SOUTH HOLLAND DISTRICT COUNCIL

Application for Approval of Details Reserved by Condition

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 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

Studio 140

Address line 2

Monocle

Address line 3

184 Ferensway

Town/City

Kingston upon Hull

County

East Yorkshire

Country

United Kingdom

Postcode

HU1 1UT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant 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

28 KENWOOD PARK ROAD

Address line 3

Town/City

Sheffield

County

South Yorkshire

Country

GB

Postcode

S7 1NF

Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

Description of the Proposal

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

Change of use of former public house to a shop (Class E) including part demolition, single storey rear extension & external works.

Reference number

H14-0523-26

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

18/09/2026

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

Condition number(s)

Condition 13 - Bat Mitigation Strategy
Condition 24 - Level 2/3 Historic Building Record
Condition 11 - Biodiversity Gain Plan
Condition 12 - Habitat Management & Maintenance Plan

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 11 – Biodiversity Plan:
A copy of the Biodiversity Gain Plan as prepared by Focus Environmental Consultants duly signed & dated by Venture Business Space Limited, together with copies of the Biodiversity Net Gain Assessment and the Statutory Biodiversity Metric as also prepared by Focus Environmental Consultants.
Condition 12 Habitat Management & Maintenance Plan:
As noted in Sections 4.7 & 4.8 of the Biodiversity Gain Plan, there are no significant onsite enhancements included within the development proposals. 10% Biodiversity Net Gain is to be achieved through the purchase of off-site biodiversity units and a Habitat Management & Maintenance plan is therefore not required.
Condition 13 – Bat Mitigation Strategy:
A copy of the Bat Mitigation Strategy Ref: 3321 as prepared by Focus Environmental Consultants
Condition 24 – Level 2/3 Historic Building Record:

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?

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

Pre-application Advice

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

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

21/11/2026