



m a t r i x
p l a n n i n g

AMENDED PLAN
Ref. <u>A1</u>

Chris Crew
South Holland District Council
Planning Department

26 June 2011 SHDC Planning & Development 27 JUN 2011 Ref: 0109-11

Dear Mr Crew,

**Proposal for new restaurant for Jack's Fish Bar (Use Class A3)
on land adjacent to Fulney Hall and Springfield's, Camelgate, Spalding, PE12 6ES**

This letter follows our previous observations on objections (my letter dated 28 March 2011) and our meeting with your colleague D Roberts on 31 March 2011. I have again reviewed the consultation replies and have the following additional information to assist you.

1. **A change to the description of development to exclude takeaway use** (new description as above).
2. **The impact on the setting of Fulney Hall.** Conservation Architect/Planner John Biggadyke has presented an independent review. This is in attached Supplementary Report No.1
3. **Arrangements for ventilation and extraction** have been developed given the concerns expressed by the nearby dentist's surgery. This is in the attached supplementary report No 3.
4. A further response to the **policy issue relating to 'need'** for the proposal. Supplementary Report No 2 is re-submitted, with further comment in this letter
5. **Highways matters**
6. **Other matters:** the Ministerial statement regarding **enterprise**. This use will generate some 15 full and part time jobs. A substantial level of new investment in difficult times.

This is expanded in the following pages

Matrix Planning Ltd
36 Stamford Road, Market Deeping,
Peterborough, PE6 8AB
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m: 07789 483 134
e: gordon@matrixplanning.co.uk
www.matrixplanning.co.uk

Company No: 4686838



RTPI

mediation of space · making of place

Consultant Chartered Town Planner
Gordon Smith
BA(Hons), DipTP, MRTPI



1. Amendment to the description of development (see title of this letter)

Please change the description of development to remove reference to re-location and takeaway use. The development is still of the same character.

The applicant wishes to continue to operate the present Jack's Fish Bar from its present location in Holbeach Road. The presently proposed new outlet will be additional to meet present customer demand for a higher quality restaurant only facility in easy reach of the present custom base.

This does not change the land use considerations that arise, but does reinforce what has always been the case – the proposal is not for a take-away facility, but a restaurant.

2. The impact on the setting of Fulney Hall.

Please see attached Amended Supplementary Report No 1; a Heritage Statement by John Biggadyke.

The previous Heritage report by Matrix Planning (submitted 28 March 2011) is superseded.

3. Arrangements for ventilation and extraction

Revised plans show the location of the ventilation and extraction flue. The point of extraction will be in a louvered feature positioned on the rear roof ridge. The precise design and specification for odour management, flue dimensions, its filters and air changes will be dependent on the kitchen design, and this is not yet confirmed. It is a normal expectation for such specification details to be covered by planning conditions.

To ensure the Council has confidence, we enclose a report from 'KFE' who have provided these systems in more demanding circumstances than the present.

See Supplementary report No 3: Extraction Systems

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4. Need

I again attach 'Supplementary Report 2 : Response to Springfields and others'. This addresses local and general need for the proposal.

To add to this report, we ask for the following to be noted. The question of the need for the new facility arises only from Saved Policy SG4 of the Local Plan. This is aimed at protecting the open countryside from inappropriate development, and landscape quality. For the avoidance of doubt, the question of 'need' arises does not arise from town centre planning policy. Indeed, it is no longer a requirement in PPS4 (its omission being to ensure that competition is not inhibited).

So 'need' must be judged in the context of landscape quality; namely whether the site should remain open in character to suit 'open countryside' purposes.

The logic of applying the policy has however been removed given

- 'open countryside' as a planning concept does not have relevance to this site
- the permission for Springfields, and the expansion with a hotel, creates a new urban character that moves the open countryside boundary to the east,
- the site falls wholly within a newly urbanised area
- the reasoning expressed in the Frankie and Benny's appeal (provided in the original Planning Statement).

The applicant's position is:

- a. there are exceptional circumstances warranting an exception to the policy
- b. the Policy requirement cannot now reasonably apply.

However, it is understood that the previous case officer (DR) wanted the matter covered; hence reference must be made to paragraphs 6.14 -6.19 of the Planning Statement where we helpfully explain the broader need for the scheme.

To update this, please note:

- There is no longer a Marks and Spencer's Café at Springfields. In some measure, the new Fish Bar will be a substitute for the closure of that facility.
- A commercial need has been identified by the applicants. They already trade locally close-by in the Holbeach Road, with a large walk-in trade and (as would be expected in Spalding) a car based trade from a broad catchment around Spalding.
- The present investment is considerable and is based on the confidence they have that customers want a restaurant facility.
- Plainly the position adjacent to Springfield's will allow for exposure to new customers passing by visiting Springfields, but the applicant is not reliant on that source.
- If there is any residual doubt about need, please note that the future general expansion of Spalding will require new supporting services to be in place. The present prospective new investment helps to meet that need.

