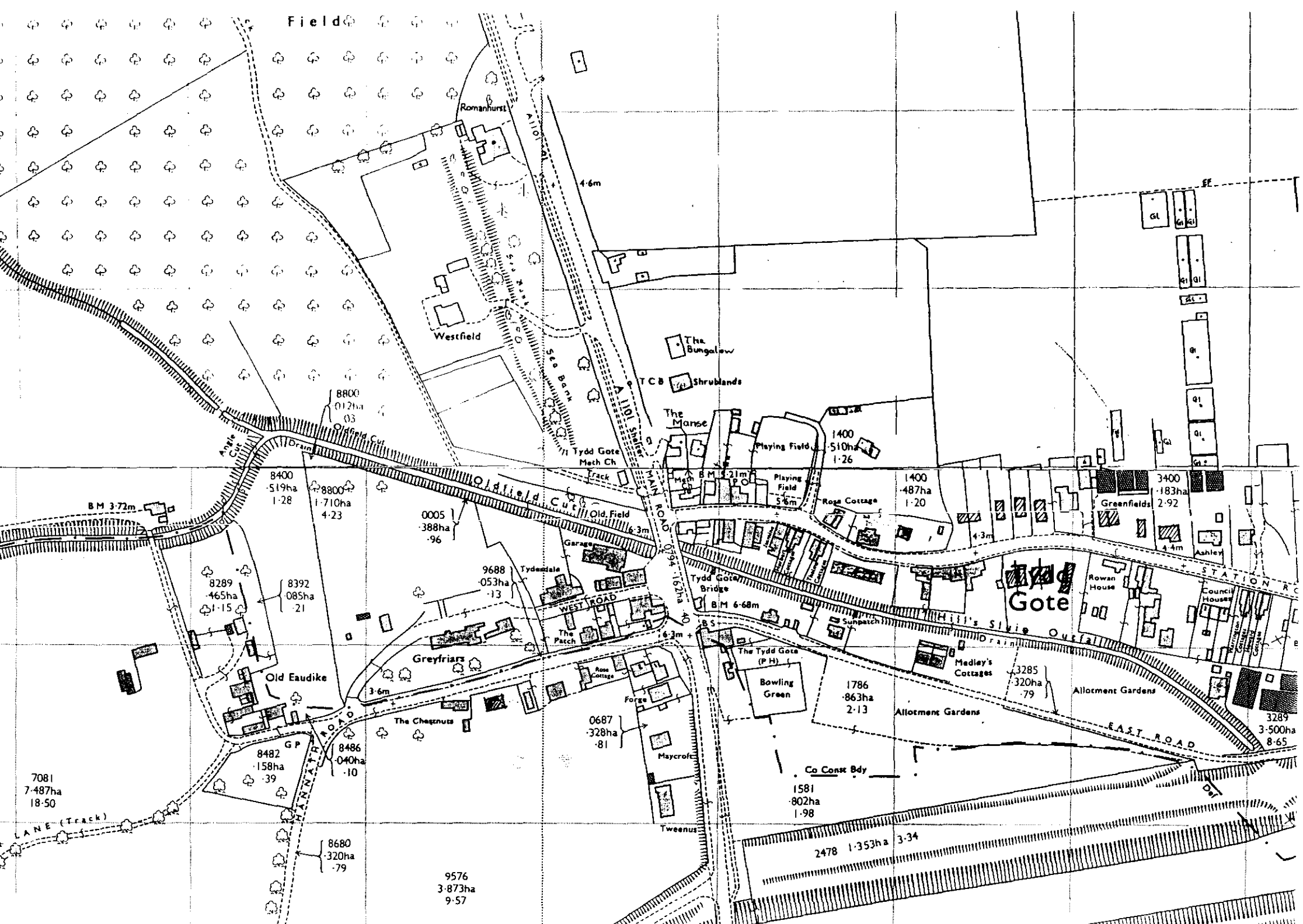
1 In the opinion of the Local Planning Authority the installation of aluminium windows and of the wooden windows at ground floor level on the elevation facing Station Road has introduced an element of visual incongruity which is detrimental to the appearance and character of the Conservation Area.

Director of Planning and Building Control Services
22-FEB-95 H21/0836/93

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)


Field
Romanhurst
Westfield
Sea Bank
A1101
4·6m
The Bungalow
TCB
Shrublands
The Manse
Tydd Gote Meth Ch
Playing Field
1400 ·510ha 1·26
Rose Cottage
1400 ·487ha 1·20
3400 ·183ha 2·92
Greenfields
Ashley
8800 012ha 03
Oldfield Cut
Angle Cut
Drain
8400 ·519ha 1·28
8800 1·710ha 4·23
BM 3·72m
0005 ·388ha ·96
Old Field
6·3m
MAIN ROAD
0594 ·162ha ·40
Garage
9688 ·053ha ·13
Tydesdale
WEST ROAD
The Patch
8289 ·465ha 1·15
8392 ·085ha ·21
Old Eaudike
Greyfriars
3·6m
Rose Cottage
Forge
The Chestnuts
0687 ·328ha ·81
Maycroft
Tweenus
GP
8482 ·158ha ·39
8486 ·040ha ·10
8680 ·320ha ·79
7081 7·487ha 18·50
LANE (Track)
9576 3·873ha 9·57
Tydd Gote Bridge
BM 6·68m
BS
Sunpatch
The Tydd Gote (P H)
Bowling Green
1786 ·863ha 2·13
Allotment Gardens
Medley's Cottages
3285 ·320ha ·79
Allotment Gardens
Rowan House
Council Houses
Hill's Sluice Outfall Drain
STATION ROAD
EAST ROAD
3289 3·500ha 8·65
Co Const Bdy
1581 ·802ha 1·98
2478 1·353ha 3·34
Gote

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H21 | 0836 | 93

Date Registered 03 SEP 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

GREAT PARNDON INVESTMENT & DEVELOPMENT LTD
16-20 BUSH HOUSE
BUSH FAIR
HARLOW, ESSEX
CM18 6NS.

Tel. No. 0279 433134

NAME AND ADDRESS OF AGENT

(if form completed by agent)

D.F OXLADE DESIGN SERVICES LTD
LITTLE GRANGE COTTAGE
PORTLEY WOOD ROAD
WHYTELEAFE, SURREY. CR3 0BQ

Tel. No. 0883 342046

(Personal contact name) D. OXLADE.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

1. STATION ROAD, TYDD GOTE, NR SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ALTERATIONS TO A FORMER AQUARIUM SHOP + FLAT TO FORM 2 RESIDENTIAL UNITS.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120-00 If you consider no fee is payable include a written explanation instead.

Signed. D. Oxlade Date 1ST SEPTEMBER 1993

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 Certificates**

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 pervious 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 Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use	✓	

4. A. If building works are proposed, please state extra floor space to be created: — sq. metres

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

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

D. Please state type and colour of roofing materials. EXISTING

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

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.
AQUARIUM SHOP PLUS 1 RESIDENTIAL UNIT.

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?
PARKING AREA AT REAR OF PROPERTY

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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of: EXISTING SOAKAWAY

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

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

D. Foul sewerage will be disposed of to:
Mains sewer ☐ Cesspool ☐ Septic tank ✓

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

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

Signed ..... A. Allcock ..... (Applicant / Agent) Date 1st Sept. 93.

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.

Owner's Name:

Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

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

Signed ..... A. Allcock ..... (Applicant / Agent) Date 1st Sept. 93.

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.

Tenant's Name:

Address of tenant at which notice was served: State Date notice served:

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

DC INSTRUCTION SHEET

APPLICATION REF: H21/0536/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

Transport	D/Transp A15	..... G* T15
TRA	D/Transp A18	.....
	B Rail	.....
Environment/	Env Services	.....
Drainage	NRA	.....
WAT	IDB	.....
	Env Assess	..... G ENV Specify:
Conservation	LB Demolish	..... G* DEM
LB	Archaeology	..... G ARC Specify:
	Eng Heritage	.....
	Consultant	..... Order No: 4/1854
	Other	..... Specify: Mrs Kerr
Hazards	HSC Group	..... G* HAZ
	Specific	..... Specify:
Other PLA		..... Specify:

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

Press
PC
WM
Residents

Case Officer : John Stracuzzi

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features : CARTON ELEVATION / PROPOSED WITH CON-TIE REACHING TILE.
— NEWLY CONCRETED AREA AT REAR

Inspected by
Date 24/9

Site Notice posted by
Date 24/9/93.
Expiry

Individual Resident Notices required:

Addresses to be *sent to* –

Addresses *delivered to* –

Case Officer Conclusions

? CON-AREA CONSENT FOR DEMOLITION REQUIRED

? LOSS OF MINOR TREE TO PROVIDE PARKING SPACE

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv)
Refuse (or equiv)

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

COMMITTEE

Confirmed as agenda ✓ † 16/2 + minor audits

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

ADMIN RECORD SHEET

Initial

Submitted Fee £130

Receipt No P3210

Date first Rec'd 03 SEP 1993

Registration

Reference H21/0836/93

Cross-Ref IN

Date 6/93

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded: conversion of former aquarium to form 3 residential units

Invalid

Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees

Correct fee £130

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 303A OS Plots
Grid ref 5[illegible]3 179900

Ward V Parish TSM

Inside IBD YES Inside LP area NO

Constraints:

4 CA Cons Area
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

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

Linked to site Ref
Dist Bound

Linked to property Ref 027928?
Other:

Planning Records:
Earlier apps

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

Mrs M Kerr,
Historic Buildings Consultancy,
Manor Farm House,
Spanby,
Lincs. NG34 0EB.

Mr J Blacklock

JB/JJ B21/0836/93
B21/0884/93

15 Jul 1994

Dear Madam,

NO 1 AND 5 STATION ROAD, TYDD GOTE.

Further to my letter of 24th May 1994 and your response of 22nd June 1994, I consider it would be of necessity in reporting to the Planning Committee if we could offer positive suggestions for an improved design for the elevations, since, if the applications are to be refused, enforcement action will be necessary.

Accordingly, I would be grateful if you could let me have some suggestions or quick sketch designs of the road elevations of these two properties showing how some degree of harmony could be achieved in their reinstatement.

Unfortunately, I do not have any details of how the properties in question looked before their 'improvement' but should any come to light, such as photographs, I shall send them to you.

Yours faithfully

J B Midlen
Principal Planning Officer
Development Control

APPLICATION REFERENCE: H21/0836/93 DATE RECEIVED: 10-SEP-93

TYPE: Full

DESCRIPTION: Conversion of former aquarium to form two residential units

LOCATION: 1 Station Road, Tydd Gote.

APPLICANT: Great Parndon Investment and Development Ltd

AGENT: D F Oxlade Design Services Ltd

REASON FOR COMMITTEE CONSIDERATION

Warrants Committee consideration.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 15 FEB 1995

RECOMMENDATION

A. Refuse permission.

1 In the opinion of the Local Planning Authority the installation of aluminium windows and of the wooden windows at ground floor level on the elevation facing Station Road ~~would~~ introduce an element of visual incongruity which ~~would be~~ detrimental to the appearance and character of the Conservation Area.

B. That enforcement action be taken to secure the removal of unauthorised works on the site.

COMMENTS

1 The application follows investigations undertaken in Autumn 1993 concerning unauthorised work and includes works in the Tydd Gote Conservation Area.

2 In fact, the work of refurbishment and conversion including car parking was largely completed by the end of 1993. The property is now occupied on a rented basis.

3 Negotiations have proceeded since that date to ensure the application was correct and complete in terms of the work which required permission.

4 Whilst the principle of the change of use is acceptable, what is of concern is the installation of aluminium windows at first floor level on unit 1B. The applicant states these were installed as a replacement for the existing timber windows to ensure compatibility with the aluminium windows at first floor level to the west (No. 1A) - windows which the applicant states have been in place from probably 10 years and also the aluminium windows in place at ground and first floor level at the residential property (No. 3)

to the east. The latter windows, too, have been in place for some time and certainly over 4 years.

5 There are also aluminium windows and a door on the north (rear) elevation of Nos. 1A and 1B which comprise the property.

6 However, the applicant states these were installed when the elevation was actually an internal wall, there being at the time a lean-to building of timber/corrugated iron construction attached to that elevation. (The lean-to has since been demolished and Conservation Area Consent granted retrospectively for the demolition work under reference H21/1027/93).

7 The applicant has been requested to amend the application to provide for the improvements suggested by the Architectural Consultant but has declined to accede to this request.

8 Accordingly, application should be refused. It fails to meet either of the criteria for the acceptability of development in a Conservation Area - preservation or, alternatively, enhancement.

REPRESENTATIONS

Parish Council: Expresses concern on effect of work on Conservation Area and that work already undertaken. Access at this point on Station Road critical, especially with increased parking spaces when formerly one one vehicle used access.

Architectural Consultant: I can see that this is a case with some difficulties attached. I am in full agreement, that the mixture of white aluminium window to the first floor of vertical proportions, and brown hardwood window on the ground floor of a quite different form and proportions is most harmonious to the properties of No. 1A and B. These properties are quite prominent in the Conservation Area being at the entrance into the road.

It can be argued that permitted development rights have already allowed the erosion of character to many of the residential properties in Tydd Gote. However, where the opportunity exists, as it does with a conversion scheme, to ensure that the character of the Conservation Area is maintained, and if possible enhanced, it is right to endeavour to achieve that aim. Had the work not proceeded without permission, plans would have been viewed, and the proposals which have been implemented would not have been considered suitable. Recommend refusal. Alternatively, suggest replacement wooden windows at ground floor level of units 1A and 1B should be sliding sashes with a more vertical emphasis.

