Beacon Council 2003-2004 *Supporting the Rural Economy*

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Application no: H05/0720/03

Applicant: Craegmoor Homes Ltd
97 Friar Street
Droitwich
Worcestershire
WR9 8EG

Agent: W S Atkins
160 Aztec West
Almondsbury
Bristol
BS32 4TU

FILE COPY

Description: Change of use of residential care home to twenty residential units

Location: Holbeach House
North Side of Fleet Road
Holbeach

Amendment: Amended parking arrangements/boundary treatment and details of trees to be removed

Letter Sent: 06-AUG-03

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form**.

As a result of the need for the Authority to repeat certain procedures because of the amendment, the period for determining the application has been extended to 24-SEP-03.

Your rights of appeal remain as explained on the original acknowledgement.
If you do not wish to agree to the extended time period and would rather have the application determined more quickly but on the basis of the application as originally submitted, please let me know in writing within the next 5 days.

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

Yours faithfully

Head of Planning & Development

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Pitcher Acting Director of Customer Services

PLANNING AMENDMENT

For office use only

Application No. H05/0720/03/A1

Date Registered 30 JUL 2003

Case Officer DMG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Craegmoor Homes
97 Friar Steet
Droitwich
Worc.

Tel. No.

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

W S Atkins

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Holbeach House, Fleet

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H05/0720/03

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

A — Amendment is proposed where permission already granted. If yes, submit two forms and two plans. ☐

or

B — Amendment is to a proposal currently being considered. If yes, submit four forms and four plans. ☑

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Change of use of care home to res. units

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

See plans

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? Yes / No

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin to Complete

Date Received ..... Registered ☐ 4/8

30-7

Case Officer to Complete

Has this amendment been requested? **Yes/No**

If Yes, is it what was asked for? **Yes/No**

Is it an amendment in principle? **Yes/No**

Is it the same character/description for fee purposes? **Yes/No**(Refer to Admin if in doubt)

If No, but amendment requested, the following must be completed if the amendment is to be accepted

Certified That The Development Objectives Outweigh The Financial Objectives
Senior Officer's Signature: ..... Date: .....

Re-Consults as a result of this amendment None ☐ All ☐

Partial Parish Council ☐ Ward Member ☐ Press ☐ Site Notice ☐

Residents/Other ☐ - *Name/Address*: .....

.....

.....

.....

Case Officer's Decision:

REJECTED – New Application Required ☐

Reason .....

Do you want this reason to be added to the Rejection Notice? **YES/NO**

ACCEPTED – Superseded Details Removed ☐

Note .....

Do you want this note to be added to the Acceptance Notice? **YES/NO**

Revised Description (if applicable) .....

Case Officers Signature ..... **Date** .....

Admin To Complete

Agreed Term Date Updated ☑ Re-Consultations Carried Out (*if necessary*) ☑

Public Register Updated ☑ Acceptance/Rejection Letter Issued ☑

(Plus Library if Re-Consulting Residents)

6/8

ATKINS

Atkins Design Environment
& Engineering
160 Aztec West
Almondsbury
Bristol BS32 4TU
England

Telephone +44 (0)1454 201400
Fax +44 (0)1454 201568

info@atkinsglobal.com
www.atkinsglobal.com

Ext No: 8060

Your Ref:
Our Ref: 5018605/MP/MP/194.1983

25 July 2003

30 JUL 2003

720/03

Mr David Gedney
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

AMENDED PLAN

Dear Mr Gedney,

Re: Planning Applications H05/0719/03 & HO5/0720 Holbeach House, Holbeach, Lincolnshire.

I am writing in respect of your letter dated 22 July 2003.

Craegmoor have written to you directly regarding supervision of residents, alleged disturbances and meeting with local residents.

Regarding the remaining points raised in your letter we comment as follows:

- Adjacent general industrial use. The existing close boarded fence between the two sites will be replaced by a brick wall of the same height. All windows in the new building will consist of double glazed units with two layers of 6.4mm glass. These measures will ensure that this new building will have a greater acoustic separation from the potentially noisy industrial site than the existing care home or the surrounding houses and therefore the addition of this building will not increase the likelihood of complaints from neighbours due to noisy operations on site. Having said this staff in the existing care home state that there is currently no noise nuisance from the industrial site and they have no recollection of ever making any complaints with regard to noise.

- Use of existing building. I can confirm that permission is sought for 20 private residential units (not multiple occupancy) and that the intention is to sell the building to another developer for this purpose. The site will be separated from the healthcare facilities at the rear by screening. We are proposing a 1.8m high close boarded fence. We show this on the enclosed revised drawing 5019641 AA/ 003/4002A.

- Loss of main staircase. Retention of the main staircase implies replacing 3 well laid out flats in the front of the building with either 3 flats with substandard layouts or a 5 bedroomed house with no garden. The three flats at the rear of this stair would become overlong and unattractive. The purpose of obtaining a change of use is too encourage a developer to put the building back into use and therefore we have only proposed viable units. Whilst we can appreciate the concept of retaining the existing main stairway the actual existing main staircase itself is not an original feature of the building. As the plans show we have taken care to arrange the layout in such a way as to retain all the stone staircases in the building as these are of course original features. We therefore propose not to amend the existing layout . I trust that this is acceptable.

