Our Ref: JEH
Your Ref: PP-14107914

james.hobson@jehplanning.com
18th June 2025

Sent through via the Planning Portal Only

Planning Department

South Holland District Council

Council Offices

Priory Road

Spalding

Lincolnshire

PE11 2XE

FAO Mr Oscar Patman/ Mr Mark Niland

Dear Sir/ Madam,

Application for a Non-Material Amendment Following a Grant of Planning Permission Town and Country Planning Act 1990 (as amended) to Vary Planning Permission ((LPA Ref No. H16-0462-24) for South Holland Health and Wellbeing Hub, Castle Sports Centre & Swimming Pool, Albion Street, Spalding PE11 2AJ
Applicant: South Holland District Council

JEH Planning Limited has been instructed by South Holland District Council ('the applicant') to submit a planning application made under Section 96A of the Town and Country Planning Act 1990 (as amended) to South Holland District Council to undertake limited design amendments to the planning permission for the demolition of the existing Castle Swimming Pool building and the construction of a two storey extension including basement area to the 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.
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This application would vary planning permission for this proposed development (LPA Ref No H16-0462-24) which was granted on 17th January 2025.

Application

The application comprises the following documents:

Application Forms

- Duly completed Planning Application Form

Plans/Drawings

The table below identifies the relevant approved drawings and the proposed NMA drawing revisions that accompany this application:

Relevant Approved Plans for H16-0462-24	**NMA Revision**
Proposed Elevations - 1 of 2 - (M00514-SBA-02-ZZ-DR-A-0136 Rev P03)	Rev P04
Proposed Elevations - 2 of 2 - (M00514-SBA-02-ZZ-DR-A-0137 Rev P03)	Rev P04

Planning Fee

We have calculated the statutory planning fee associated with this application amounts to £298 plus a service charge of £85 and this will be paid direct to the authority by our company using the planning portal reference which is PP-14107914.

Context

Section 96A of the 1990 Act provides a developer with the ability to make an application for a non-material amendment. This section of the Act allows the Local Planning Authority to make changes to a planning permission “if they are satisfied that the changes are non-material”.

The requested changes must be “non-material” and what that means will depend on the specific scheme and planning permission based on making a planning judgement.

Against this background and prior to submitting the application, we have engaged in detailed pre application discussions with the case officer Oscar Patman and his manager Mark Niland.

A Teams meeting was held on 4th June and we discussed in detail whether the changes could be dealt with through the processing of a Non-Material Amendment application.

We then emailed the above drawings showing the proposed changes on 11th June 2025 and on 12th June 2025 Mr Patman responded to the information we presented confirming the following:

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

Review of Proposed Changes

Since the approval of the original application, a further detail design and development review has been undertaken leading to a small number of amendments to align with the practicalities of developing the site as well as accommodating the applicant's requirements.

An underlying objective to this review has been to ensure that any changes should be without compromise to the experience of the proposed operation whilst also maintaining a high quality of development that continues to provide both planning benefits and appropriate mitigation measures relating to the original planning permission.

The key changes that relate to this NMA application as follows:

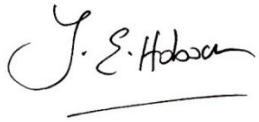
1. To omit the proposed parapet wall that features on the east and north elevations of the existing leisure centre building (Elevations C and D); and
2. The omission of the proposed canopy on the south elevation (Elevation A)

Conclusions

The amendments to the scheme are very modest in nature and the scheme would continue to be in accordance with the provisions of the Local Plan. We consider they can be dealt with in a straightforward manner through the determination of this NMA Application. Accordingly, this application should be approved without delay.

Based on the above information we consider the application can be validated. Should you wish to discuss the planning application further, please do not hesitate to contact me.

Yours faithfully



JAMES HOBSON
MANAGING DIRECTOR
JEH Planning Ltd.