SOUTH HOLLAND DISTRICT COUNCIL

H16/0268/09

17 APR 2009

Application for Planning Permission and conservation area consent for demolition in a conservation area. Town and Country Planning Act 1990

FILE COPY

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mrs | First name: Paula | Surname: Bullock

Company name: Crispen ~~Ltd~~ Holdings Ltd

Street address: c/o STM Fidecs Management Ltd
Montague Pavilion, PO Box 575
8-10 Queens Way
Town/City:
County:
Country: Gibraltar
Postcode:

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Cheten | Surname: Chauhan

Company name: RDT Design

Street address:
5 Kinsbourne
Luton Road
Town/City: Harpenden
County: Hertfordshire
Country:
Postcode: AL5 3BL

	Country Code	National Number	Extension Number
Telephone number:	0044	1582461060	
Mobile number:			
Fax number:			

Email address: cheten@rdtdesign.co.uk

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Proposed erection of new build nursing care home with respite care and ancillary services. Proposal includes the demolition of the existing vacant public house building.

Has the building, work or change of use already started? ( ) Yes (●) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 0 Suffix:

House name: The Former Bull & Monkie PH

Street address: Churchgate

Town/City: SPALDING

County: Lincolnshire

Postcode: PE11 2RA

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 524909

Northing: 322495

Description:

Vacant former Bull & Monkie public house site and associated hard standing parking and service areas.

5. 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: Mr First name: Chris Surname: Crew

Reference: Various

Date (DD/MM/YYYY): 17/02/2009 *(Must be pre-application submission)*

Details of the pre-application advice received:

Various pre application advice meeting with South Holland District Council Planning officer and conservation area officer as illustrated in the design & access statement.

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

Is a new or altered vehicle 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/ drawings(s)

Refer to RDT site plan drawing Ref: 592-PL200

7. Waste Storage and Collection

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

If Yes, please provide details:

Refer to proposed site plan drawing

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

If Yes, please provide details:

Waste will be separated at source within operating home and disposed of within separate bins within storage area and collected accordingly.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? (●) Yes ( ) No

If Yes, please provide details:

Details of all pre application consultation with South Holland District Council, Spalding Civic Society and St Mary & St Nicholas Parish Church has been documented in the attached Design & Access Statement.

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (●) No

10. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing building is not suitable for conversion for the proposed use, it is also positioned centrally within the site curtailage limiting its intergration into the proposed development. Finally the existing building is of limited architectural merit and occupies a significant site in the heart of the Spalding conservation area and through demolition and erection of the proposed development the site character can be enhanced.

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

External wall finishes to be English bond facing brickwork. Refer to drawings

Roof - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Slate roof finish - refer to drawings

Windows - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

White painted timber windows. Refer to drawings

Doors - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Various colours and style of timber doors. Refer to drawings

Boundary treatments - description:

Description of *existing* materials and finishes:

Brick walls and timber fences.

Description of *proposed* materials and finishes:

Refer to drawings.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Refer to attached proposed site plan drawing

Lighting - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

To be confirmed

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (●) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Refer to attached drawing register.

12. Vehicle Parking

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	0	14	14
Disability spaces	0	2	2
Cycle spaces	0	8	8

13. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

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 references for the plan(s)/drawing(s):

Refer to existing topographical survey drawing ref: Terrain Surveys TS08-191P-1

14. 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 an appropriate 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 ☒ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

15. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.
Having referred to the guidance notes, 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:

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

16. Existing Use

Please describe the current use of the site:

Vacant / derelict former Bull & Monkie public house and associated hardstanding parking and service areas.

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

Vacant / derelict former Bull & Monkie public house and associated hardstanding parking and service areas.

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following:

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

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

17. 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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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 construction - Recommendations'

18. Trade Effluent

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

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

Clinical waste removed via separate waster bin and commercial collection.

19. Residential Units

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

20. All Types of Development: Non-residential Floorspace

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

Use class/type of use		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)
A4	Drinking estabishments	414.5	414.5	0.0	-414.5
C2	Residential institutions			3685.0	3685.0
	Total	414.5	414.5	3685.0	3270.5

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

Use Class	Types of use	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	71	71

21. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	*0*	*0*	0
Proposed employees	65	0	0

22. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
C2	08:00:00	20:00:00	08:00:00	20:00:00	08:00:00	20:00:00	☐

23. Site Area

What is the site area? 00.26 hectares

24. 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:

Comfort cooling air conditioning systems may be installed. Details to be confirmed.

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

25. Hazardous Substances

Is any hazardous waste involved in the proposal? ( ) Yes (●) No

26. 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

27. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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 *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Title: Mr | First name: Cheten | Surname: Chauhan

Person role: Agent | Declaration date: 03/04/2009 | ☒ Declaration made

27. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr | First Name: Cheten | Surname: Chauhan

Person role: Agent | Declaration date: 03/04/2009 | ☒ Declaration Made

28. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 15/04/2009