Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

Castle Sports Complex

Address Line 1

Albion Street

Address Line 2

Address Line 3

Lincolnshire

Town/city

Spalding

Postcode

PE11 2AJ

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

Easting (x)

525068

Northing (y)

323143

Description

Applicant Details

Name/Company

Title

Mr

First name

Matthew

Surname

Hogan

Company Name

South Holland District Council

Address

Address line 1

Council Offices

Address line 2

Priory Road

Address line 3

Town/City

Spalding

County

Country

United Kingdom

Postcode

PE11 2XE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

James

Surname

Hobson

Company Name

JEH Planning Ltd

Address

Address line 1

Lindley House

Address line 2

Hungate

Address line 3

Bishop Monkton

Town/City

Harrogate

County

N YORKS

Country

United Kingdom

Postcode

HG3 3QL

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

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

Demolition of existing swimming pool building following the construction of a two storey extension including basement area to existing Castle Sports Complex building to provide new and upgrade indoor leisure and health related facilities including two new swimming pools, plant area and changing rooms.
Reconfiguration of existing building to provide new and upgraded sports facilities and physical activity facilities and related supporting services. Provision of a new 3G artificial turf pitch (ATP), an Informal Outdoor Games Area (IOGA), other outdoor play areas, an informal running trail/track, a health and well being garden and an outdoor splash pad relating to the new swimming pool. The provision of supporting infrastructure including additional car parking and landscaped areas.

Reference number

H16-0462-24

Date of decision

17/01/2025

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

1. To omit the proposed parapet wall that features on the east and north elevations of the existing leisure centre building (Elevations C and D)

2. The omission of the proposed canopy on the south elevation (Elevation A).

Please state why you wish to make this amendment

For practical construction and buildability reasons we are proposing to remove the proposed parapet wall and canopy feature.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Elevations - 1 of 2 - (M00514-SBA-02-ZZ-DR-A-0136 Rev P03)
Proposed Elevations - 2 of 2 - (M00514-SBA-02-ZZ-DR-A-0137 Rev P03)

New plan/drawing numbers

Proposed Elevations - 1 of 2 - (M00514-SBA-02-ZZ-DR-A-0136 Rev P04)
Proposed Elevations - 2 of 2 - (M00514-SBA-02-ZZ-DR-A-0137 Rev P04)

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?

- [x] The agent
- [ ] 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

No Reference

Date (must be pre-application submission)

12/06/2025

Details of the pre-application advice received

In an email from Oscar Patman dated 12th June 2025 he confirmed the following:

'As such, it my informal opinion that the removal of the canopy and parapet element could proceed as an NMA;'

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.

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?

- [x] Yes
- [ ] No

If yes, please provide details of their name, role, and how they are related:

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

Declaration

I/We hereby apply for Non-Material Amendment 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

James Hobson

Date

18/06/2025