DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-0138-26**	**Applicant:**	**Venture Business Space Limited**
Proposal:	Details of construction management, existing and proposed site levels, proposed floor levels, hard surfaced areas and garden/amenity areas (Conditions 6 and 7 of H14-1017-25)		
Location:	The Bell Inn 33 Church Street Pinchbeck		
Terminal Date:	8th April 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
30	Pollution

National Guidance

National Planning Policy Framework December 2024

Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	1	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of conditions application providing details of construction management and existing and proposed site levels and proposed floor levels, including those for hard surfaced areas and garden/amenity areas (Conditions 6 and 7 of H14-1017-25).

The applicant has, during the course of this submission removed the proposal to discharge archaeology related conditions and as such, this does not form part of the proposal determined.

Site Description

The application site relates to the Bell Inn public House which fronts Church Street opposite the junction with Church Walk. The site benefits from an extant planning permission to convert the building into residential apartments (as part of a larger scheme), this relates to The Bell Inn and its former paddock. The Bell Inn appears on original OS mapping. Though with a smaller footprint, the front entrance was blocked up during the 20th Century.

The PH is at present boarded up with Heras fencing preventing access to its rear. It is finished in a cream painted facing brick with black solider course and advertising to the front. The building is bookended by chimneys and to the rear is more ad hoc and has with former extension providing a more irregular aesthetic (to its formal frontage).

The proposal is within defined settlement limits of Pinchbeck (and Spalding) and is also located within the conservation area, the surrounding area is characterised by buildings of varying ages and designs. A Fish & Chip Shop(creatively named the Pinchbeck Friar, given its location close to the church (and its function)) is located to the south of the Bell In, this has space for patrons to park to the front. The closest listed buildings are located to the north, on Church Street.

There is also a listed building, 'Former Doctors Surgery' located on Church Walk, all of which are Grade II. The Parish of St Marys which is located to the south of the Bell Inn is a Grade I listed building. The site is within Pinchbeck Conservation Area.

The site is in Environment Agency Flood Zone 3, but low risk in terms of the South East Lincolnshire SFRA

History

H14-1017-25 - Conversion of the ex-Bell Public House into five flats and the development of nine detached bungalows to the rear - approved under H14-0219-22. Modification of Condition 2 to allow amendments to previously approved plans. Approved 16-01-26

Consultation Responses

IDB

On this occasion I have nothing further to add to my comments made under H14-1017-25 (Section 73 Modification), dated 8th December 2025.

Highways & SuDs

No objections - The Details of construction management, existing and proposed site levels, proposed floor levels, hard surfaced areas, garden/amenity areas and archaeological trial trench evaluation (Conditions 6, 7, and 9 of H14-1017-25) to discharge those conditions are acceptable in accordance with approved drawings and details submitted with this application. As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response regarding drainage and surface water flood risk on all Major applications. This application is classified as a Minor Application, and it is therefore the duty of the Local Planning Authority to consider the surface water flood risk and drainage proposals for this planning application.

Parish

No Comments.

Environmental Protection

Ensure dust management procedures are included in the construction management plan to reduce the likely hood of nuisance to nearby properties.

Historic Environment Officer

The submitted Archaeological Evaluation is not the adjusted version included changes recommended to the contractor dated 12/02/2026. Consequently, this office is not in a position to recommend the discharge of 9 of H14-1017- 25.

Officer comments The applicant has now removed the proposal to discharge archaeological related conditions.

Planning Considerations

Condition 6 - Construction Management

The condition requires:

A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved. It shall also include a method statement, detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along Church Street and residential amenity.

The applicant has provided:

·Site Welfare Location and Fire Assembly Point
·Site Entrance and Site Exit
·Trees in relation to design, demolition and construction
·Project Plan incorporating The Construction Phase Health & Safety Plan Environment Plan Quality Plan Site Waste Management Plan Construction Method Statement and Construction Surface Water Management

Highways and Environmental Protection have been consulted and have no objections to the discharge of this condition based upon the information provided. The Environmental Protection Officer does raise a query regarding dust, however this is discussed within the 'project plan' report and adequately mitigated.

On this basis the information is sufficient to discharge the said condition.

Condition 7 - Levels

The condition requires:

Notwithstanding the approved plans, prior to the commencement of the development hereby permitted, other than conversion works to the Bell Inn, full details of the existing and proposed site levels and proposed floor levels of the buildings, hard surfaced areas and garden/amenity areas, including any mitigation measures arising as a consequence (for example increased height of boundary treatment), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and retained in accordance with the details so approved
The applicant has provided:

·Topographical Survey
·Proposed Residential Site Plan - Levels
·Existing Site Sections, Proposed Site Sections

The proposed site levels, along with the finished floor levels of the buildings, hard-surfaced areas, and garden/amenity spaces, as shown in the submitted information, are considered acceptable. This conclusion is based on an assessment of the planning impacts associated with the siting and height of the dwellings, as well as the external areas.

Given that the scheme comprises single-storey dwellings, these impacts are deemed to be minimal and acceptable. Accordingly, the submitted details are sufficient to discharge the condition.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

Conditions 6 and 7 of H14-1017-25 are hereby discharged.