Applicant: We would like to point out that whilst we note that this is a conservation area the architecture in this area is of a very varied nature consisting of both pre war and post war development. All we have tried to do is to refurbish the properties in keeping with the area in general and we have been complimented by local residents on this fact. We have put back into the community much needed accommodation for renting, these properties having been unoccupied and in a derelict state for several years.

BRIAN SMI. 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

H21/0836/93

FULL

Applicant: Great Parndon Inv & Dev Ltd
Tel: 0279 433134

Agent: D F Oxlade Design Serv. Lt
0883 342046 D Oxlade

Description: Conversion of former aquarium to form two residential units

Location: 1 Station Road
Tydd Gote
Spalding
Lincs

Valid date:	10-SEP-93	Terminal date:	05-NOV-93
Target dates:		Target Committee:	26-OCT-93
To case officer	17-SEP-93	Report deadline:	12-OCT-93
Inspected by	24-SEP-93	Agreed TD Ext:	24-DEC-93
Extra contacts	01-OCT-93	Case Officer:	
Report if not clear by 15-OCT-93		J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Convert to dwellings
Listed building: Other Constraints:
Conservation Area: TYDD ST MARY

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert CSA		24-SEP-93	15-OCT-93
Clerk to Tydd St Mar	0945 583194	27-JAN-94	10-FEB-94
Mrs M E Kerr	0529 240713	18-JUL-94	01-AUG-94
Cllr C J T H Brewis	0406 350818	27-JAN-94	03-FEB-94
Cllr D Dewsberry	0406 350947 (Of	27-JAN-94	03-FEB-94

l c c — DS Attached JCB

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

H21/0836/93
FULL

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Agent: D F Oxlade Design Serv. Lt
0883 342046 D Oxlade

Description: Conversion of former aquarium to form two residential units

Location: 1 Station Road
Tydd Gote
Spalding
Lincs

Valid date: 10-SEP-93
Target dates:
To case officer 17-SEP-93
Inspected by 24-SEP-93
Extra contacts 01-OCT-93
Report if not clear by 15-OCT-93

Terminal date: ~~10-DEC-93~~ ~~03-NOV-93~~
Target Committee: 26-OCT-93
Report deadline: 12-OCT-93
Agreed TD Ext: * 24-DEC-93 *
Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Convert to dwellings
Listed building:
Conservation Area: TYDD ST MARY

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Site/Press Advert CSA	24-SEP-93	15-OCT-93	
Clerk to Tydd St Mar 0945 583194	27-JAN-94	10-FEB-94	NOTIFIED
Cllr C J T H Brewis 0406 350818	27-JAN-94	03-FEB-94	AMENDED PLAN
Cllr D Dewsberry 0406 350947 (Of	27-JAN-94	03-FEB-94	+ LETTER RECEIVED

c.c. DDS Attached for CB

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

H21/0836/93

FULL

Applicant: Great Parndon Inv & Dev Ltd
Tel: 0279 433134

Agent: D F Oxlade Design Serv. Lt
0883 342046 D Oxlade

Description: Conversion of former aquarium to form two residential units

Location: 1 Station Road
Tydd Gote
Spalding
Lincs

24 Dec 93

Valid date:	10-SEP-93	Terminal date:	~~05-NOV-~~93
Target dates:		Target Committee:	26-OCT-93
To case officer	17-SEP-93	Report deadline:	12-OCT-93
Inspected by	24-SEP-93	Agreed TD Ext:	
Extra contacts	01-OCT-93	Case Officer:	
Report if not clear by	15-OCT-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Convert to dwellings
Listed building: Other Constraints:
Conservation Area: TYDD ST MARY

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert CSA		24-SEP-93	15-OCT-93
Clerk to Tydd St Mar	0945 583194	21-SEP-93	05-OCT-93
Cllr C J T H Brewis	0406 350818	21-SEP-93	28-SEP-93
Cllr D Dewsberry	0406 350947 (Of	21-SEP-93	28-SEP-93

L C C Cons Attached / 2 cb 4/11/93
~~plan letter CB 23/9/93~~
~~See H/A/37 dated 30/9/93~~ CB

GREAT PARNDON INVESTMENTS AND DEVELOPMENTS COMPANY LTD.

Directors:
D.J. Palmer
J.A. Palmer

Reg. No. 1194721

Regd. Office:
16–20 Bush House
Bush Fair
Harlow
Essex
CM18 6NS

Telephone: Harlow (0279) 433134
Facsimile: Harlow (0279) 435190

Your ref: JB/JJ H21/0836/93. H21/0884/93
Our ref: DJP/JLF
Date: 8 December 1994.

Mr. N. Midlen, Principal Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
Spalding, Lincs.,
PE11 2XE.

Dear sirs,

RE: NOS. 1 & 5 STATION ROAD, TYDD GOTE.

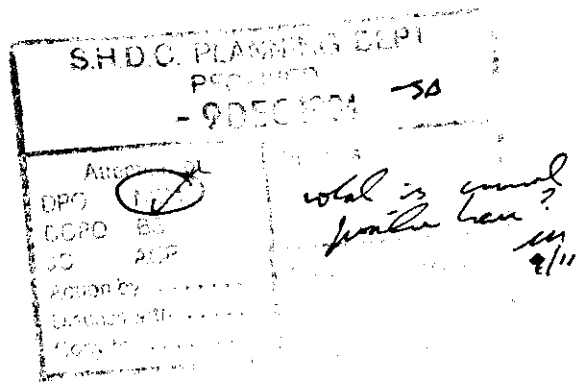
We thank you for your letter dated 9 September 1994 and apologise for the delay in replying.

Bearing in mind that some of these windows were the original windows and also the windows in No.3 Station Road are similar, we have no plans to change our planning application. Especially bearing in mind theinconvenience this would cause to the tenants.
We would point out that we have full building regulation approval and we have had a final inspection of all of the works carried out to these properties.

Yours faithfully,

pp

D. J. PALMER
DIRECTOR



Mr Palmer,
Great Parndon Investments,
16-20 Bush House,
Harlow,
Essex.
DM18 6NS.

Mr J Blacklock

JB/JJ H21/0836/93
H21/0884/93

07 Dec 1994

Dear Sir,

NO.S 1 AND 5 STATION ROAD, TYDD GOTE, SPALDING.

Further to my letter of 14th November 1994 in respect of the above, could I please have a positive reply as soon as possible.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Mr Palmer,
Great Parndon Investments Ltd,
16-20 Bush House,
Harlow,
Essex.
DM18 6NS.

Mr J Blacklock

JB/JJ H21/0836/93
H21/0884/93

14 Nov 1994

Dear Sir,

NO.S 1 AND 5, STATION ROAD, TYDD GOTE, SPALDING.

I refer to my letter dated 9th September 1994 in connection with the above and would be pleased to know when you will be giving me a response to the issues raised in that letter.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Mr Palmer,
Great Parndon Investments Ltd,
16-20 Bush House,
Harlow.
Essex.
CM18 6NS.

Mr J Blacklock

JB/JJ H21/0836/93
H21/0884/93

09 Sep 1994

Dear Sir,

NO.S 1 AND 5, STATION ROAD, TYDD GOTE, SPALDING, LINCS.

I refer to your planning applications in respect of the above and write to advise you that having taken advice from our Architectural Consultant, I am of the opinion that improvements should be made to the appearance of the buildings.

I acknowledge, of course, that work for which permission is sought has already been undertaken but I do not regard it as pre-empting or constraining the Authority's decision on your applications.

Accordingly, I enclose sketches which have been prepared by our Architectural Consultant illustrating how improvements could be made to the principal elevations of the buildings in question.

No doubt you will wish to discuss these matters and therefore I would be obliged if you would contact my Officer, Mr J Blacklock, to make the necessary arrangements.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Mary E. Kerr BA., BSc., RIBA
Architect & Historic Buildings Consultant

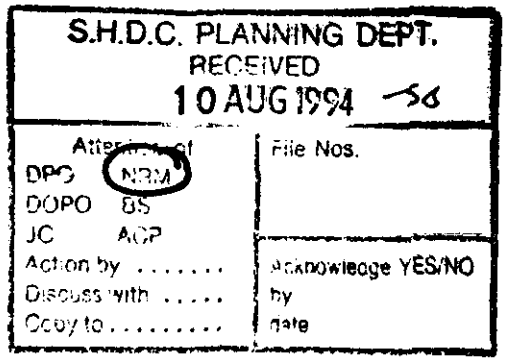
Tel: Sleaford (0529) 240713
Fax: (0529) 240415

The Manor House,
Spanby,
Sleaford,
Lincolnshire.
NG34 OBB

Your Ref JB/JJ H21/0836/93 H21/0884/93

Our Ref: SHDC 9/94

10 August 1994



B. Smith MRTPI
District Planning Officer,
Council Offices,
Priory Road,
SPALDING,
Lincolnshire PE11 2XE

Dear Mr Smith,

NO 1 AND 5 STATION ROAD, TYDD GOTE

Please find enclosed some alternative sketches which I hope fulfill the requirements.

Yours sincerely,

MARY E. KERR BA BSc RIBA

Mrs M Kerr,
The Manor House,
Spanby,
Sleaford,
Lincs.
NG34 0BB.

Mr N Midlen

NRM/JJ H21/0836/93
H21/0884/93

24 May 1994

Dear Mrs Kerr,

NO.S 1 AND 5 STATION ROAD, TYDD GOTE.

I enclose herewith details of two applications within the Tydd Gote Conservation Area. These are retrospective applications, the work having been done, and as you see from the draft reports included, my Officers are recommending permission be granted for one of the proposals and refused for the other. However having read through the files, it seems to me there may well be a case for taking an architecturally more severe line. My feeling is that incongruity of a mixture of hardwood and PVC windows on one building is equally marked in relation to application H21/836/93 as with H21/884/93, whilst with the latter, I also feel that the whole proportion of the PVC window that it replaced the former shop front is unsatisfactory.

On the other hand, I recognise that this part of Tydd Gote is not particularly distinguished architecturally, and PVC windows have been installed elsewhere in the Conservation Area. I would be grateful to have your views.

Yours sincerely

N Midlen
Principal Planning Officer
Development Control

Enc.

Parish Council of Tydd St. Mary

P. Bowser,
Clerk

15 SOUTH BRINK
WISBECH, CAMBS.
PE13 1JL

DISTRICT PLANNING DEPT.
- 8 APR 1994

Your Ref: JB.JJ.H21.0884.93
0836.93

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

7th April 1994

Dear Sir,

Re: Application for Planning Consent for change of use to residential at numbers 1 and 5 Station Road, Tydd Gote

Parish Councillors have considered the amended plans now submitted in connection with the above applications. The views of the Parish Council are as follows:-

1. Great concern is expressed over the fact that these properties are within the Tydd Gote conservation area. It would appear that different sizes and styles of windows have been used which, far from improving the look of the properties are in fact unsatisfactory.

2. Parish Councillors question the amount of off-street car parking that is being provided. It is of extreme importance that occupiers and their invitees do not park on the road itself. The road is narrow and cars parked along it have caused considerable traffic congestion and increased danger for other vehicular and pedestrian users.

3. It is considered that the floor area of the proposed properties is very small and will lead to a poor standard of accommodation being provided.

4. There appears to be no easy way of sub-dividing the small amount of garden area available to provide satisfactory amenities for 5 families within the 2 application sites.

5. Parish Councillors strongly recommend that Committee members should be encouraged to inspect the site for themselves and to form their own conclusions as to whether the 2 application sites can be satisfactorily converted into 5 separate residential

\Continued .....

units, particularly given the location and setting in a small village environment.

Whilst I appreciate that the question of Building Regulations Control does not fall within the ambit of matters under present consideration, I should mention that Parish Councillors have expressed incredulity over the applicants ability to convert these properties as proposed and comply with relevant building legislation.

For all the reasons set out above the Parish Council would recommend refusal of the current applications.

Yours faithfully,

B.R.Bowser
Clerk

GREAT PARNDON INVESTMENTS AND DEVELOPMENTS COMPANY LTD.

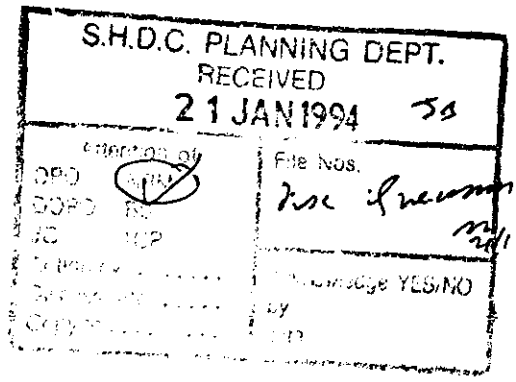
Directors:
D.J. Palmer
J.A. Palmer

Reg. No. 1194721

Regd. Office:
16–20 Bush House
Bush Fair
Harlow
Essex
CM18 6NS

Telephone: Harlow (0279) 433134
Facsimile: Harlow (0279) 435190

Your ref: JB/JJ H21/0884/93 H21/0836/93
Our ref: DJP/JLF
Date: 19 January 1994.



Planning & Control Dept.,
South Holland District council,
Council offices,
Priory Road,
Spalding, Lincs.,
PE11 2XE.

For the attention of Mr. Blacklock

Dear Mr. Blacklock,

Re: Residential Development - Station Road, Tydd Gote

Further to our telephone conversation earlier today we confirm as follows:

1A Station Road, i.e. the middle cottage. (these cottages are numbered 1, 1A and 3). The upper two windows in this property were replaced with white aluminium double glazed windows to match the properties on either side.