ATKINS

- Trees. Since making the application we have looked into the design in more detail. We are now intending to remove 5 trees as part of the proposals for the new low secure unit. These are shown on drawing 5018605 AA / 004/ 4202A. I also enclose photographs of these trees for your information. We assume that these trees are not subject to tree preservation orders.

- Parking. We have rearranged the parking away from the weeping ash in the centre of the driveway at the front of the building and we trust this alternative provision is acceptable.

I confirm our conversation that any change of use of the existing building only comes into effect once it is implemented. That is the existing C2 use class would still be effective until the building is used for C3 use class.

Could you please substitute the drawings submitted with the original application with the ones enclosed with this letter of the next revision.

I have advised Craegmoor of the main people who have been making representations and also the local councillors.

We understand that you are going out to consultation again and would like to re-emphasis that we would like this application determined at the earliest possible date.

Thank you for your assistance.

Yours Sincerely

Mark Palmer

For & On Behalf of WS Atkins Consultants Ltd

CC Paul Hayes - Craegmoor Homes Ltd

Application Amendments

Application H05/0720/03

Location Holbeach House
North Side of Fleet Road
Holbeach

Postcode House Number

Amendment 1 Date 04-08-2003

Type CUR Current Application
Sub-Type

Description

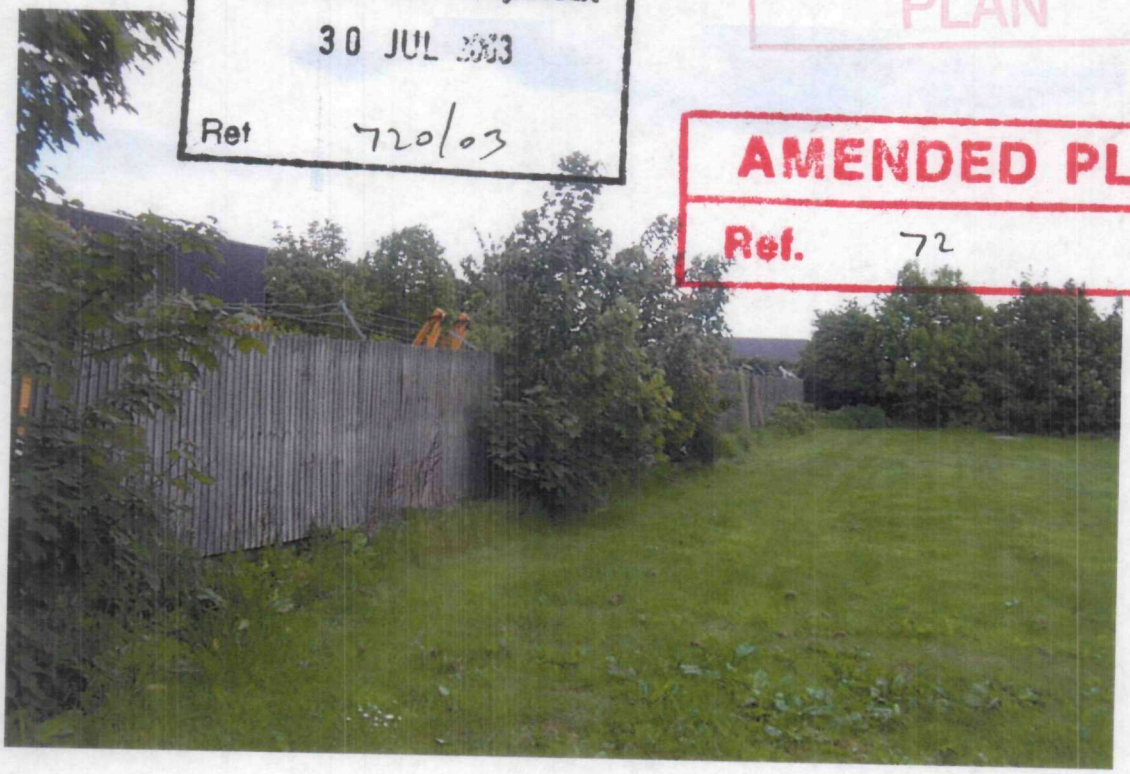
Long Description

Agent Des'n
Name W S Atkins
Address 160 Aztec West
Almondsbury
Bristol
BS32 4TU
Post Code E-Mail
Tel 01454 201400 Fax 01454 201568

SMDC
Planning & Development
30 JUL 2003
Ref 720/03

DETERMINED PLAN

AMENDED PLAN
Ref. 72



Trees to be removed



Trees to be removed

Application no: H05/0720/03

Beacon Council 2003-2004 *Supporting the Rural Economy*

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Original Applicant: Craegmoor Homes Ltd
97 Friar Street
Droitwich
Worcestershire
WR9 8EG

Original Agent: W S Atkins
160 Aztec West
Almondsbury
Bristol
BS32 4TU

Description: Change of use of residential care home to twenty residential units, including alterations.