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5. Highways.

There is no highways objection. The access has been altered to reflect highways requirements (telcon. J. Sharpe 18.4.11).

6. Other matters: National planning policy supporting enterprise

The Written Ministerial Statement on Planning for Growth of 23 March 2011 has made it clear that significant weight should be attached to the need to secure economic growth and employment. This development will provide employment (15 full and part time jobs) and new investment in the South Holland District. The Statement says that Local Authorities should ensure that they give appropriate weight to the need to support economic recovery, and that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4). This proposal is in accordance with PPS 4 as explored in the main planning statement.

Yours sincerely,

Gordon Smith, MRTPI

Associated reports:

- 1. Amended Supplementary Report No 1 ; a Heritage Statement by John Biggadyke (replaces previous Heritage Statement by Matrix Planning).**
- 2. Supplementary Report 2 : Response to Springfields and other objections (as previously submitted, but not on your web site)**
- 3. Supplementary report No 3: Extraction Systems (new report)**

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Consultant Chartered Town Planner
Gordon Smith
BA(Hons), DipTP, MRTPI

Application no: H16-0109-11

Applicant: Mr T Tott
Jacks Fish Bar
39 Holbeach Road
Spalding
Lincs
PE11 2HY

FILE COPY

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 761161
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937

Agent: Matrix Planning and Remway Design
36 Stamford Road
Market Deeping
Peterborough
Cambs
PE6 8AB

Description: Erection of building for re-location of Jacks Fish Bar to include A3 and A5 use

Location: Land between Springfields and
Fulney Hall
Camel Gate
Spalding
PE12 6ES
PE12 6ES

Amendment: Amendments to design and parking area (dwg. nos.
1886-03C, 1886-05B and 1886-06B)

Letter Sent: 8th July 2011

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form.**

Your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully



Paul Jackson
Planning Manager

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin to Complete

Date Received ... K.P. 27.6 Registered ☒

4/78

Case Officer to Complete

Has this amendment been requested? Yes/No

If Yes, is it what was asked for? Yes/No

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin if in doubt)
If No, but amendment requested, the following must be completed if the amendment is to be accepted

Certified That The Development Objectives Outweigh The Financial Objectives

Senior Officer's Signature: [Signature] Date: 8/7/2011

Re-Consults as a result of this amendment

None ☒ All ☒

Partial ☐ Parish Council ☐ Ward Member ☐ Press ☐ Site Notice ☐

Residents/Other ☐ - Name/Address:

① Rachel Wahner (Extract ventilation details)

② philip@groverlewis.co.uk ③ mfinch@djdeloitte.co.uk

④ Springfields ⑤ Springfields Tavern ⑥ NFU (Carnelgate)

Case Officer's Decision:

REJECTED - New Application Required ☒

Reason

Do you want this reason to be added to the Rejection Notice? YES/NO

ACCEPTED - Superseded Details Removed ☒

Note

Do you want this note to be added to the Acceptance Notice? YES/NO

Revised Description (if applicable) Proposed restaurant (A3)

Case Officers Signature [Signature] Date 8/7/2011

Admin To Complete

Agreed Term Date Updated ☒ Re-Consultations Carried Out (if necessary) ☐

Public Register Updated SAMPLE ☒ Acceptance/Rejection Letter Issued ☒

(Plus Library if Re-Consulting Residents)

8/78

PLANNING AMENDMENT

For Office Use only

Application No: H16-0109-11/A1

Date Registered: 27 JUN 2016

Case Officer: CC



(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS Mr T Toke	AGENT NAME AND ADDRESS matrix
Telephone:	Telephone:
SITE ADDRESS DETAILS Land between Springfields + Fulney Hall, Spalding	
CURRENT APPLICATION NO: This amendment cannot be considered unless the relevant reference is stated.	H16-0109-11
Building Regulation reference relating to same development (if applicable)	

I attach four copies of this form and necessary plans and request that the changes described below can be accepted as an amendment. As the amendment relates to a current application, I agree to an extension of the terminal date (if applicable).