5 Station Road. The existing metal Crittall windows on the flank elevation were replaced with white UPVC windows of the same style as the existing windows. We would like to point out that from a photograph it is virtually impossible to distinguish between a wooden window and a UPVC window.

We would like to point out that whilst we note that this is a conservation area the architecture in this area is of a very varied nature consisting of both pre war and post war development. All we have tried to do is to refurbish the properties in keeping with the area in general and we have been complimented by local residents on this fact. We have put back into the community much needed accommodation for renting, these properties having been unoccupied and in a derelict state for several years.

We trust this clarifies the situation for you.

Yours sincerely,

pp

D. J. Palmer
Director

Parish Council of Tydd St. Mary

B. R. Bowser,
Clerk

15 SOUTH BRINK
WISBECH, CAMBS.
PE13 1JL

N.Midlen Esq.,
Principal Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincs. PE11 2XE

21st January 1994

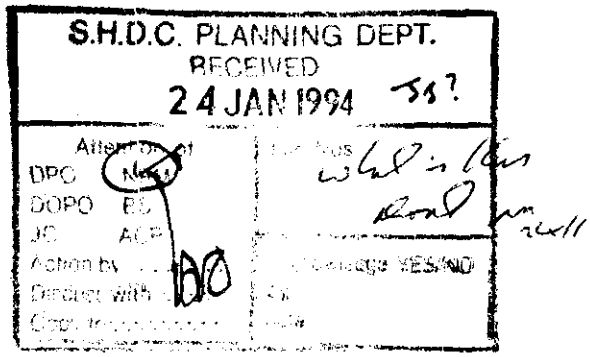
Dear Sir,

Re: Application for Planning Permission for change of use to Residential - Nos 1 and 5 Station Road, Tydd Gote

Thank you for your letter dated the 20th January. Your letter discloses a basis problems with the procedure which has cropped up on several occasions, namely that the Parish Council makes its observations on the original plans, there are then discussions, possible amended plans and further discussion so that my Council's comments bear little relation to the plans that are eventually put before the committee for approval. It then becomes difficult to judge the relevance of the Parish Council's comments. In the meantime, as far as the Parish Council is concerned, there appears to be nothing happening, apart from unauthorised development, extant with nothing happening.

You already have more than enough paper to deal with particularly with regard to the construction exercise and it therefore seems that there is probably little we can do to improve the system. However, in this particular case, the Parish Council are very concerned about the unauthorised development and I look forward to seeing copies of the formal amendments in due course.

Yours faithfully,



GREAT PARNDON INVESTMENTS AND DEVELOPMENTS COMPANY LTD.

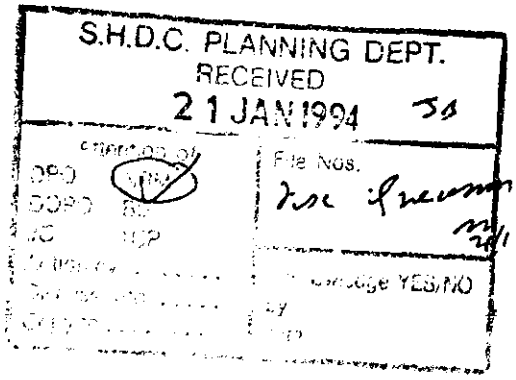
Directors:
D.J. Palmer
J.A. Palmer

Reg. No. 1194721

Regd. Office:
16–20 Bush House
Bush Fair
Harlow
Essex
CM18 6NS

Telephone: Harlow (0279) 433134
Facsimile: Harlow (0279) 435190

Your ref: JB/JJ H21/0884/93 H21/0836/93
Our ref: DJP/JLF
Date: 19 January 1994.



Planning & Control Dept.,
South Holland District council,
Council offices,
Priory Road,
Spalding, Lincs.,
PE11 2XE.

For the attention of Mr. Blacklock

Dear Mr. Blacklock,

Re: Residential Development - Station Road, Tydd Gote

Further to our telephone conversation earlier today we confirm as follows:

1A Station Road, i.e. the middle cottage. (these cottages are numbered 1, 1A and 3). The upper two windows in this property were replaced with white aluminium double glazed windows to match the properties on either side.

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We trust this clarifies the situation for you.

Yours sincerely,

pp

D. J. Palmer
Director

B Bowser,
Clerk to Tydd St Mary
Parish Council,
Messrs Mossop & Bowser,
15 South Brink,
Wisbech,
Cambs.
PE13 1JL.

Mr J Blacklock

JB/JJ H21/0884/93
H21/0836/93

20 Jan 1994

Dear Sir,

APPLICATION FOR PLANNING PERMISSION FOR CHANGE OF USE TO RESIDENTIAL - NOS 1 AND 5 STATION ROAD, TYDD GOTE.

At the recent meeting with your Council, you were very concerned that you had not been made aware of the outcome of your complaints that unauthorised development had taken place at the above address.

In fact, your Council was advised of application No H21/0836/93 (No 1 Station Road) on 21st September 1993 and of application No H21/0884/93 (No 5 Station Road) on 16th September 1993 and your Councils comments in respect of both were received on 30th September 1993, and will be reported when the applications are considered by the Planning Committee.

Following receipt of these comments, the applicant was advised that both applications needed revising to take account of the work already undertaken on site and to ensure that an accurate description of the proposed development was provided.

Amendments have, indeed, been submitted but these appear to contain inaccuracies and ommissions and until these are rectified it was considered inadviseable to notify interested parties. For these reasons, it is taking longer than normal to deal with the applications.

However, I anticipate these matters being resolved in the very near future, at which point, your Council will then be advised of the formal amendments before the applications are determined.

As I know your Council values the consultation process in respect of applications, I hope these comments will be of assistance.

Yours faithfully

N Midlen
Principal Planning Officer (DC)

19 January 1994

Telecon with

Quoted descriptions of side windows on No 3 — aluminium or PVC and when installed. P.V.C. installed 2–3 Quoted age of aluminium windows on front flats of 1A — probably 10 years.

Confirmed that reference to 1A in letter of 13/12/94 should refer to 1B. — 1B front flats have aluminium windows

Confirmatory letter to follow from Mr Palmer.

GREAT PARNDON INVESTMENTS AND DEVELOPMENTS COMPANY LTD.

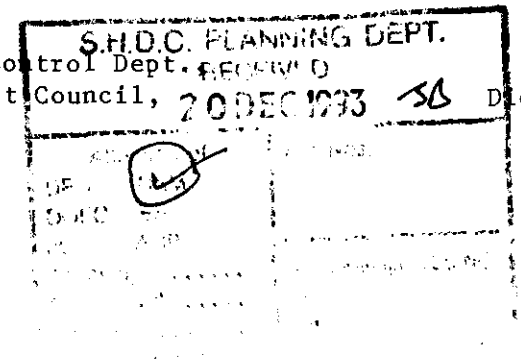
Directors:
D.J. Palmer
J.A. Palmer

Reg. No. 1194721

Regd. Office:
16–20 Bush House
Bush Fair
Harlow
Essex
CM18 6NS

Telephone: Harlow (0279) 433134
Facsimile: Harlow (0279) 435190

Your ref: JB/JJ H21/0884/93 H21/0836/93
Our ref: DJP/JLF
Date: 13 December 1993.



Planning & Building Control Dept.
South Holland District Council,
Council offices,
Priory Road,
Spalding,
Lincs.,
PE11 2XE.

Dictated but not read.

Dear Sirs,

Residential Development - Station Road, Tydd Gote, Nr. Wisbech.

We are in receipt of your letter dated 7 December 1993 and we would advise you as follows.

1. There are no aluminium windows installed in 5 Station Road, Tydd Gote.

2. There is no aluminium window in the rear of 1 Station Road but there is an aluminium double door which was existing inside the corrugated extension. There was originally two aluminium windows in the front first floor of 1 Station Road and these are still there.

3. Originally there were no aluminium windows in the first floor of 1a Station Road (i.e. the centre cottage), these were originally timber. We replaced these with aluminium to match the properties on either side. There was one aluminium window in the rear elevation which was concealed by the corrugated extension.

4. Regarding 3 Station Road. All of the windows on the ground floor of this property are aluminium windows including the front bay and rear elevation. All of these windows have been in for many years and a close inspection of these windows will confirm this.

   The only aluminium windows we have placed in these properties is the one we have placed in the centre cottage to match the cottages on either side.

We would advise you that we have no plans to make any alterations to the planning application as submitted. We would point out that these properties have been vacant for approximately four years we have been given to understand. We have refusbished these properties and all of the properties have now been let to local people. It would appear that there is a very high demand for rented property in this area.

We have been complimented by many of the local residents on the great improvement we have made to the area by refurbishing these properties.

Yours faithfully,

D.J. Palmer - Director

Mr Palmer,
Great Parndon Investments
and Developments Ltd.
16-20 Bush House,
Harlow,
Essex.
CM18 6NS.

Mr J Blacklock

JB/JJ B21/0884/93
B21/0836/93

07 Dec 1993

Dear Sir,

RESIDENTIAL DEVELOPMENT - LAND 5 STATION ROAD, TYDD GOTE, SPALDING.

I refer to your recently submitted amended plans and have the following queries.

Could you please clarify whether the windows shown on the amended plans for No 5 Station Road, are aluminium windows or wooden windows if they are aluminium windows, please state when they were installed.

Could you also clarify when the aluminium windows were installed on the front and rear elevations of No 1b Station Road and when the aluminium windows and door were installed on the rear elevation of No 1 Station Road. May I remind you that it is not generally the policy of the Authority to permit the installation of aluminium windows in Conservation Areas.

If you intend substituting the afore mentioned aluminium windows with wooden frame windows, amended plans should be submitted showing these changes. I enclose an amendment forms for your convenience.

I look forward to hearing from you.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

Our Ref: GT. 93/1/SH/0278
Contact: G. Thornalley

Date: 3rd November 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
18 NOV 1993

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

NRA

National Rivers Authority
Anglian Region

Dear Sir,

Planning Application No. H21/0836/93

Proposal: **CONVERT FORMER AQUARIUM TO TWO NO DWELLINGS**
Location: **1 STATION ROAD, TYDD GOTE, SPALDING**
Applicant: **GREAT PARDON INV & DEV LTD.,**

I refer to your consultation received on 25th October 1993.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Prior to the commencement of any development a percolation test shall be undertaken to ensure that soakaways will work adequately in adverse conditions.

REASON: To prevent pollution of the water environment.

If after tests it is found that soakaways do not work satisfactorily then we must be consulted further.

CONDITION: The septic tank and soakaway system, which shall be used for domestic sewage only, shall be constructed and maintained in accordance with the BS 6297 (1983).

REASON: To prevent pollution of the water environment.

CONDITION: The septic tank and associated soakaway system shall not be sited within 10 metres of any ditch, pond or watercourse, or within 50 metres of any well or borehole.

REASON: To prevent pollution of the water environment.

GRAINGER DAVIES, B.Sc.
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

Cont'd 93/1/SH/0278

NRA

National Rivers Authority

CONDITION: All fuel, or oil tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity designed and constructed to the satisfaction of the Local Planning Authority.

REASON: To prevent pollution of the water environment.

Advice to Applicant

Only domestic sewage should be discharged to the septic tank.

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for soakaway then we must be consulted regarding other methods of foul sewage disposal.

Only uncontaminated surface water shall be discharged to any soakaway.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R F Morgan
Planning Manager

GRAINGER DAVIES, B.Sc.,
C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H21/0836/93.

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

1 Station Rd, Tydd Gote

3. Name, classification and number of road

III

4. Date application referred 23 - 9 - 93

5. State whether outline, detailed application etc.

Full

6. Description of proposed development/change of use including access details (3PN/Removal)

Conversion of former Aquarium to form 2 residential units.

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: 4 - 11 - 93 Signed: [signature]
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) FG ... shown on the amended plan accompanying

Delete as appropriate

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

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

(1) FG.

Note:— use continuation sheet(s) as necessary.

SPG

24/9/93



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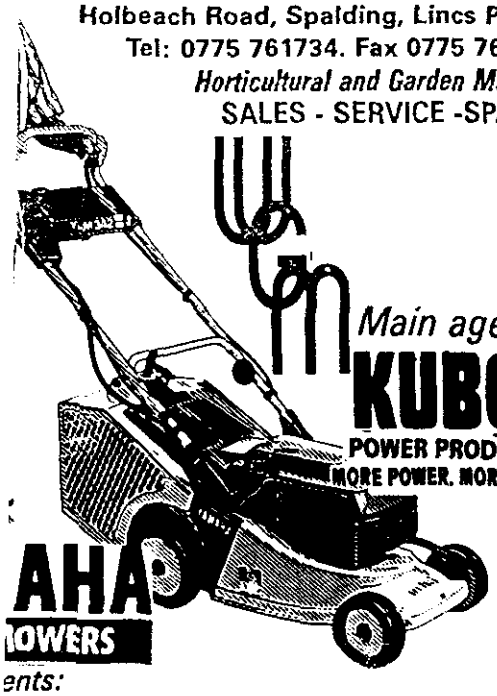
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5u4786

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or 0406 362917
10u3958

AND SOUTH

NOTICE IS HEREBY GIVEN that owing to watermain works the Lincolnshire County Council has made an Order under the Road Traffic Regulation Act 1984, as amended, the effect of which will be to prohibit vehicular traffic from proceeding on the undermentioned lengths of road as indicated or the completion of the works.