Location: Holbeach House
North Side of Fleet Road
Holbeach

Amendment: Amendments to site layout, elevations and ground floor flat and lift shaft removed

Letter Sent 02-NOV-04

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSED AMENDMENT - REJECTION

The amended details submitted in respect of the above proposal have been received and I consider that the changes are too significant to be treated merely as a amendment. A fresh application will therefore be required (forms enclosed). This does not imply that permission will or will not be forthcoming for any such revised application.

Yours faithfully

Head of Planning & Development

Russen & Turner
17 High Street
Kings Lynn
Norfolk
PE30 1BP

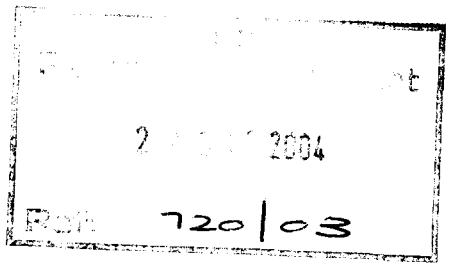
RUSSEN & TURNER

Residential & Commercial Estate Agents - Building Surveyors & Engineers - Valuers - Building Design Consultants

Our ref: W03206/MF

21st October 2004

David Gedney
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE



Dear Mr. Gedney,

Re: Holbeach House, Fleet Road, Holbeach

Please find enclosed amended drawing for phase one of the above project.

We have made some minor changes to the original design these are

- The central ground floor flat has been turned into a reception area providing access to the rear units when the project is complete.
- The lift, which would have provided access to the first and second floor flats, has been removed and this space has been used to provide an extra bedroom to these flats.
- The landscaping layout has been amended to include bin stores and 6 more parking bays. (I understand that this may have to come under a new application).

Please let me know as soon as possible if there are likely to be any objections to these amendments as the contractor is pushing to start work next week. If you require any further information or have any questions please phone me.

Yours sincerely

Matthew Falkner

A 3.

Matthew Falkner
RUSSEN & TURNER

OFFICES AT:
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Larry Russen
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Beacon Council 2003-2004 Supporting the Rural Economy

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Application no: H05/0720/03

Applicant: Craegmoor Homes Ltd
97 Friar Street
Droitwich
Worcestershire
WR9 8EG

Agent: W S Atkins
160 Aztec West
Almondsbury
Bristol
BS32 4TU

FILE COPY

Description: Change of use of residential care home to twenty *residential units*

Location: Holbeach House
North Side of Fleet Road
Holbeach

Amendment: Revised site layout. (Dwg.nos. 5019641AA/003/4001revB; /4002revB & 5018605AA/004/4201revA

Letter Sent: 28-OCT-03

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form.**

As a result of the need for the Authority to repeat certain procedures because of the amendment, the period for determining the application has been extended to 18-DEC-03.

Your rights of appeal remain as explained on the original acknowledgement.
If you do not wish to agree to the extended time period and would rather have the application determined more quickly but on the basis of the application as originally submitted, please let me know in writing within the next 5 days.

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

Yours faithfully

Head of Planning & Development

Terry Huggins Chief Executive
Bob Atkins Director of Coporate Services Andrew Petcher Director of Rural Services

PLANNING AMENDMENT

For office use only

Application No. HOS/0720/03/A3

Date Registered 22 OCT 2004

Case Officer DMG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Creagmoor Homes
97 Friar Street
Droitwich
Worcs.

Tel. No.

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

Rossen + Turner

Tel. No.

FILE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Holbeach House, Fleet Road, Holbeach

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

HOS/0720/03

Building Regulation reference relating to same development (if any)

2. Please tick **one box only**

A

Amendment is proposed where permission already granted

(If yes, submit two forms and two plans.)

✓

or

B

Amendment is to ... currently being ...

(If yes, submit ...)

Please complete

I attach the necessary plans and request that the changes described below be ... amendment. I understand that the Council may require a fresh application, together with ... If the amendment relates to a current application, I agree to an extension of the ...

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Change of use of res. care home to 20 units

State details of amendments proposed

(Give a full detailed list of the changes, and also mark those clearly on the accompanying plans. Only the changes listed here will be considered)

See plans

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations?

Application Amendments

Application: H05/0720/03

Location: Holbeach House
North Side of Fleet Road
Holbeach

Postcode: House Number:

Amendment: B Date: 22-10-2004

Type: POS Post-Decision
Sub-Type:

Description: ~~Amendments to site layout~~, elevations and ground floor ~~flat and list shaft removed~~

Long Description:

Decision: Date:

Agent: Des'n:
Name: W S Atkins
Address: 160 Aztec West
Almondsbury
Bristol
BS32 4TU
Post Code: E-Mail:
Tel: 01454 201400 Fax: 01454 201568
Ref:

DES.

AMENDMENT RECORD SHEET - POST DECISION

Admir.

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ ☐

Registered 27.10.08

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Is it an amendment in principle? ~~Immaterial~~/Needs new app

Confirmed: .....

Give a revised description if the details accepted are different to the submission:

CET

~~Acceptance~~ issued: 2/11/09