Signed :

Date:

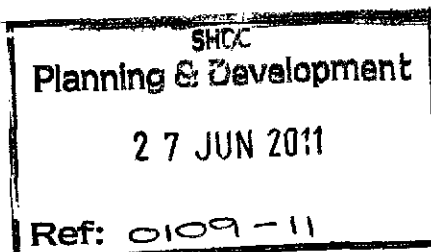
FULL DESCRIPTION OF DEVELOPMENT OF CURRENT APPLICATION THAT THIS AMENDMENT RELATES TO	Erection of building for relocation of Jacks Fish Bar to include A3 + A5 use	
State details of amendments proposed. (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered)	Design + parking area	
State drawing numbers of the current submission		
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES/NO	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers		
Has a similar amendment been submitted under Building Regulations? (If so, state Building Control Surveyor dealing with application)	YES/NO	

Porter, Karen

From: Crew, Chris
Sent: 27 June 2011 08:22
To: Porter, Karen
Subject: FW: Jacks Fish Bar - H16-0109-11
Attachments: d. Report 3 - Extraction systems 26 June 2011.pdf; b. Report 1 - Fulney Hall Heritage Statement, 26 June 2011.pdf; c. Report 2 - Response to Springfields and other objections.pdf; a. Matrix - SHDC 26 June 2011.pdf; e. 1886 - 03 rev C (a1) proposed block plan.pdf; g. 1886 - 06 rev B (a1) sections and 3D views.pdf; f. 1886 - 05 rev B (a1) proposed plans.pdf

Amendments as described in email below

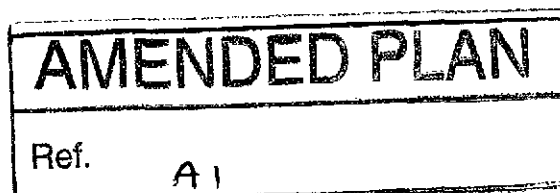
From: Gordon Smith [mailto:gordon@matrixplanning.co.uk]
Sent: 26 June 2011 20:49
To: Crew, Chris
Cc: jason@remwaydesign.co.uk
Subject: Jacks Fish Bar - H16-0109-11



Dear Chris,

attach the following documents as amendments to our submission:

- i. Matrix - SHDC 26 June 2011 ✓
- ii. Report 1 - Fulney Hall Heritage Statement, 26 June 2011 ✓
- iii. Report 2 - Response to Springfields and other objections ✓
- iv. Report 3 - Extraction systems 26 June 2011 ✓
- v. 1886 - 03 rev C (a1) proposed block plan ✓
- vi. 1886 - 05 rev B (a1) proposed plans ✓
- vii. 1886 - 06 rev B (a1) sections and 3D views ✓



The applicants asked me to provide a comprehensive submission to address the previous case officer's concerns, as now attached. In the circumstances of a change in case officer, it may be helpful for you if I were to take you through the issues.

You may wish to provide Environmental Health with a copy of Report 3 (Extraction systems), and alert highways to the footpath added at the front.

The changes to the plans are:

- e. **Block Plan 03C** now shows footpath along Camelgate, reduced parking area by Fulney Hall (to be left as present size), and reduced staff parking to rear of new building allowing for increased customer parking. Evening overflow parking may be accommodated around Fulney Hall (offices)
- f. **Plans 05B.** 'dovecote' feature shown to accommodate extraction flue
- g. **3D views 06B** ; dovecote feature added

Regards,

Gordon Smith, MRTPI
 Matrix Planning Ltd
 16 Stamford Road,

27/06/2011

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Peterborough, PE6 8AB

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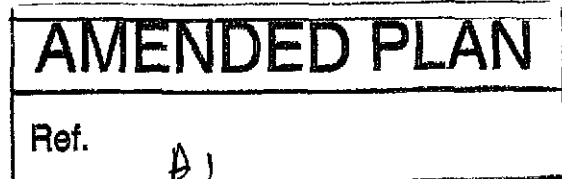
Thorn, Steve

From: on behalf of _planningadvice
To: Crew, Chris
Subject: RE: Jacks Fish Bar, Camelgate, Spalding
~~e-mail will be SCANNED as correspondence~~
~~plan will be SCANNED separately~~

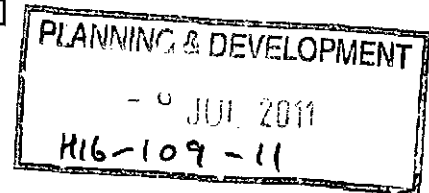
From: Crew, Chris
Sent: 08 July 2011 10:37
To: _planningadvice
Subject: FW: Jacks Fish Bar, Camelgate, Spalding

Amended internal layout

H16-0109-11



From: Remway Design - Jason Wilson [mailto:jason@remwaydesign.co.uk]
Sent: 08 July 2011 10:07
To: Crew, Chris
Cc: 'Gordon Smith'
Subject: Jacks Fish Bar, Camelgate, Spalding



Good Morning Chris,

I have attached amended floor plan for above application as requested via Gordon Smith.

Many thanks,

Best Regards,

Jason Wilson

Remway Design Ltd
Treetops
The Raceground
Spalding
PE11 3AP

Tel: 01775 768 921
Mobile: 07815 112 058

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