GLENSIDE NORTH AT BARS BRIDGE, SEPTEMBER 27, ONE WEEK.

GLENSIDE SOUTH AT BARS BRIDGE, OCTOBER 4, ONE WEEK.

These closures may be extended for a further period.

The alternative route for affected traffic will be signposted via Moneys Bridge.

J. EMMERSON,
Director of Highways and Planning.
Lincolnshire County Council.

PLANNING APPLICATION

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

H09/0865/93
Hey & Croft Ltd (Receivership) FULL
Residential development.
Marsh Road, Holbeach Hurn, 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.

H02/0888//93
Crowland Methodist Church FULL
Construction of car parking area
Reform Street, Crowland, Peterborough, Cambs.

H08/0854/93
Mr and Mrs P. P. Pound FULL
Re-roofing with front dormers and rear gables.
99 High Street, Gosberton, Spalding, Lincs.

H21/0836/93
Great Parndon Inv & Dev Ltd FULL
Conversion of former aquarium to form two residential units.
1 Station Road, Tydd Gote, 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

September 24, 1993.

SOUTH HOLLAND DISTRICT COUNCIL

©WVN 10u4016
187/507SG24-9

J Blacklock

JB/SAH H21/0836/93
and H21/0884/93

Mr Palmer
Great Parndon Investments and
Developments Ltd
16-20 Bush House
Bush Fair
Harlow
Essex CM18 6NS

8 October 1993

Dear Sir

Residential Development - 1 and 5 Station Road, Tydd Gote, Spalding, Lincs

I refer to your meeting with my officer, Mr J Blacklock, on Friday 1 October 1993, in respect of the above.

I write to confirm the following points:-

(a) Conservation Area Consent is required for the removal of the outbuilding at the rear of no. 1 and accordingly, I enclose the requisite application forms.

(b) With respect to application H21/0836/93 (no. 1 Station Road) this should read 'Conversion of former post office and flat to two residential units and provision of associated car parking'.

(c) With respect to application H21/0884/93 (no. 5 Station Road) this should read 'Change of use from shop and flat to single residential unit and provision of associated car parking'.

(d) The front elevation of no. 1 needs to be correctly shown in terms of changes in surface treatment of the wall; changes in level of the eaves; and changes in window types where aluminium windows have been installed. In the latter regard, I would advise you it is not this Authoritys policy to permit aluminium windows in Conservation Areas and therefore, as the site lies within the Tydd Gote Conservation Area, I consider these windows should be replaced with timber windows.

Cont/....

(e) Plans should be submitted of the rear elevation of no. 1 (none have been submitted).

(f) Revised plans should be submitted of the block plans for both applications as indicated to you at the site meeting by my officer, Mr J Blacklock.

(g) Plans should be submitted of the southern (front) and western (side) elevations of no. 5 showing the replacement of the aluminium and UPVC windows with timber windows.

(h) With regard to car parking, the block plans in respect of both applications should show in red the number of car parking spaces attached to their respective units of accommodation.

I look forward to receiving amended plans in due course.

With regard to the structure adjacent to your property, I can confirm the issue of structure stability is being looked into.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

PS. I enclose planning Amendment forms.

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To J. Blacklock S.H.D.C.

Planning Reference H21/0836/93 ✓
H21/884/93

The following are my observations upon the enquiry under the reference quoted above:—

1 & 5 Station Road Tydd Gote.

With reference to these applications I have the following reservations which I shall be pleased if you discuss with the applicant:—

(1) What is to happen to N°3 — is there to be any retail. If so this could lead to on-street parking which will affect the safety of vehicles emerging from the access.

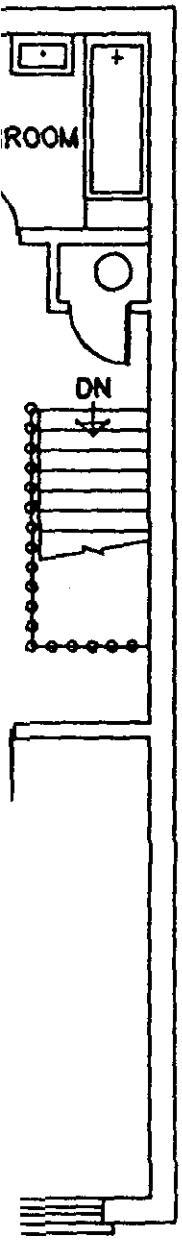
(2) What parking is available for N°3. The 6 spaces will be adequate for the proposed 4 flats only

(3) In order for vehicles to be able to enter and leave the site in forward gear the proposed parking spaces require moving back as shown on the attached plan

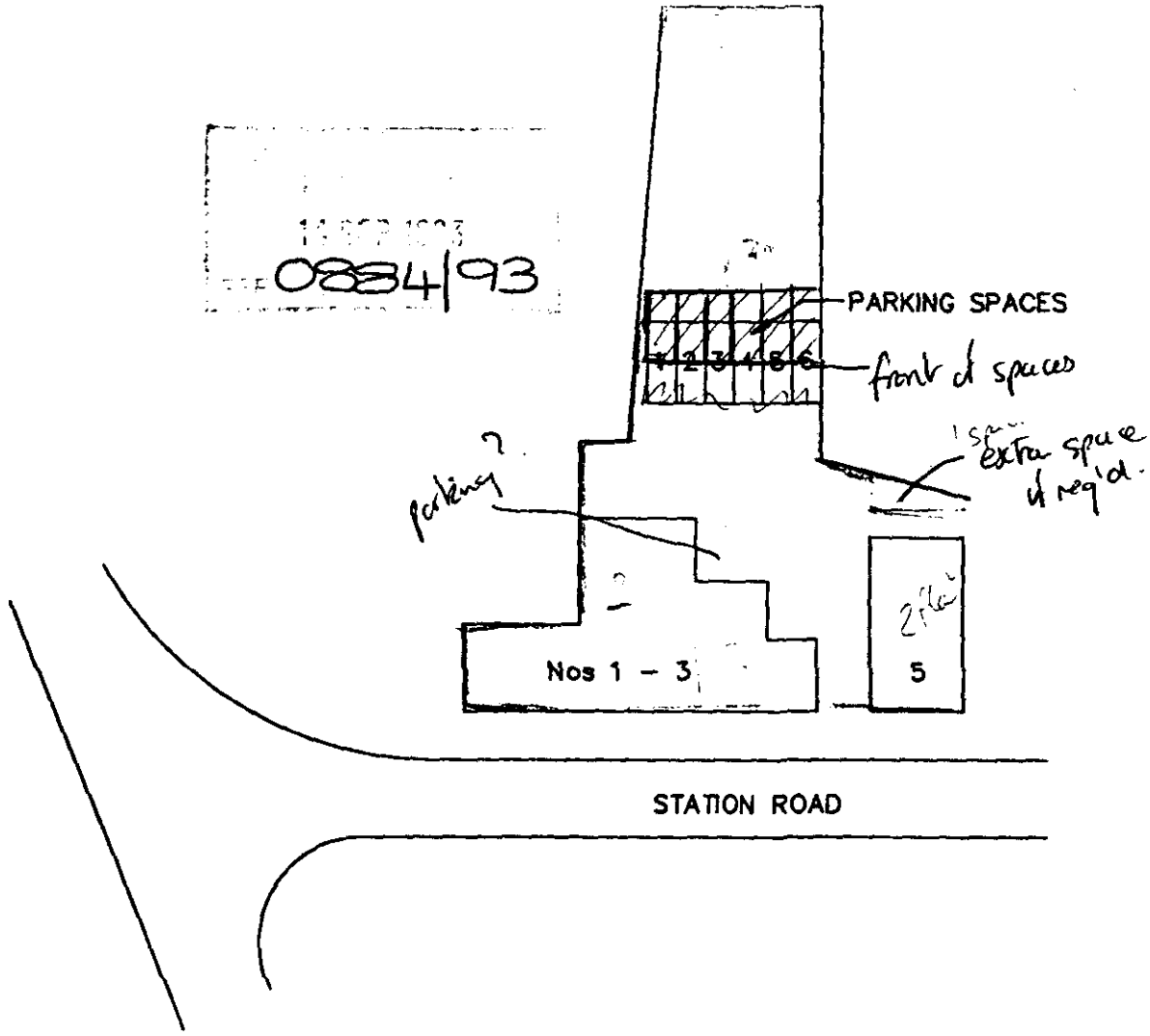
(4) The access is not ideal but if on street parking is to be removed I am prepared to accept its use.

Date 30-9-93

Signed [signature]
Director of Highways and Planning



0884/93



SITE PLAN
Scale 1:500

AN

5 STATION ROAD, TYDD GOTE	
PROPOSED FLOOR PLANS	
Scale 1:75	DRAWING NUMBER TY-107

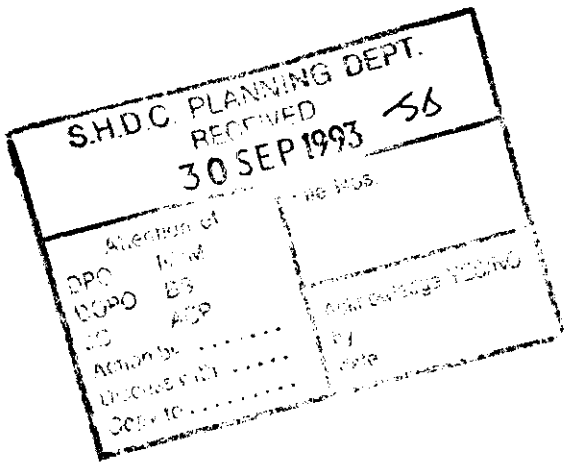
South Holland District Council

Planning Department

From. Richard A. Spinks.
Chairman Tydd St. Mary
Parish Council.

To. J. Blacklock
Planning officer.

Fax. Pages. 5 including this one.



South Holland District Council
Planning Department

Planning Applications views of Tyda St. Mary Parish Council

Applications H21. 0884 93.
H21. 0836. 93.

These should be treated together as they are both owned by the same company, who appear to be changing boundaries between the properties to suit their convenience.

H21. / 0836 / 93 refers to 1. Station Road. - it should be 1 & 3 Station Road, but it is the proposed alterations to the former Aquarium Shop, which is 0884 (ie No. 5) It should read the former post office.

Access.

At this point on Station Road access is critical especially with increased parking spaces (ie. 6) when

formerly only 1 vehicle used that entrance. (Please see Parish Councils previous comments regarding the Corner Plot Traffic Parking in that vicinity)

H21. /0884/93. - see para (v) in the extract of minutes of Tydd St. Mary Parish Council meeting 15th July 1993.

Especially regarding sewage disposal and rain water discharge.

In view of the lack of consultation in the past and conflicting stories regarding this development. The Council are deeply suspicious of the "proposed" plans which have already been executed and feel that stringent checks should be made to ensure compliance with all relevent regulations.

were con...

EXTRACT FROM MINUTES OF A MEETING OF THE TYDD ST. MARY PARISH COUNCIL HELD AT 7.00 p.m. THE 15TH JULY 1993 IN A MINI BUS TRAVELLING AROUND THE VILLAGE.

PRESENT: The Chairman Councillor Spinks and Councillors Archer, Beeton, Haighton, Jackson, Knott and Reims.

In attendance: Mr. P. Rusted (Area Surveyor, Lincs. C.C.)

The bus travelled around the village, viewing the allotments and various areas of concern which were discussed with Mr. Rusted.

.....

(v) Conversion of old Aquarium Shop, Station Road. Cllrs. Archer and Jackson were concerned about various points. The property was advertised as having ample car parking and a garden. This is not the case; in fact there is not even a driveway, as the gap between this and the old Post Office belongs to the old Post Office. The sewage appears to be taken away onto the next property (i.e. the old P.O.) and the rain-water goes onto the Playing Field. New windows have been inserted and the damp-proof course has been rendered over to the ground. The Parish Council had received no notification of any changes.

.....

(viii) Corner Plot, Station Road. Concern was expressed about access from this onto either the main road or Station Road.

.....

After Mr. Rusted's departure, the Council discussed the previous minutes and other Council business.

The Chairman signed the minutes.

Business of the Meeting.

As a result of the village inspection, it was agreed that the Clerk should write several letters; one to South Holland District Council, regarding the conversion in Station Road, and the corner plot; .....

The meeting closed at 8.45 p.m.

Notes for the letter to S.H.D.C. re Aquarium conversion.

Michael Haighton phoned after the Parish Tour. He had spoken with Collings (Wisbech), the estate agents dealing with the property. They informed him that the owners also
owned the old P.O. and were going to pull it down. (That made sense, but still meant problems with the sewage route and the driveway).

However, Michael Jackson saw some men working on the old P.O. and stopped to talk top the foreman (a Mr. Logan). He was told that the owners were 'Great Parndon Investment Company', Harlow, Essex and the property (i.e. the old P.O.) was being converted into houses.

I went to S.H.D.C. last Friday to look at the maps. The only planning consent is for the old Aquarium shop to be retail/studio (not residential), which was granted in 1988. Nothing since then, and nothing at all on the old P.O.

