m a t r i x

p l a n n i n g

To:
South Holland council
Planning Department

9 February 2022

Dear Sir/Madam,

Land to the rear of 33 Church Street,(including the ex-Bell Public House) Pinchbeck, PE11 3UB

Conversion of the ex-Bell Public House into six flats and the development of nine detached bungalows to the rear

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Full planning permission is sought 6 flats and for 9 houses in two elements –

a. the conversion into residential uses (6 units) of a derelict but locally valued early 19thC. building, and
b. the development of land to the rear for new bungalows (9 units).

The application is made in full. It is accompanied by all design details and a range of supporting documents on flood risk, drainage, trees, ecology, heritage matters and ground conditions. A useful summary is contained at Page 5 of in the Planning Statement.

The site is 0.659ha in size and goes largely unnoticed being set behind a row of houses fronting Church Street. The vacant pub on the other hand fronts directly onto Church Street and will be restored. The building has been vacant for some years, suffering extensive fire damage, and is in such a condition as to be beyond economic repair and refurbishment on its own. The conversion element will create a new refurbished heritage asset.

A full list of all submitted documents is provided over page

Yours sincerely,

[redacted]

Gordon Smith, MRTPI

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SMARTER PLANNING CHAMPION

RTPI Chartered Town Planner

Consultant Chartered Town Planner
Gordon Smith, BA(Hons), DipTP, MRTPI

Submission documents and plans

Documents:

1.	*Arboricultural method statement*, John Wilkinson,	Sept 2021
2.	*Archaeological Report*, Archaeologist Neville Hall,	Aug 2021
3.	*Heritage Impact Statement*, J. Biggadyke, Historic Buildings Consultant,	Jan 2022
4.	*Heritage Impact Statement - Photo record* of Defects at The Bell,	Jan 2022
5.	*Ecology and protected species survey*, Helen Scarborough,	June 2021
6.	*Flood Risk Assessment* 05 Oct 2021, Stuart Hemmings,	Oct 2021
7.	*Surface Water Calculations*, Shields Wilson, (SW21-199-CAL-01)	Jan 2022
8.	*Ground investigation* report, Shields Wilson, (SW 21-199-REP-01)	Dec 2021
9.	*Planting* Schedule, Dragonfly Landscape,	Jan 2022
10	*Planning Design and Access Statement,* Matrix Planning	Feb 2022

Plans:

Existing building (ex Bell PH) conversion

- BELL PH _ ASC 21.567 dated 17.08.21 Bell PH survey -Existing elevations and floor plans
- BELL PH _ 3170 - EB01 - Existing Elevations - west & south
- BELL PH _ 3170 - EB02 - Existing Elevations - east & north
- BELL PH _ 3170 - EB03 Rev A - Existing Layouts
- BELL PH _ 3170 - EB04A - Proposed Elevations - west + south
- BELL PH _ 3170 - EB05A - Proposed Elevations - east + north.pdf
- BELL PH _ 3170 - EB06A - Proposed Layouts

New dwelling Plans – Layout plans and visuals

- Site survey, Lincolnshire Surveys 21030/01 July 2021
- 3170 - S01 (a2) rev D - Proposed Block Plan
- 3170 - S02 rev C - Proposed Street scenes
- 3170 - S03 rev C - Aerial View
- 3170 - S04 rev C - Site Visuals
- 3170 - S05 rev C - Site Visuals

New dwelling Plans -House types

- Plot 1 - COTT - 01 rev A - Cottesmore Elevations
- Plot 1 - COTT - 02 rev A - Cottesmore Layout
- Plot 2 -LANG - 01 rev A - Langham Elevations
- Plot 2 - LANG - 02 rev A - Langham Layouts
- Plot 3 + 4 - MAN - 02 - Manton Layout
- Plot 3 +4 - MAN - 01 - Manton Elevations
- Plots 5 & 6 - OAK - 01 rev A - Oakham Elevations
- Plots 5 & 6 - OAK - 02 rev A - Oakham Layout
- Plot 7 - BRAUN - 02 rev A - Braunston Layout
- Plot 7 - BRAUN - 01 rev A - Braunston Elevations
- Plot 8 - EGG - 01 - Egleton Elevations
- Plot 8 - EGG - 02 - Egleton Layout
- Plot 9 - RUT - 01 - Rutland Elevations
- Plot 9 - RUT - 02 - Rutland Layouts

Site Plans- Highways and Drainage

- HIGHWAYS_21-199-100-P2 Drainage Strategy
- HIGHWAYS_21-199-101-P1 Exceedance Flows
- HIGHWAYS_21-199-102-P1 Highway construction and Attenuation tanks
- HIGHWAYS_21-199-103-P1 Highway and drainage maintenance
- HIGHWAYS_21-199-110-P3 Refuse vehicle tracking
- HIGHWAYS_21-199-111-P3 Fire vehicle tracking

Landscape plans and trees survey

- LANDSCAPE_ DESIGNS - BP.21.01 December 2021
- LANDSCAPE_TREE SURVEY 3170 - S07 (A2) rev C