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: 18

Suffix:

Property Name:

Address Line 1: Nursery Lane

Address Line 2: Quadring

Address Line 3: Lincolnshire

Town/city: Spalding

Postcode: PE11 4GN

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

Easting (x): 522540

Northing (y): 333411

Description

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Bent

Company Name

Salboy Construction Ltd

Address

Address line 1

Unit 2

Address line 2

Block C, 14 Hulme Street

Address line 3

Salford

Town/City

Manchester

County

Country

United Kingdom

Postcode

M5 4 ZG

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of the Proposal

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

Erection of 59 dwellings & associated works - approved under H15-0014-22.
Modification of Condition 18 to amend wording relating to Biodiversity Net Gain
Plan to demonstrate a minimum of 10% on-site gain

Reference number

H15-0133-26

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

13/05/2025

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

Condition number(s)

CONDITION 1 - APPROVED PLAN LIST
CONDITION 5 - FOUL DRAINAGE
CONDITION 8 - PHASING & COMPLETION PLAN
CONDITION 9 - SITE LEVELS
CONDITION 11 - BOUNDARY TREATMENT
CONDITION 12 - LANDSCAPING

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

01/10/2022

Has the development been completed?

- [x] Yes
- [ ] No

If Yes, please state when the development was completed (date must be pre-application submission)

01/11/2025

Condition(s) - Variation/Removal

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

This Section 73 application seeks to vary or remove the relevant conditions attached to planning permission H15-0133-26 to reflect the current development proposals and circumstances on site. The proposed amendments are intended to ensure that the planning conditions remain appropriate, necessary and proportionate, while allowing the development to be completed in accordance with the updated details. The changes are not intended to fundamentally alter the nature or principle of the approved residential development and are considered to maintain an acceptable standard of development without adversely affecting neighbouring residential amenity, highway safety or the character and appearance of the surrounding area. The application therefore seeks to regularise the relevant planning requirements and provide greater clarity and certainty for the completion of the development.

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

This Section 73 application specifically seeks to vary Conditions 5, 8, 9, 11 and 12 of planning permission H15-0133-26 to reflect the updated details and information submitted in support of this application. The proposed variations are intended to regularise the development as constructed, where applicable, and ensure that the conditions reflect the current site circumstances and approved development requirements. In addition, we seek to vary Condition 1 (Approved Plans and Documents) to incorporate the latest submitted drawings and supporting documentation into the approved plans list, superseding the relevant previously approved information where necessary. The proposed amendments will not fundamentally alter the nature of the approved development and are intended to provide an accurate and up-to-date planning approval for the completion and retention of the development.

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?

- [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

Teams call to discuss the application

Date (must be pre-application submission)

30/10/2026

Details of the pre-application advice received

Pre-application discussions were undertaken with officers at South Holland District Council via a Microsoft Teams meeting to review the outstanding planning conditions associated with the development. This followed extensive as-built survey works undertaken across the site to establish the current position of the development and identify any discrepancies between the approved plans and the works carried out. During the meeting, the outstanding conditions and supporting information were discussed, with officers providing guidance on the most appropriate approach to regularising the development. It was advised that a Section 73 application would be the preferred route, allowing the relevant outstanding conditions to be varied and the updated as-built drawings and supporting documentation to be incorporated into the approved plans list under Condition 1, thereby addressing the outstanding planning matters through a single consolidated 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

E.g. All the land is owned by a single individual who is the applicant; or multiple individuals who are all listed as applicants.
Answer 'No' if any of the land has any owner who is not an applicant.

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

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Chris

Surname

Bent

Declaration Date

19/11/2026

☑ 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.

☑ I / We agree to the outlined declaration

Signed

Chris Bent

Date

19/11/2026