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: H21/0836/93

Applicant: Great Parndon Inv & Dev Ltd
16-20 Bush House
Bush Fair
Harlow
Essex, CM18 6NS

Agent: D F Oxlade Design Serv. Ltd
Little Grange Cottage
Portley Wood Road
Whyteleafe
Surrey, CR3 0BQ

Description: Conversion of former aquarium to form two residential units

Location: 1 Station Road Tydd Gote
Spalding Lincs

Type: FULL

Date received: 10-SEP-93

21-SEP-93

Dear Cllr C J T H Brewis

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is J BLACKLOCK

As applications can be determined under delegated powers in many cases, please let me know by 28-SEP-93 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

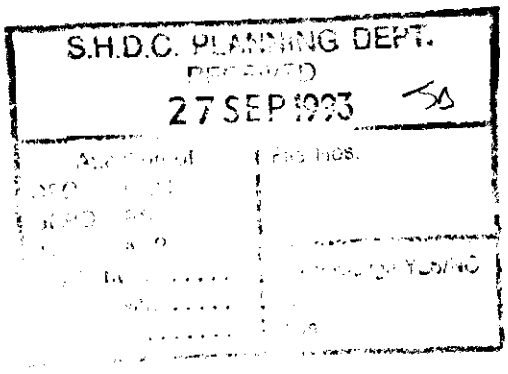
Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr C J T H Brewis
194 Bridge Road
Sutton Bridge
Spalding Lincs
PE12 9SF

I request that this application be considered by Planning Committee, because

Concern of effect on Conserv. area of work. This is a retrospective application

Signed:



D P Oxlode Design Services Ltd
Little Grange Cottage
Portley Wood Road
Whyteleafe
Surrey
CR3 0BQ

Mr J Blacklock

JB/LAC
E21/0836/93

27 September 1993

Dear Sir

Alterations To A Former Aquarium Shop and Flat To Form Two Residential Units.

I refer to the above application and write to advise you that I consider the following points need to be addressed:-

1 The drawing of the front (Station Road) as existing is incorrect. There is a change in eaves level which is not shown; the windows at first floor level are shown at an incorrect width; and no quoining and change in surfacing at first floor level is shown.

2 The proposed car parking area would appear to entail the removal of the large Willow tree notwithstanding that on site concrete has been laid for the car parking which is clear of the said tree.

3 I am uncertain as to how all the properties - numbers 1, 3 and 5 Station Road - are going to be provided with adequate car parking.

4 Aluminium windows are being installed on the property at the front and rear. No reference is made to aluminium windows on properties within a Conservation Area. The application site does in fact lie within the Tyrd Gote Conservation Area.

Your comments would be appreciated but might I suggest a meeting with my officer, Mr J Blacklock, would be the most advantageous way of expediting matters.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

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 TYDD ST MARY .

Reference No: H21/0836/93
Description: Conversion of former aquarium to form two residential units

Location: 1 Station Road
Tydd Gote
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 15-OCT-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

24-SEP-93

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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: H21/0836/93

Applicant: Great Parndon Inv & Dev Ltd
16-20 Bush House
Bush Fair
Harlow
Essex, CM18 6NS

Agent: D F Oxlade Design Serv. Ltd
Little Grange Cottage
Portley Wood Road
Whyteleafe
Surrey, CR3 0BQ

SOUTH HOLLAND D.C.
PLAN DEPT
10 SEP 1993
REF Valid

Description: Conversion of former aquarium to form two residential units

Location: 1 Station Road
Tydd Gote
Spalding
Lincs

Type: FULL

Date received: 03-SEP-93

06-SEP-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 outline the site area in red and any adjoining land under the same ownership in blue. Three plans returned for your use.

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

Principal Administrative 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3210
Date received : 03-SEP-93

Received from

Great Parndon Inv & Dev Ltd.

Address

1 Station Road
Tydd Gote
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

Signed.....K. Lowe..
(Authorised Collector)

PLANNING AMENDMENT RECORD SHEET

		ADMIN	DC
Validation:	Inadequate/Inappropriate Valid as Amendment	☐	☐

Clarification/Details required:

✓ 8/11

.....

DC Assessment

		Senior Officer	Case Officer
Post	Immaterial	☐	☐
	New Application needed	☐	☐
	Confirmed:	.....	.....
Current	Amendment in principle?	Yes/~~No~~	Yes/No
	Same desc/char? (fee test)	Yes/~~No~~	Yes/No >
	Initiated by LPA?		Yes/No
	Dev objectives paramount?	Yes/No	
	Authorised to proceed	✓ 9/11/93.	
	Details accepted, if less than amendment requested:		

Checklist

Fee Liaison?

Site inspect?

BC Liaison?

Reconsults/ Publicity on Application?

Reconsults etc:

~~None~~

PC ✓ (PLANS + APPLICATIONS LETTER RECEIVED 24/1 ✓DONE

WM

Press

Residents

Other

27/1 ✓

Rejected: .....

NOTES/Advice/Rejection Reason:

Include on Notice ☐

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
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H21/0836/93

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Agent: D F Oxlade Design Serv. Ltd
Little Grange Cottage
Portley Wood Road
Whyteleafe
Surrey, CR3 0BQ

Description: Conversion of former aquarium to form two residential units

Location: 1 Station Road
Tydd Gote
Spalding
Lincs

Amendment: Front elevation revised - change in surface treatment, etc.
Rear elevations added. Block plan updated - parking.

11-NOV-93

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 24-DEC-93, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Planning and Building Control Services

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

Dear Sir/Madam

Suggested Amendment to Application - Request for Further Time

It has been suggested that changes to your proposal are desirable. Because we may need to repeat certain procedures as a result of the amendment, should you agree to it, the period which the Authority has to determine the application will need to be extended, based on the date of receipt of the amendment. It may not necessarily take that length of time to reach a decision, of course.

Should you submit amended details, please complete the attached amendment forms so that we may process the submission without delay; and at the same time return this letter indicating your agreement to the extra period. If I do not hear from you within two weeks, I shall have to determine the application as originally submitted, so if there may be a delay in supplying the amended details, please let me know.

On the other hand, if you do not agree to making the changes suggested, or to the extension of time, please let me know by returning this letter with the reply section completed appropriately, and your application will then be determined as originally submitted.

Yours faithfully

B SMITH MRTPI
Director of Planning & Building Control Services

---

*I agree to an extension of time to eight weeks after the date of submission of amended details.

or

*I do not agree to the amendment suggested or to an extension of time.

(*Please delete whichever does not apply)

Signed ..... Date 27-10-93

Application reference:

PLANNING COMMITTEE - 15th February 1995

82. PLANNING APPLICATIONS

(b) Applications Refused (Continued)

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H21/0836/93 Great Parndon Investment & Development Ltd		Conversion of former aquarium to form two residential units at 1 Station Road, Tydd Gote.
H21/0884/93 Great Parndon Investment & Development Ltd		Change of use from shop and flat to 2 residential units and associated car parking at 5 Station Road, Tydd Gote.
H19/1184/94 N S Morris	O.A.	Residential development, including means of access at Broadgate Road, Sutton St Edmund.

(Councillors N I Capes, A E Naylor and D A Tennant left the meeting following consideration of the above item.)

H16/1209/94 Mr P C Arnold	4 bedroomed house with integral garage at Monks House Lane, Spalding.

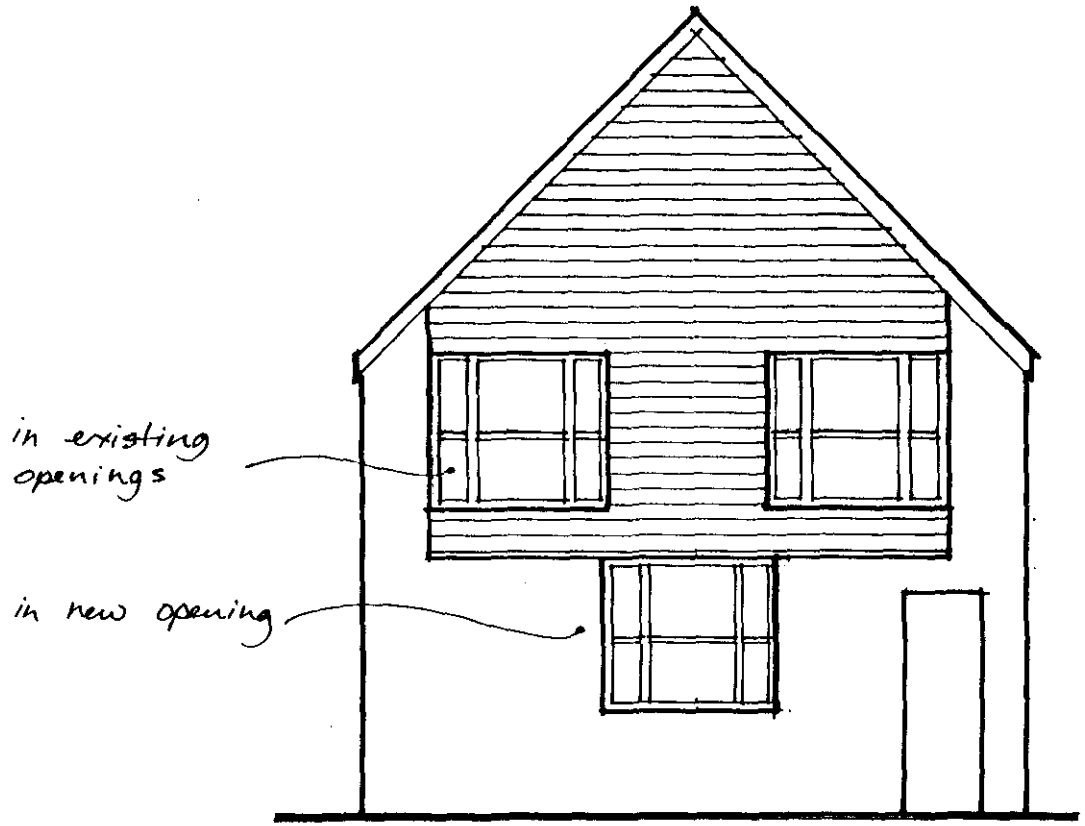
(c) Applications Deferred

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant	Proposal
H16/0772/94 Guardian Properties	Demolish Elsom House, 3 Broad Street, building on Market Place and Red Lion Street, construct retail development, renovate White Hart at area bordered by Market Place, Red Lion Street and Broad Street, Spalding.

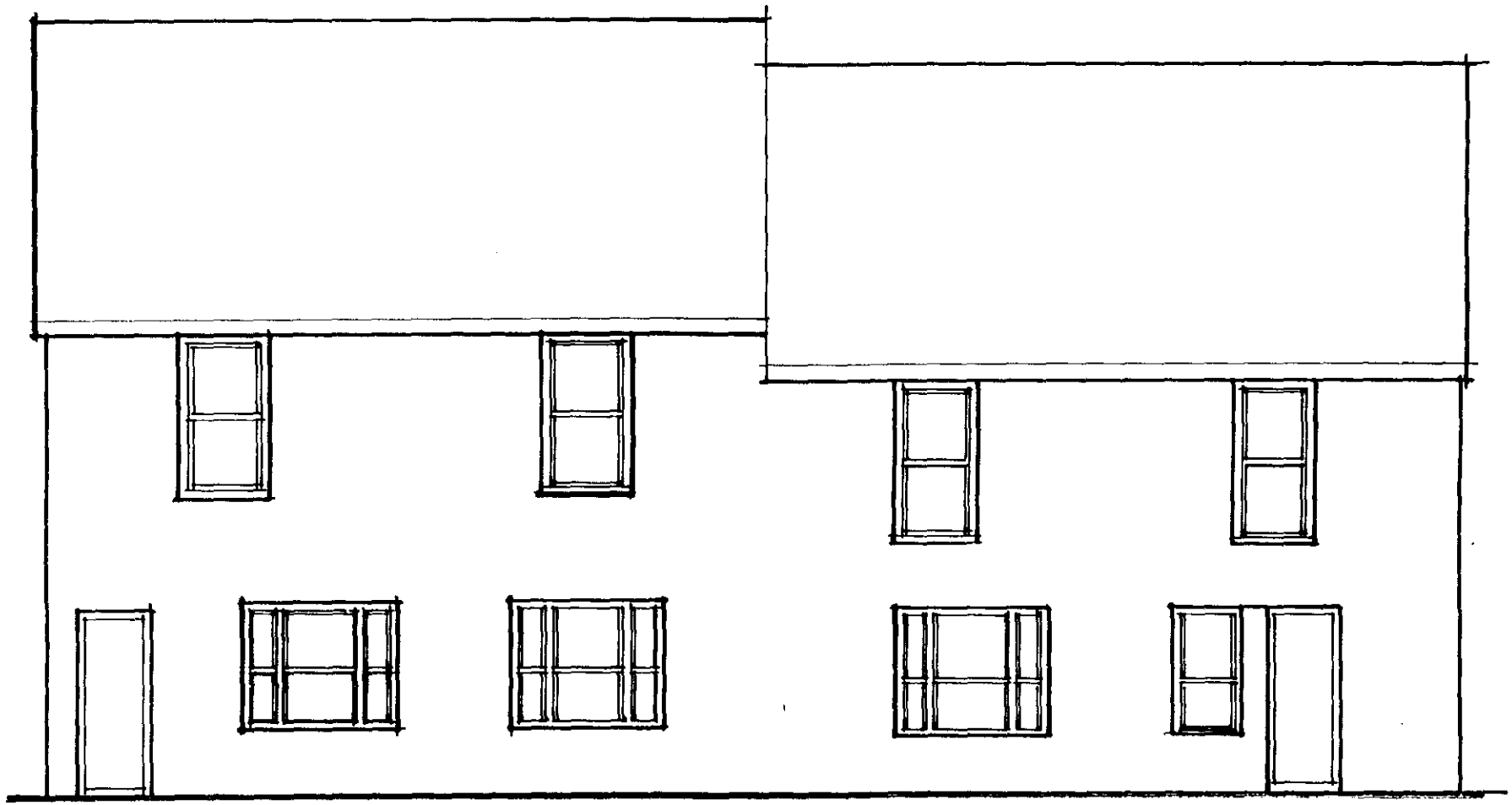
(To enable the Director of Planning and Building Control Services to hold further negotiations with applicant concerning outstanding matters relating to this application. The application should then be referred back to the Planning Committee for final determination.)

