SOUTH HOLLAND DISTRICT COUNCIL

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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

Land at Waterlane Nurseries

Address Line 1

Low Road

Address Line 2

Address Line 3

Town/city

Spalding

Postcode

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

Easting (x)

526090

Northing (y)

322548

Description

Land at Waterlane Nurseries, Low Road Spalding

Applicant Details

Name/Company

Title

Mr

First name

Michael

Surname

Ezepue

Company Name

Denco Alliance

Address

Address line 1

c/o Studio 11 Architecture

Address line 2

Office 12 Priory Road Business Hub

Address line 3

Priory Road

Town/City

Spalding

County

Lincolnshire

Country

England

Postcode

PE11 2XE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mrs

First name

Rebecca

Surname

Baxter

Company Name

Studio 11 Architecture

Address

Address line 1

Office 12

Address line 2

Priory Road Business Hub

Address line 3

Priory Road

Town/City

Spalding

County

Country

GB

Postcode

PE11 2XE

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of the Proposal

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

Demolition of existing agricultural barns and greenhouse and erection of residential development

Reference number

H16-0689-24

Date of decision (date must be pre-application submission)

02/04/2025

Please state the condition number(s) to which this application relates

Condition number(s)

3

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

We would like to vary the condition to allow for ground floor accommodation as a private gym and utility.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We would like to vary the condition to allow for ground floor accommodation as a private gym and utility.

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

N/A

Date (must be pre-application submission)

12/08/2026

Details of the pre-application advice received

Confirmation that a S73 is required

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mrs

First Name

Rebecca

Surname

Baxter

Declaration Date

27/08/2026

- [x] Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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.

- [x] I / We agree to the outlined declaration

Signed

Rebecca Baxter

Date

27/08/2026