SOUTH HOLLAND DISTRICT COUNCIL

Application for Planning Permission

Town and Country Planning 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 The Bell Inn

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 Space Limited

Address

Address line 1

Studiio 140

Address line 2

Monocle

Address line 3

184 Ferensway

Town/City

Kingston upon Hull

County

East Yorkshire

Country

United Kingdom

Postcode

HU1 3UT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

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

South Yorkshire

Country

United Kingdom

Postcode

S7 1NF

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

0.13

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

Proposed change of use of ex-Bell public house to fall within Use Class E including part demolition, single storey rear extension and external works including hard and soft landscaping, external lighting and plant compound.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Former Bell Public House, now vacant.

Is the site currently vacant?

- [x] Yes
- [ ] No

If Yes, please describe the last use of the site

Public house with associated external hardstanding, car parking and landscaping.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- [ ] Yes
- [x] No

Land where contamination is suspected for all or part of the site

- [ ] Yes
- [x] No

A proposed use that would be particularly vulnerable to the presence of contamination

- [ ] Yes
- [x] No

Materials

Does the proposed development require any materials to be used externally?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
Existing brickwork. Render. Tiled plinth.

Proposed materials and finishes:
Existing brickwork to be made good. Facing brickwork with recessed panels to proposed extension to Local Authority Approval. Roughcast rendered plinth to replace existing tiled band.

Type:
Roof

Existing materials and finishes:
Slate to frontage. Terracota pantile to rear extension.

Proposed materials and finishes:
Existing slate tiles to be replaced to match existing. Terracota pantile to proposed rear extension. Flat roof membrane to single storey offshots.

Type:
Windows

Existing materials and finishes:
Timber sash windows boarded up.

Proposed materials and finishes:
Timber sash windows to frontage to be replaced, refurbished & reinstated. Polyester powder coated aluminium shopfront entrance screen & doors Ral 7016 Anthracite. Polyester powder coated aluminium window Ral 7016 Anthracite.

Type:
Doors

Existing materials and finishes:
Timber.

Proposed materials and finishes:
Factory finished steel security door RAL 7016 Anthracite. Dummy entrance door & portico to be reinstated to original entrance doorway from Church Street.

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Timber/Heras fencing panels.

Proposed materials and finishes:
1.8m close boraded timber fence to rear of site.

Type:
Vehicle access and hard standing

Existing materials and finishes:
Tarmac/hardstanding.

Proposed materials and finishes:
Tarmac to access & Parking bays. Block paving to entrance footway. Concrete to delivery path & compound.

Type:
Lighting

Existing materials and finishes:
Building mounted floodlights.

Proposed materials and finishes:
Street lighting LED units mounted on 6.0m black coated lighting columns. Building mounted LED units.

Type:
Other

Other (please specify):
Gutters, fascias & downpipes.

Existing materials and finishes:
Black metal/plastic gutters & downpipes.

Proposed materials and finishes:
Black coated gutters & downpipes.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

See attached Project Drawing Issue Sheets.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- [x] Yes
- [ ] No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cars

Existing number of spaces:
16

Total proposed (including spaces retained):
15

Difference in spaces:
-1

Vehicle Type:
Motorcycles

Existing number of spaces:
0

Total proposed (including spaces retained):
1

Difference in spaces:
1

Vehicle Type:
Disability spaces

Existing number of spaces:
0

Total proposed (including spaces retained):
1

Difference in spaces:
1

Vehicle Type:
Cycle spaces

Existing number of spaces:
0

Total proposed (including spaces retained):
4

Difference in spaces:
4

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] Yes
- [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- [x] Yes
- [ ] No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

- [x] Yes
- [ ] No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- [x] Yes
- [ ] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [x] Existing water course
- [ ] Soakaway
- [ ] Main sewer
- [ ] Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- [x] Yes
- [ ] No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

0.83

Please provide the date the onsite pre-development biodiversity value was calculated

22/05/2025

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

Calculation undertaken as close to date of previously withdarwn application as possible.

When was the version of the biodiversity metric used published?

01/02/2024

Please provide the reference or supporting document/plan names for the:
i. Biodiversity metric calculation
ii. Onsite irreplaceable habitats (if applicable)
iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:
Biodiversity metric calculation

Document name/reference:
3321 - Small Sites Metric Statutory Biodiversity Metric Calculation

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:
- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- [x] Yes
- [ ] No

Please provide the pre-development value of the onsite habitat before these activities were carried out

0.83

Please provide the date the pre-development biodiversity value was calculated?

22/05/2025

Please provide supporting evidence

See Biodiverstity Net Gain Assessment as prepared by Focus Environmental Consultants.

Does the development site have irreplaceable habitats (corresponding to the descriptions in Column 1 of the Schedule in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are:
i. on land to which the application relates; and
ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- ◯ Yes
- ⊘ No

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☑ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ⊘ Yes
- ◯ No
- ◯ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

See attached copies of drawing 30340-GGP-XX-XX-DR-C-9003-P01 showing existing drainage layout as prepared by GGP.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ⊘ Yes
- ◯ No

If Yes, please provide details:

See drawing 8738s/PA05A showing proposed site plan including layout of bins within compound.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ⊘ Yes
- ◯ No

If Yes, please provide details:

See drawing 8738s/PA05A showing proposed site plan including layout of bins within compound. Cardboard waste collected by private contractor.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- [x] Yes
- [ ] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Cardboard waste collected by private contractor.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- [ ] Yes
- [x] No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- [x] Yes
- [ ] No

Please add details of the Use Classes and floorspace.

Use Class:
E(a) - Display/Sale of goods other than hot food

Existing gross internal floorspace (square metres) (a):
0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
355

Net additional gross internal floorspace following development (square metres) (d = c - a):
355

Use Class:
E(b) - Sale of food and drink for consumption mostly on the premises

Existing gross internal floorspace (square metres) (a):
417

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
417

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
0

Net additional gross internal floorspace following development (square metres) (d = c - a):
-417

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	417	417	355	-62

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- [x] Yes
- [ ] No

If yes, please provide details of the tradable floor area:

Use Class:
E(a) - Display/Sale of goods other than hot food

Existing tradable floor area (square metres) (e):
0

Tradable floor area to be lost by change of use or demolition (square metres) (f):
0

Total tradable floor area proposed (including change of use) (square metres) (g):
225

Net additional tradable floor area following development (square metres) (h = g - e):
225

Totals	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Total tradable floor area proposed (including change of use) (square metres) (g)	Net additional tradable floor area following development (square metres) (h = g - e)
	0	0	225	225

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- [x] Yes
- [ ] No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

5

Part-time

5

Total full-time equivalent

0.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- [x] Yes
- [ ] No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:
E(a) - Display/Sale of goods other than hot food

Unknown:
No

Monday to Friday:

Start Time:
06:00

End Time:
23:00

Saturday:

Start Time:
06:00

End Time:
23:00

Sunday / Bank Holiday:

Start Time:
06:00

End Time:
23:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Site Visit

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

⊘ Yes
◯ No

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

⊘ 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

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

E-mail Correspondence

Date (must be pre-application submission)

11/08/2025

Details of the pre-application advice received

To withdarw previuosly submitted application as it did not include sequential test.

Sequential test undertaken by ROK Planning now incuded as part of application documentation.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [ ] Yes
- [x] No

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

15/10/2025

- [x] Declaration made

Declaration

I/We hereby apply for Full planning permission 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.

☑ I / We agree to the outlined declaration

Signed

Guy Dawson

Date

15/10/2025