(Councillor D.A. Tennant entered the meeting during consideration of this item.)

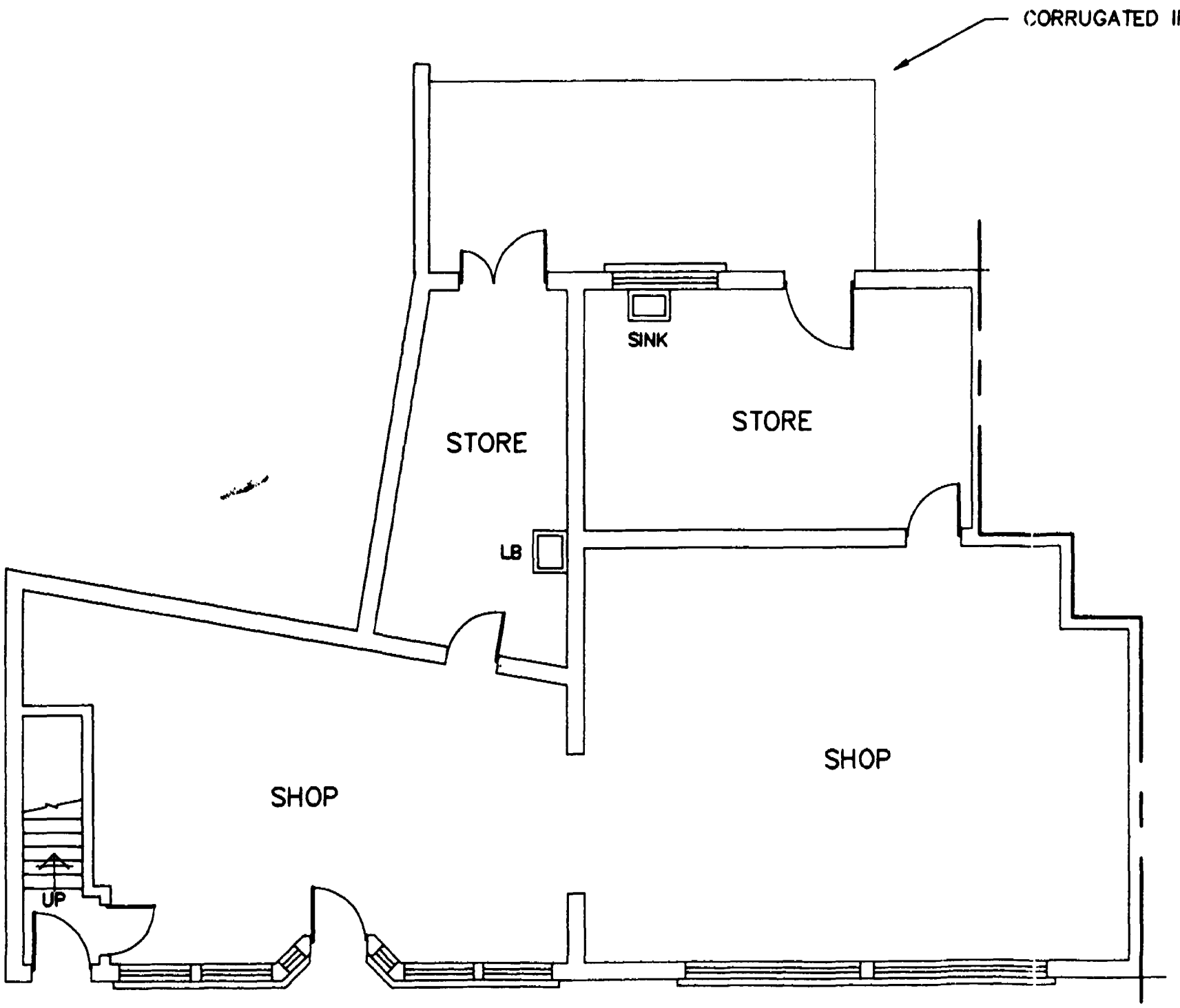


FRONT ELEVATION 5 STATION RD.
TYDD GOTE.

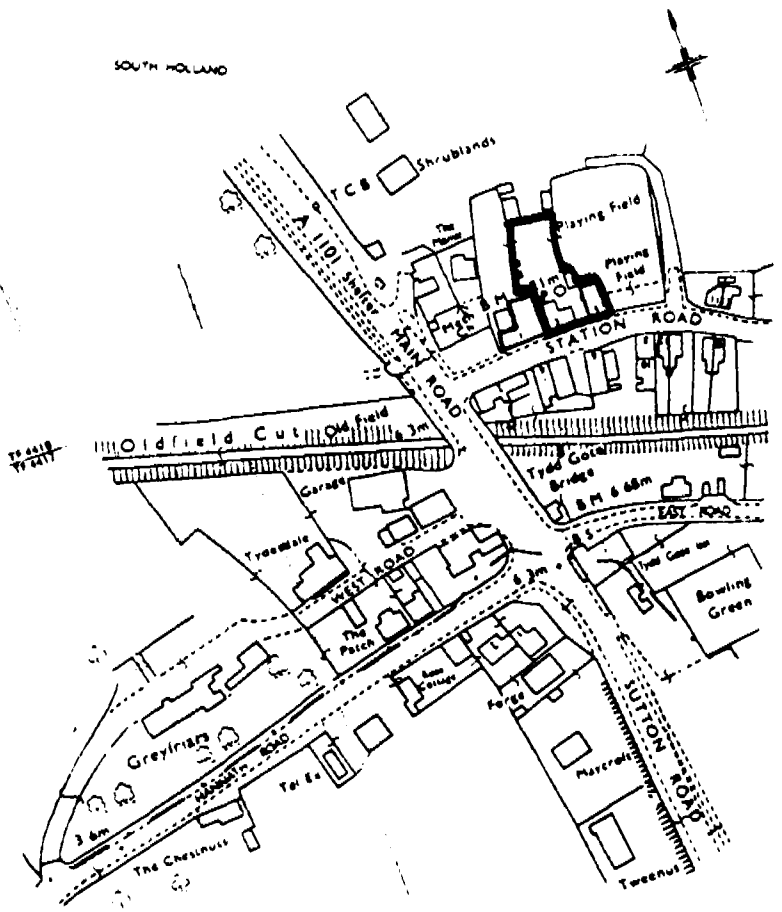
MANY [illegible]
SUGGESTION



FRONT ELEVATION 1 STATION RD. TYDD GOTE
Replacement windows in existing elevations
Using eg. Bolton + Paul sliding sashes DH 16/3.
Utilises existing openings.



