SOUTH HOLLAND DISTRICT COUNCIL

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

33 Residential

Address Line 1

Church Street

Address Line 2

Pinchbeck

Address Line 3

Lincolnshire

Town/city

Spalding

Postcode

PE11 3UB

Description of site location must be completed if postcode is not known:

Easting (x)

524165

Northing (y)

325755

Description

Applicant Details

Name/Company

Title

Mr.

First name

Andy

Surname

Hayton

Company Name

Venture Business Parks Limited

Address

Address line 1

Studio 5

Address line 2

Paragon Studios at Chariot House

Address line 3

57 Carr Lane

Town/City

Kingston upon Hull

County

East Yorkshire

Country

United Kingdom

Postcode

HU1 1RF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

01482647138

Secondary number

Fax number

Email address

andyh@allenbycommercial.co.uk

Agent Details

Name/Company

Title

Mr.

First name

Guy

Surname

Dawson

Company Name

Dixon Dawson Chartered Architects

Address

Address line 1

28 Kenwood Park Road

Address line 2

Address line 3

Town/City

Sheffield

County

Country

United Kingdom

Postcode

S7 1NF

Contact Details

Primary number

01142683888

Secondary number

Fax number

Email address

sheffield@dixondawson.co.uk

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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

Reference number

H14-0219-22

Date of decision (date must be pre-application submission)

23/05/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 02 - Approved Drawings
Condition 04 - Landscaping
Condition 06 - Biodiversity Measures
Condition 08 - Levels
Condition 09 - Flood Risk Assessment
Conditions 12 & 13 - Sycamore Trees

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Overall scheme proposlas amended following review by applicant.

Scheme proposals amended to remove works to the ex-Bell Public House from approval & to reduce the number of bungalows to the rear to eight.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 02 - Approved Drawings:

See attached amended drawings to replace approved:

8738s/PA08 - Proposed Site Master Plan
8738s/PA50 - Site Location Plan
8738s/PA51 - Proposed Site Plan
8738s/PA52 - Plot 1 - Proposed Floor Plan / Elevations
8738s/PA53 - Plot 2 - Proposed Floor Plan / Elevations
8738s/PA54 - Plot 3 - Proposed Floor Plan / Elevations
8738s/PA55 - Plot 4 - Proposed Floor Plan / Elevations
8738s/PA56 - Plot 5 - Proposed Floor Plan / Elevations
8738s/PA57 - Plot 6 - Proposed Floor Plan / Elevations
8738s/PA58 - Plot 7 - Proposed Floor Plan / Elevations
8738s/PA59 - Plot 8 - Proposed Floor Plan / Elevations
8738s/PA60 - Refuse vehicle Track plot

Arboricultural Tree Report

Heritage Impact Statement

Preliminary Ecological Appraisal & Roost Assessment

310-PA01 - Landscaping Master Plan
310-PA03 - Planting Detail

30340-9000 - Site Location Plan
30340-9001 - Existing Site Impermeable Area
30340-9002 - Proposed Site Impermeable Area
30340-9003 - Existing Drainage Plan
30340-9004 - Proposed Surface Water Drainage Plan
30340-9005 - Proposed Foul Water Drainage Plan
30340-9006 - Proposed Kerbing Plan
30340-9007 - Proposed Levels Plan
30340-9008 - Typical Details Sheet 1 of 2
30340-9009 - Typical Details Sheet 2 of 2
30340-9010 - Proposed Attenuation Tank Details - Sheet 1
30340-9010 - Proposed Attenuation Tank Details - Sheet 2
30340-9011 - Proposed Outfall Details
30340 - Drainage Impact Assessment / Flood Risk Assessment
30340 - Network Model Details

Condition 04 - Landscaping:

Approved landscaping details shown on drawing BP/21/01 to be superseded by drawings 310-PA01 - Landscaping Master Plan & 310-PA03 - Planting Detail as prepared by MD Landscape Architects.

Condition 06 - Biodiversity Measures:

Ecological & Protected Species Survey Report to be superseded by Preliminary Ecological Appraisal with Ground-Level Tree assessment as prpeared by Focus Environmental Consultants.

Condition 08 - Levels:

Drawing 21-199-100 Rev P3 & 21-199-101 Rev 2 to be superseded by drawing 30340-GGP-C-9007-PO1 - Proposed Site Levels Plan as prepared by GGP.

Condition 09 - Flood Risk Assessment:

Approved Flood Risk Assessment as prepared by S. M. Hemmings to be superseded by 30340 - Drainage Impact Assessment / Flood Risk Assessment as prepeared by GGP. Proposed levels to be in accordance with drawing 30340-GGP-C-9007-PO1 - Proposed Site Levels Plan

as prepared by GGP.

Conditions 12 & 13 - Sycamore Trees:

Arboricultural Tree Report. Conditions to be removed. The two sycamore trees noted within Appendix 2 of the tree survey are no lionger within the residential development site.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr.

First Name

Jacob

Surname

Bryan

Reference

Telephone & e-mail

Date (must be pre-application submission)

03/02/2025

Details of the pre-application advice received

Amendments to previous Planning Approval ref:H14-0219-22 dated 16 April 2023 should be submitted as an S73 application as the site onership red & blue line is as per the original application.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mr.

First Name

Guy

Surname

Dawson

Declaration Date

02/06/2025

- [x] Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Guy Dawson

Date

18/06/2025