Application for Planning Permission.
Town and Country Planning Act 1990

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.

1. Site Address

Number	108
Suffix	
Property name	Former 'The Hungry Horse' (The Birds) Site
Address line 1	Halmer Gate
Address line 2	
Address line 3	
Town/city	Spalding
Postcode	PE11 2EL

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

Easting (x)	525804
Northing (y)	322910

Description

2. Applicant Details

Title	Mr
First name	
Surname	Phippen
Company name	The Glenholme Group
Address line 1	79 High Street
Address line 2	Eton
Address line 3	
Town/city	Windsor
Country	

2. Applicant Details

Postcode	SL4 6AF
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	Mr
First name	John
Surname	Stockill
Company name	DWA Architects (London) Ltd
Address line 1	Cyclops House
Address line 2	Link Business Park
Address line 3	
Town/city	York
Country	
Postcode	YO10 3JB
Primary number	01904544400
Secondary number	
Fax number	
Email	john@dwa-architects.co.uk

4. Site Area

What is the measurement of the site area? (numeric characters only).	4088
Unit	sq.metres

5. Description of the Proposal

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

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.

Proposed 61 bedroom care home

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

Former Public House

Is the site currently vacant? ○ Yes ◉ No

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 ◉ No

Land where contamination is suspected for all or part of the site ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination ○ Yes ◉ No

7. Materials

Does the proposed development require any materials to be used in the build? ◉ Yes ○ No

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

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Brick - Burwell Buff Brick Render - monocouche Ivory Feature stone string course cills and window surrounds - Proctors light Portland Entrance - Trespa cladding - Grey colour

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	redland Mini Stonewold Slate Grey

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	white upvc

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	white finish

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	close boarded fencing
Description of proposed materials and finishes:	close boarded fencing

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	

7. Materials

Vehicle access and hard standing	
Description of proposed materials and finishes:	block paving

Lighting	
Description of existing materials and finishes (optional):	column lighting of car park
Description of proposed materials and finishes:	column lighting

Other type of material (e.g. guttering) rainwater pipes and gutters	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	upvc black gutters upvc white fascias and soffits

Are you supplying additional information on submitted plans, drawings or a design and access statement? (•) Yes ( ) No

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

G5105 41 Proposed Elevations 1
G5105 42 Proposed Elevations 2
G5105 43 Proposed Elevations 3
G5105 51 Proposed Elevations 1 (Coloured)
G5105 52 Proposed Elevations 2 (Coloured)
G5105 53 Proposed Elevations 3 (Coloured)
G5105 81 3D Visuals
G5105 - 101 - Proposed Lower Ground Floor
G5105 - 102 - Proposed Upper Ground Floor
G5105 - 103 - Proposed First Floor
G5105 - 104 - Proposed Second Floor
G5105 - 105 - Proposed Roof Plan

G5105 - 901 - Proposed Site Plan
G5105 - 902 - Proposed bin Store
G5105 - 920 - Proposed Landscape Plan
SL(5)500 - Proposed Drainage Plan

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

9. Vehicle Parking

Is vehicle parking relevant to this proposal? (•) Yes ( ) No

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	34	21	-13
Disability spaces	2	2	0

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ 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? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your 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'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ◉ Yes ○ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ◉ Yes ○ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☑ Sustainable drainage system

☐ Existing water course

☑ Soakaway

☐ Main sewer

☐ Pond/lake

12. 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
◉ 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
◉ No

c) Features of geological conservation importance:

○ Yes, on the development site
○ Yes, on land adjacent to or near the proposed development
◉ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

13. Foul Sewage

- [x] 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. Please state the plan(s)/drawing(s) references.

SL(5)500 Proposed Drainage Plan

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (●) Yes ( ) No

If Yes, please provide details:

Bin store as shown on the drawings accompanying the application

Have arrangements been made for the separate storage and collection of recyclable waste? (●) Yes ( ) No

If Yes, please provide details:

Bin store as shown on the drawings accompanying the application

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ( ) Yes (●) No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? ( ) Yes (●) No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (●) Yes ( ) No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
C2 - Residential institutions	0	0	3233	3233
A4 - Drinking establishments	390	390	0	-390
Total	390	390	3233	2843

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

17. All Types of Development: Non-Residential Floorspace

Use Class	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C2 - Residential institutions	0	61	61

18. Employment

Will the proposed development require the employment of any staff? (•) Yes ( ) No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Proposed employees			61

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ( ) Yes (•) No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? ( ) Yes (•) No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ( ) Yes (•) No

22. 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? (Please select only one)

- (•) The agent
- ( ) The applicant
- ( ) Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) 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: Ms

First name: Lucy

23. Pre-application Advice

Surname	Buttery
Reference	E-mail correspondence

Date (Must be pre-application submission)

11/10/2018

Details of the pre-application advice received

Various comments including the measures to reduce the affects of flooding. See D and A for further details.

24. 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. ○ Yes ◉ No

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?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant of any part of the land or building to which this application relates.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Greene King Retailing Ltd (Destination Pubs Estates Manager)
Number	
Suffix	
House Name	Sunrise House,
Address line 1	Ninth Avenue
Address line 2	Burton-on-Trent
Town/city	Staffordshire
Postcode	DE14 3JZ
Date notice served (DD/MM/YYYY)	12/12/2018

Person role

○ The applicant
◉ The agent

Title	Mr
First name	John
Surname	Stockill

25. Ownership Certificates and Agricultural Land Declaration

Declaration date (DD/MM/YYYY): 17/11/2018

☑ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☑

Date (cannot be pre-application): 17/12/2018