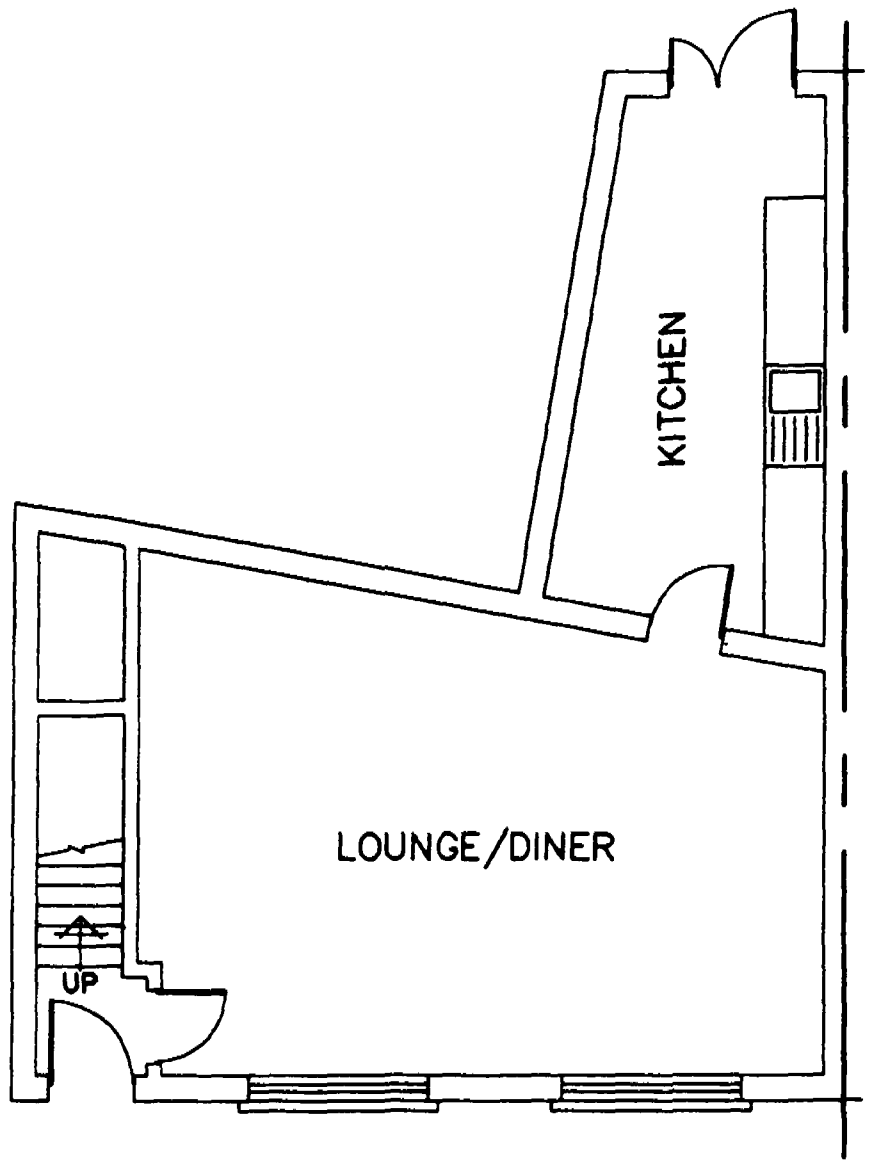
EXISTING GROUND FLOOR PLAN



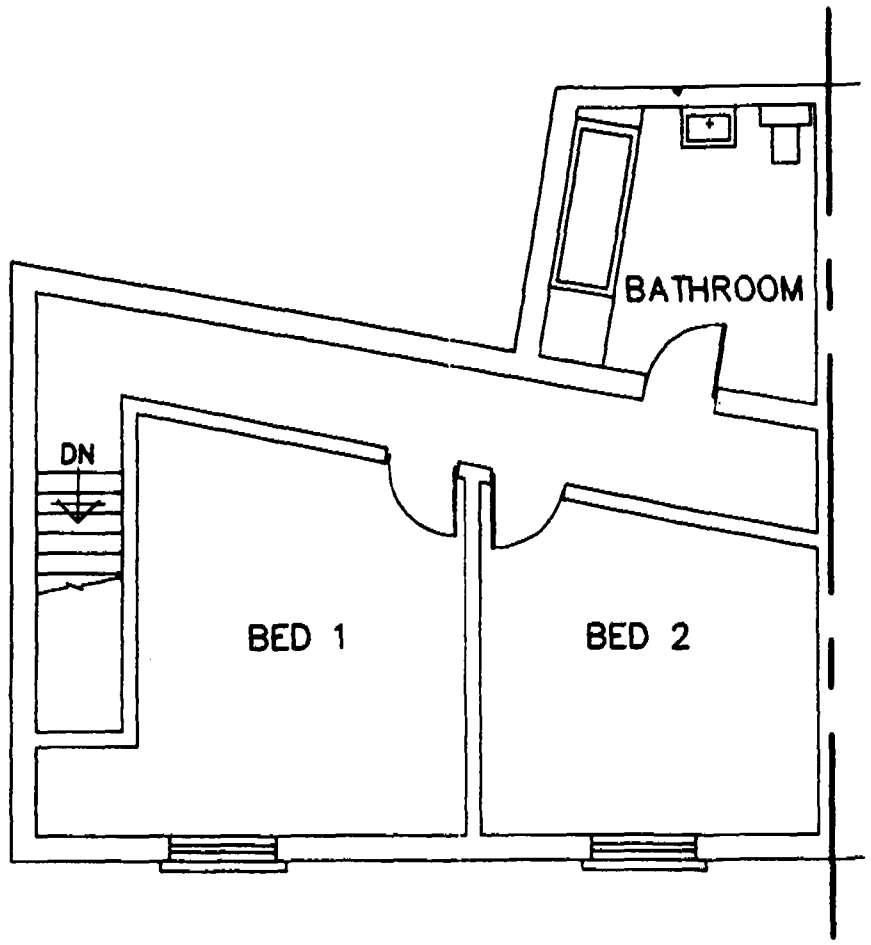
LOCATION PLAN
Scale 1:2500

SOUTH HOLLAND D.C.
PLAN DEPT.
29 OCT 1993
REF H21/0836/93

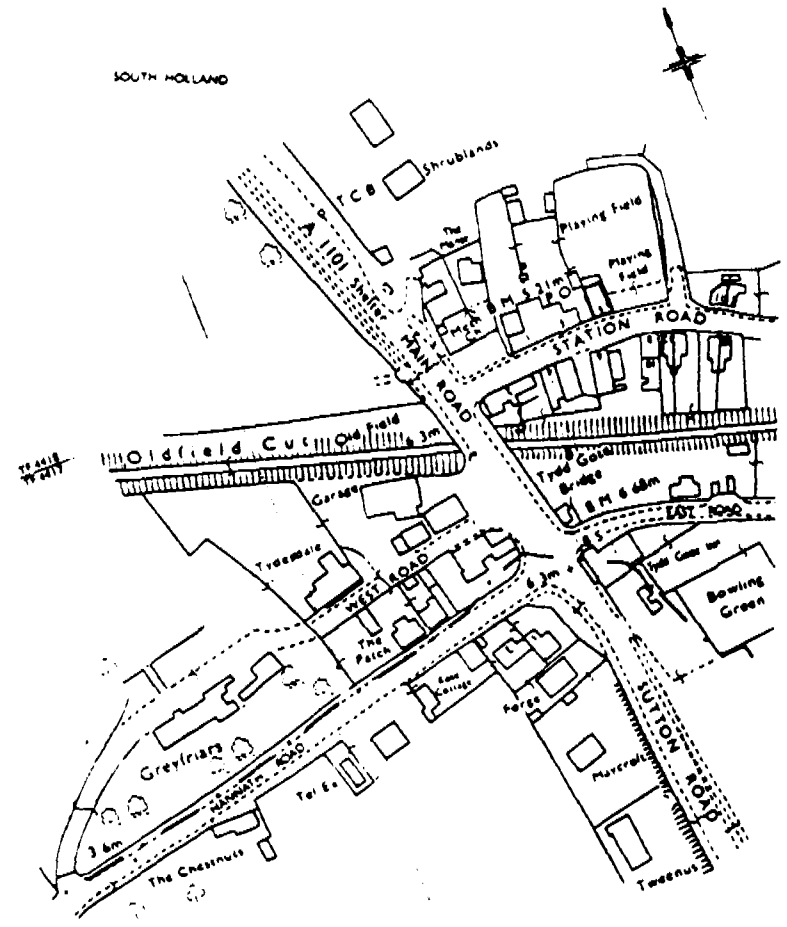
1 STATION ROAD, TYDD GOTE	
EXISTING GROUND FLOOR PLAN	
Scale 1:75	DRAWING NUMBER TY 101



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



LOCATION PLAN

Scale 1:2500

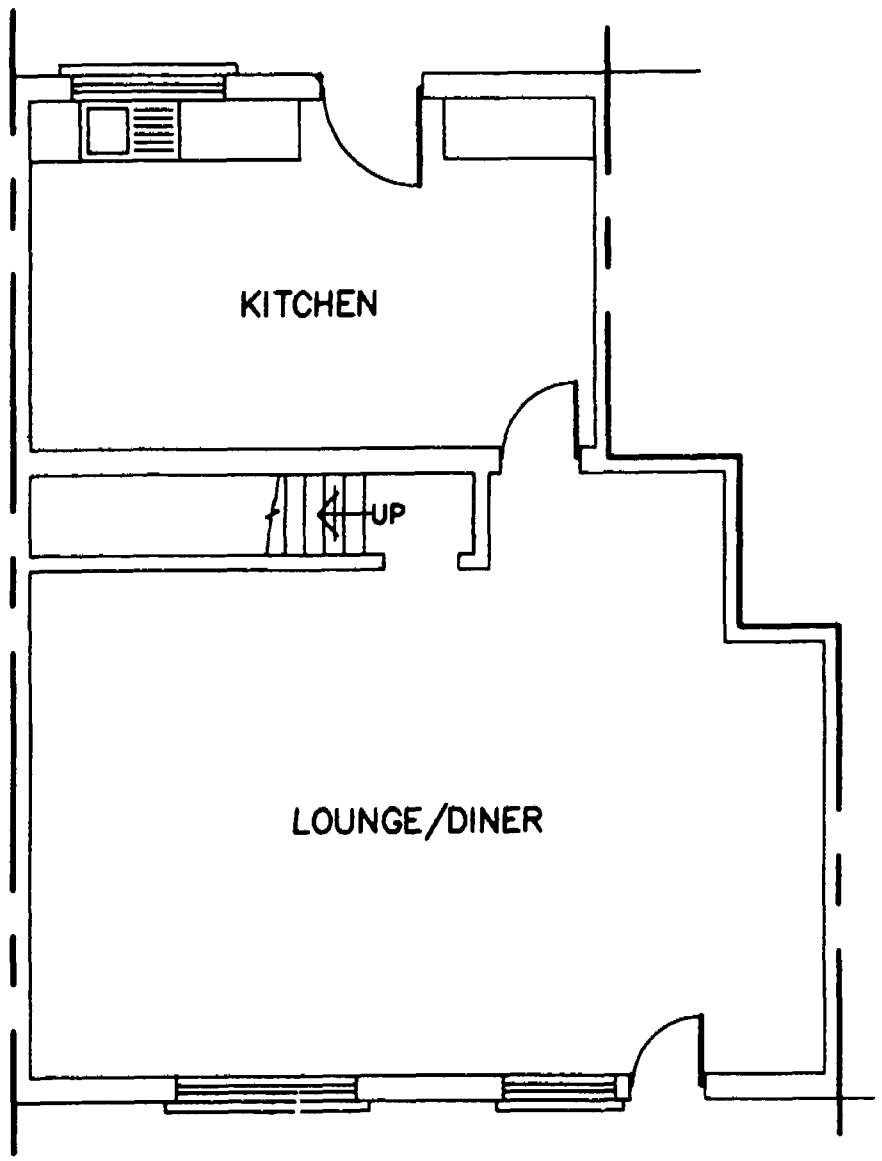
SOUTH HOLLAND D.C.
PLAN DEPT.
29 OCT 1993
REF H21/0836/93

1A STATION ROAD, TYDD GOTE

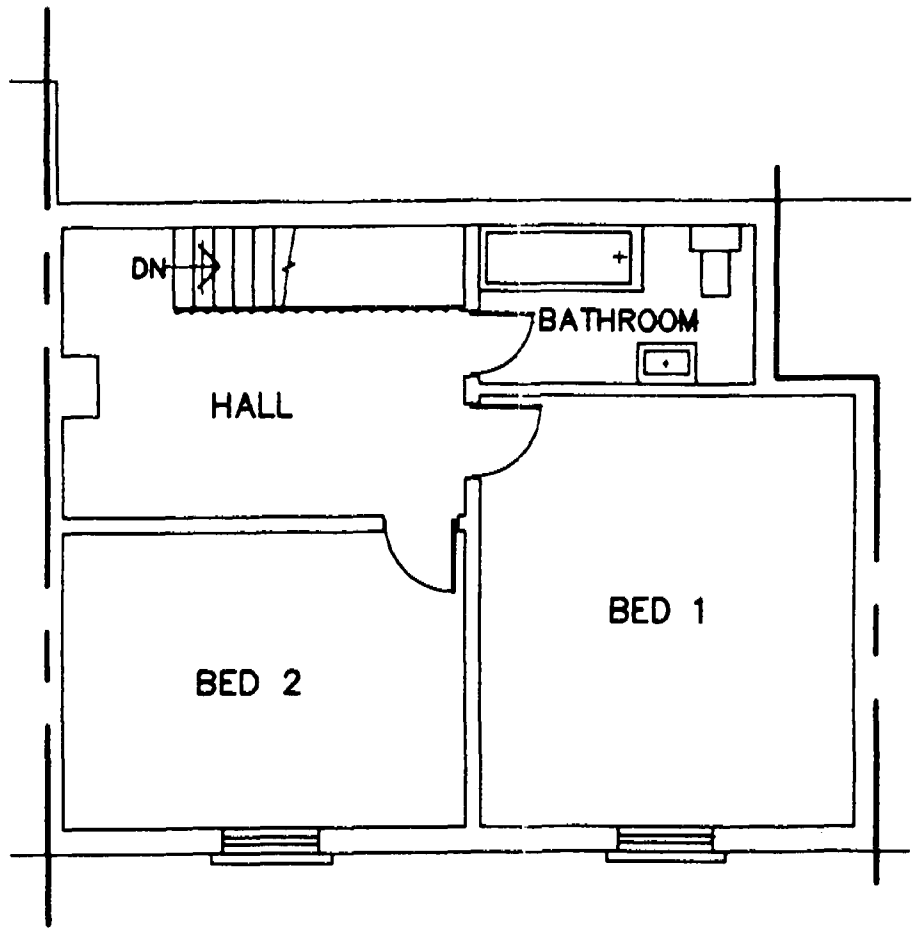
PROPOSED FLOOR PLANS

Conversion of former post office and flat to two residential units and provision of associated car parking

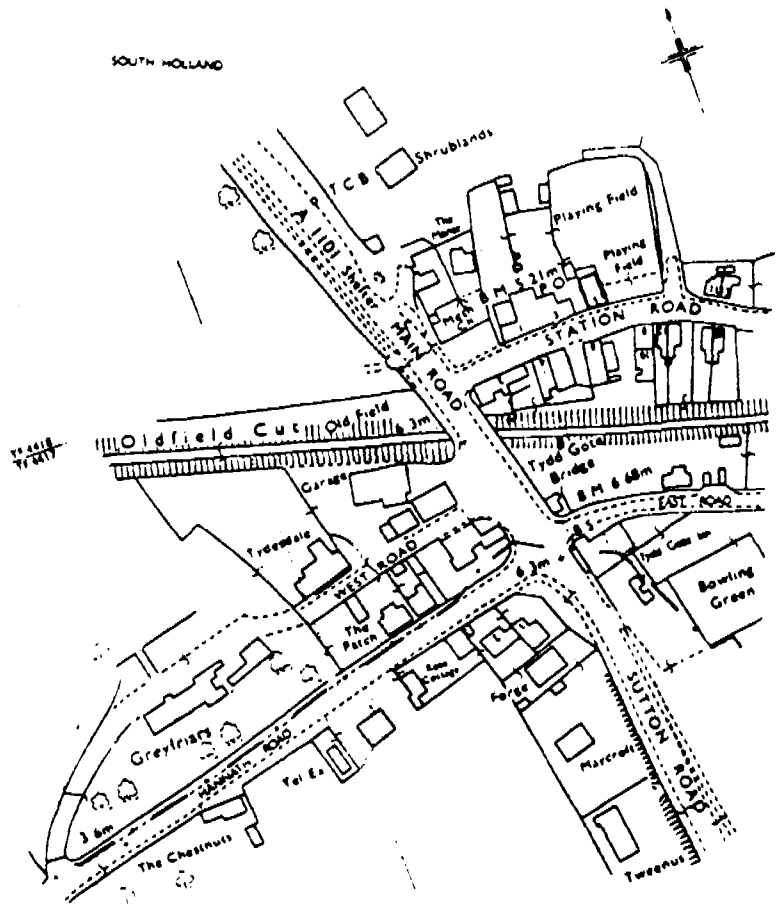
DRAWING NUMBER



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



LOCATION PLAN

Scale 1:2500

SOUTH HOLLAND D.C.
PLAN DEPT.
29 OCT 1993
REF. H21/0836/93

1B STATION ROAD, TYDD GOTE

PROPOSED FLOOR PLANS

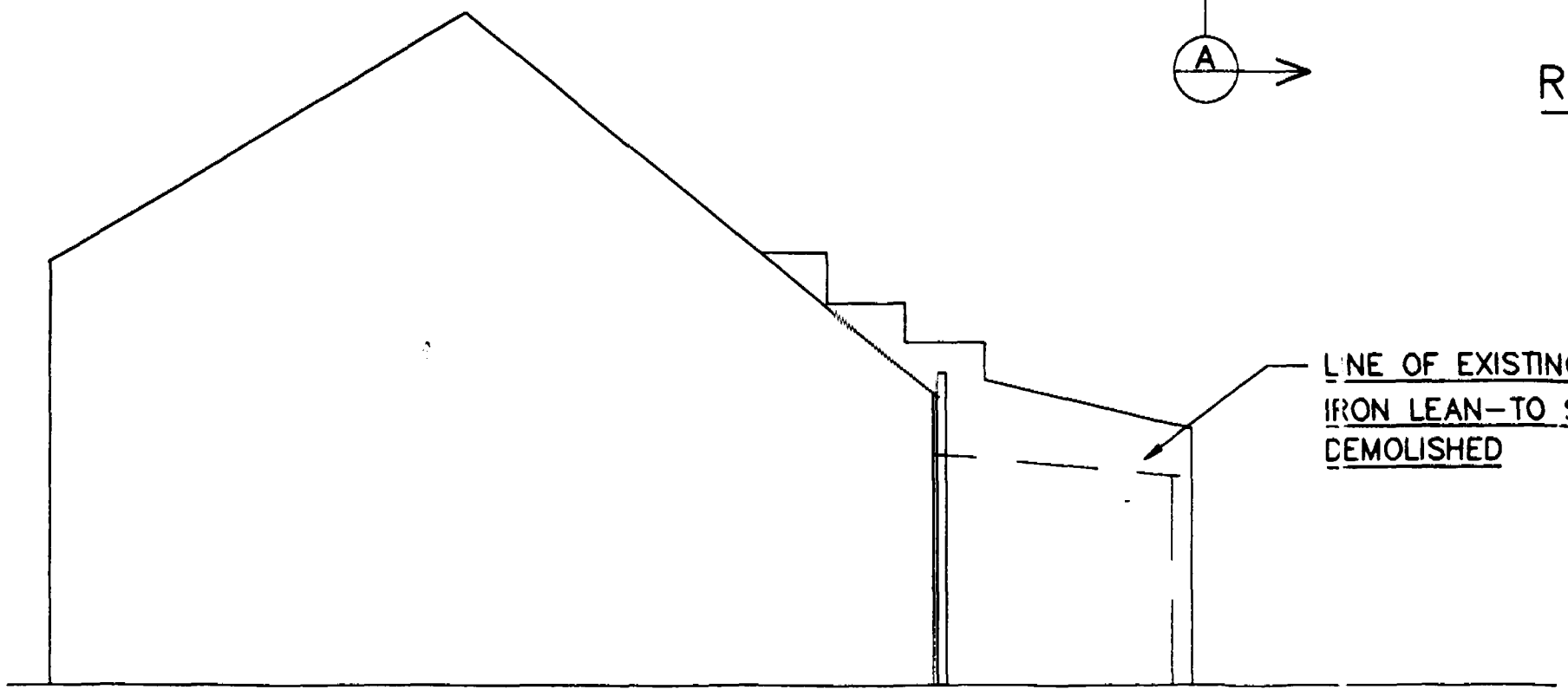
Conversion of former post office and flat to two residential units and provision of associated car parking

