

AJO//A1534

7th January 2022

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sir / Madam

Proposed demolition of buildings and subsequent erection of 3no. new dwellings and a garage, complete with change of use of offices to a residential dwelling for Cecil Francis Limited, Bear Lane, Pinchbeck, PE11 3XA.

In June 2021 we received pre-application advice from Greg Watkinson in respect of the above proposed development. The advice was very positive and constructive, and in the intervening months we have used Greg's guidance to refine a scheme for the redevelopment of the site. Consequently, we now submit our application for Full Planning Approval, to include demolition within a conservation area, which comprises the following documents:

A1534-01 - Site location plan
A1534-10 - Demolition plan
A1534-11 - Site block plan as proposed
A1534-12 - Plots 1 and 3 plans, section and elevations
A1534-13 - Plot 2 plans, section and elevations
A1534-14 - Barn plans, sections and elevations as existing
A1534-15 - Barn plans, section and elevations as proposed
A1534-16 - Barn, detached garage as proposed
A1534-DA - Design & Access Statement inc. HIA etc.
Site-specific Flood Risk Assessment
Completed application form with relevant certificates

The applicant will pay the fee directly, we understand this to be £1848 based upon the creation of 4 new dwellings at £462 per dwelling.

Below we seek to provide additional details and clarity in certain areas where this cannot easily be done on the application form. The numbers relate to the relevant sections on the planning application form.

Section 11 – Vehicle Parking

In connection with its current mix of commercial offices, chill stores and HMO use the site accommodates 24 spaces for cars and 1 for a lorry. The proposed use is entirely residential, and this provision is therefore inadequate. The proposed provision is 4 car spaces per plot of which 2 are within a garage and 2 on a private drive. In addition, there will be space allowance within each garage amounting to a 1m wide strip to accommodate 4 cycles per plot. The cycle spaces are provided to accord with the SELLP and to encourage less reliance on private cars. Each dwelling will additionally be equipped with provision for charging electric cars.

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Oglesby & Limb Ltd

Chartered Architect
Suite 1
Market Chambers
12 Market Place
Spalding
Lincolnshire
PE11 1SL
Tel: 01775 761196

www.design@o-l-ltd.co.uk

Director
A.J. Oglesby RIBA

Associate
C.L. Silvester
MCIAT

Company Reg. No.
4419410

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Section 12 – Trees and hedges

There are a number of existing trees to the south of the site which contribute to provide an established appearance to this part of the Pinchbeck Conservation Area (PCA). Most of the trees stand within the grounds of Graft House and as such are outside of the proposal site. The proposed building works have been distanced as far as possible from these trees so as to ensure that they are suitably protected. There are two smaller trees inside the south boundary, both of which are proposed to be retained.

There is some existing hedging along the west boundary of the site, this also falls within the ownership of the neighbouring property and so will be retained. Since it is proposed that all trees and hedges shall be retained, no tree report has been prepared.

Section 15 - Contamination

Within section 15 of the application form we have identified the proposed use as being 'Particularly vulnerable to the presence of contamination' since we understand that this is the default requirement for any residential proposal. However, we have also stated that we are not aware of any contamination nor suspected contamination. The site was used for purposes associated with agriculture for decades and has more recently comprised part residential and part business related use. The site is mostly either developed or has hardstanding to its surface. We have not therefore commissioned a contamination report, however the applicant would be willing to accept relevant conditions should the application be approved.

Section 20 - Employment

The Full Time Equivalent is stated on the form as 6. This figure is based upon a realistic daily estimate by the applicant and reflects the number of vehicles that attend site daily, used by people employed on the site. This figure is a best estimate at December 2021. A similar estimate in December 2018 would have been 20, which indicates the reduction in numbers over that period.

Regarding the issue of potential loss of employment on the site, we would highlight that there are alternative sites currently available within the district. Appendix D within the supporting statement provides details of suitable accommodation that is currently being marketed locally. Current tenancies have no more than 2 years to run, and it is the applicant's intention to assist all tenants with relocation to alternative sites. This is a process that the applicant has done previously with ARK ICT Solutions Limited when they left this site in 2014. A letter provided by ARK ICT is provided within appendix C for reference.

Section 21 – Hours of Opening

The existing commercial operation is 24/7 for all units. This has resulted in numerous complaints over time, including for vehicle movements during the night (forklift warning bleeping etc). The proposed use is residential with appropriate hours.

The information provided sets out to offer this application for a proposal that will result in a more appropriate use of this village site. It is strongly believed

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that the proposal rids the site of many of its characteristics which are currently incompatible with the neighbouring residential uses. In addition, the proposal seeks to remove an eyesore from the Pinchbeck Conservation Area, replacing it with a higher quality design, whilst still retaining and enhancing the historic barn. Overall, this represents a rare opportunity for improvement that has not been feasible on the site for decades.

We hope that you will find this information self-explanatory however should you have any questions please do not hesitate to contact us.

Yours faithfully

Andrew Oglesby RIBA
For and on behalf of Oglesby & Limb Ltd

Cfi - Mr A. Bowser – Cecil Francis Ltd.