DRAWING NUMBER



LINE OF EXISTING CORRUGATED IRON LEAN-TO SHELTER TO BE DEMOLISHED

REAR ELEVATION



LINE OF EXISTING CORRUGATED IRON LEAN-TO SHELTER TO BE DEMOLISHED

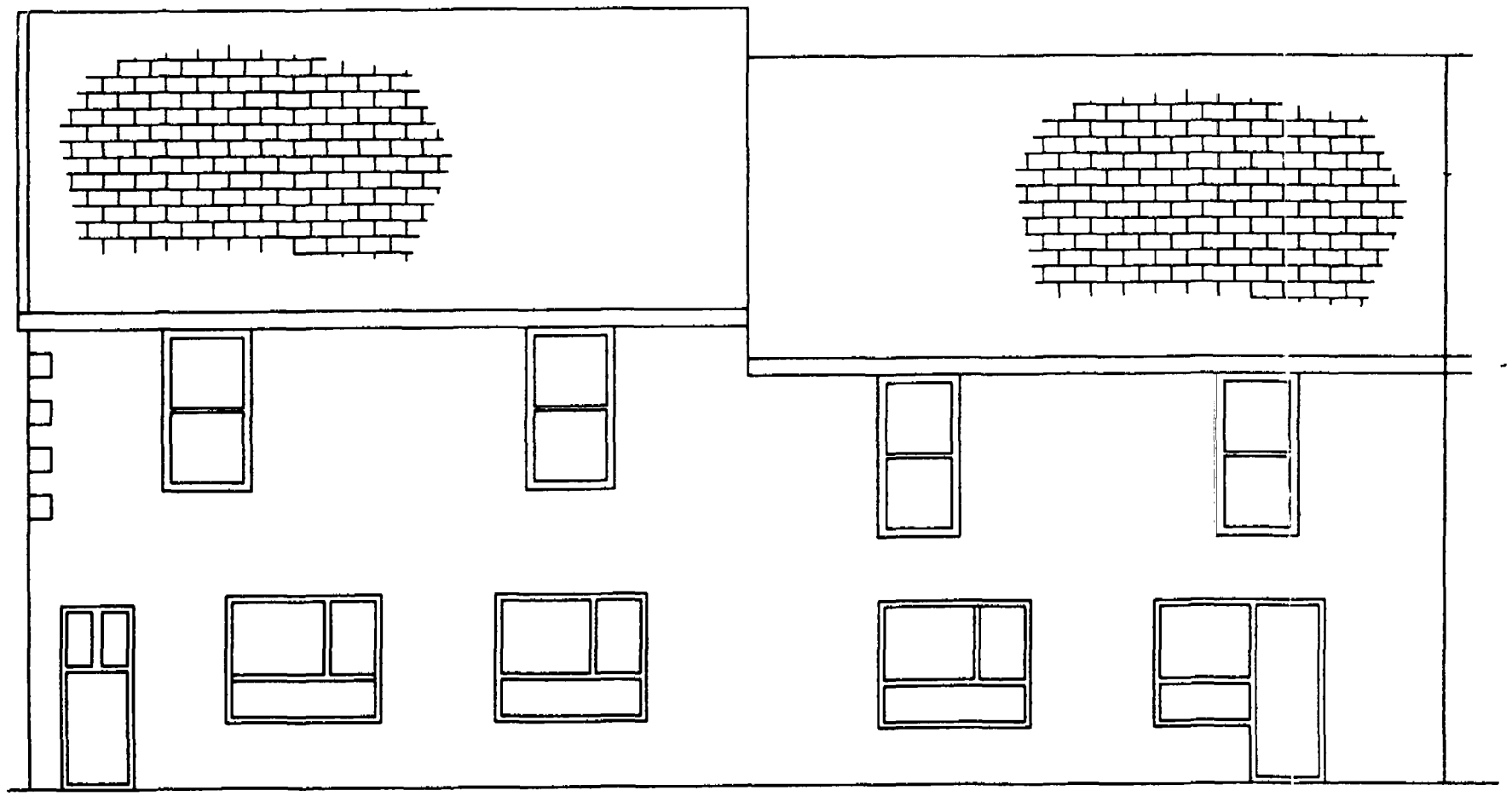
SECTION A-A

SOUTH HOLLAND D.C.
PLAN DEPT.
29 OCT 1993
REF H21/0534/93

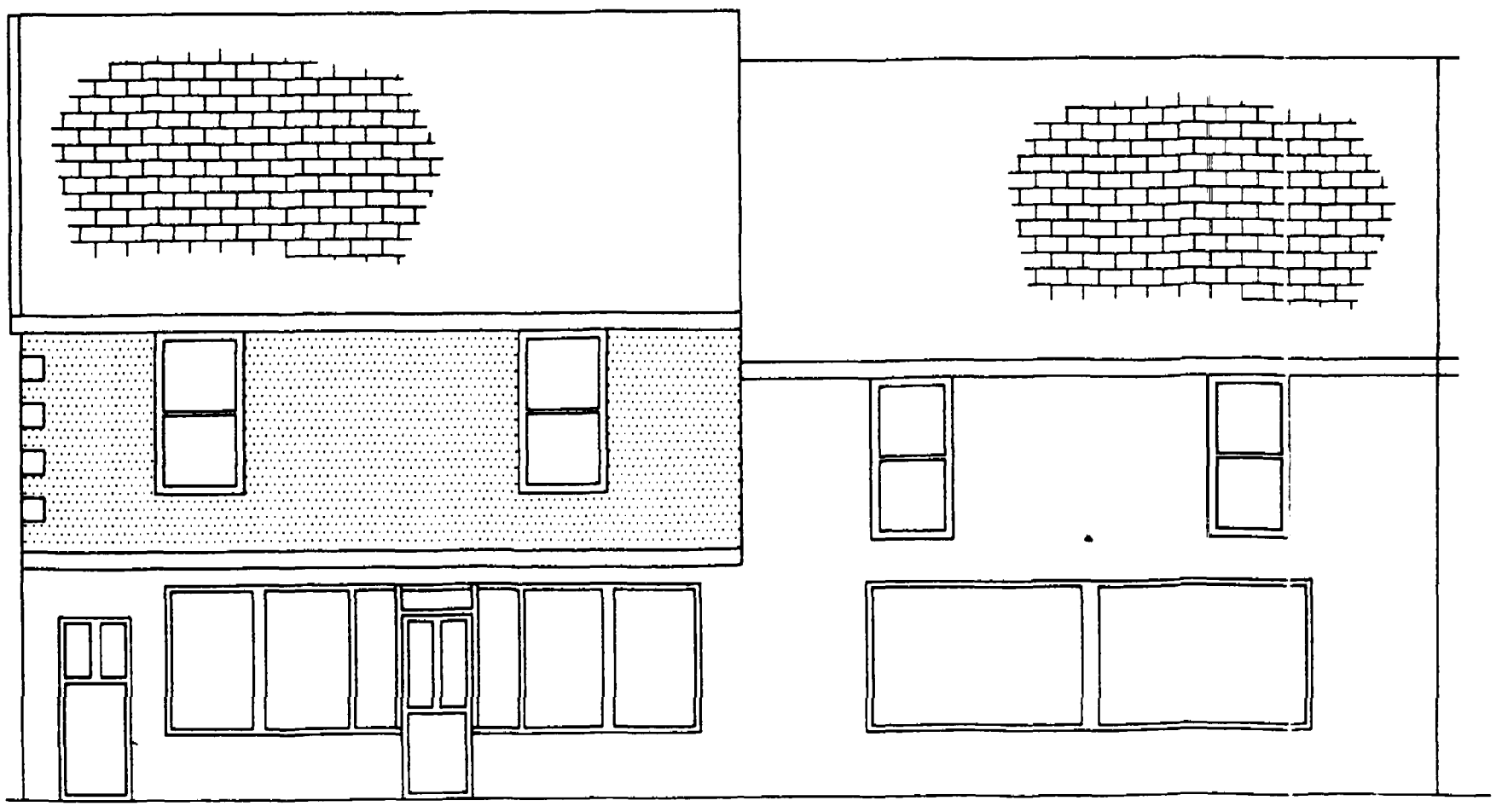
1 STATION ROAD, TYDD GOTE

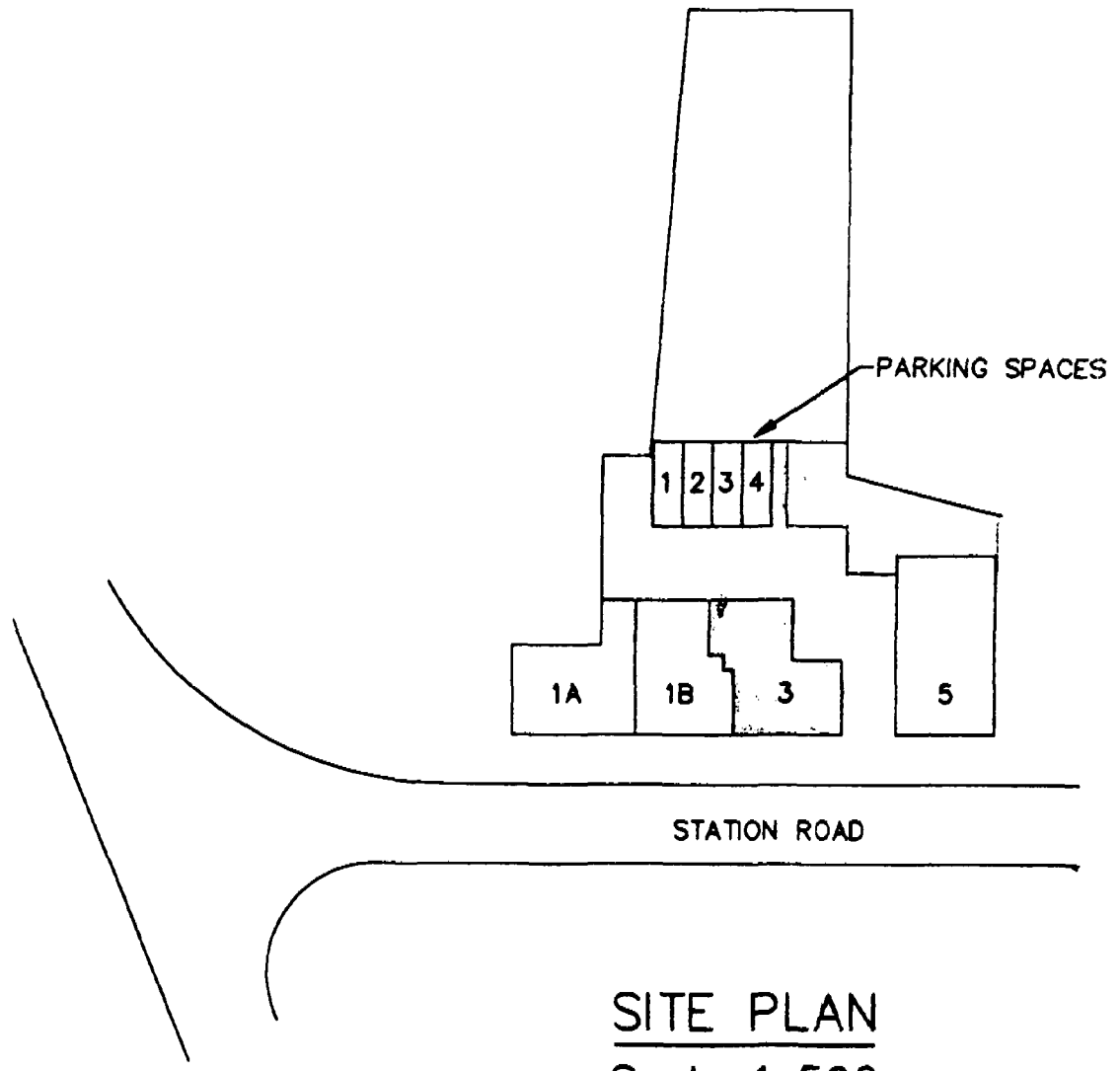
REAR ELEVATION

DRAWING NUMBER



PROPOSED FRONT ELEVATION





SITE PLAN
Scale 1:500

NOTE

EXISTING FIRST FLOOR WINDOWS TO No 1A TO BE REPLACED WITH ALUMINIUM IN STYLE TO MATCH EXISTING IN Nos 1B AND 3

SOUTH HOLLAND D.C.
PLAN DEPT.
29 OCT 1993
REF. H21/0836/93

1 STATION ROAD, TYDD GOTE

ELEVATIONS

DRAWING NUMBER