

Polly Harris-Gorf
Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Our Ref: PH/246/20
Your Ref: TBC
Date: 24th September 2020

Dear Polly

THE PROVISION OF A GARDEN PAVILION STRUCTURE WITHIN THE GROUNDS OF THE C2 CARE HOME DEVELOPMENT AT THE FORMER GOODFELLOWS SCHOOL, SPALDING COMMON, SPALDING, PA11 3AS.

Our clients, Country Court Care, have instructed us to submit this full planning application for your consideration.

You will recall having had dealings with the recent S73 applications on this site, as well as the subsequent 'discharge of conditions' applications. The development is progressing very well on the site and we are nearing the point where we will need to make our final discharge of conditions application to you in order to address the remaining 'pre-occupation' conditions.

Prior to that, retrospective planning permission is required for the provision of a garden pavilion structure within the grounds of the care home. This structure, which is intended for use by residents when enjoying the garden area, measures 4.8m in width by 6.5m in length (including the canopy area) and is constructed in tongue and groove timber, with a felted roof. An image of the structure, as taken from the submitted manufacturers details, can be found on the following page.

The pavilion structure is located to the north of the care home building, within the tapering area of garden land at the northern end of the application site, and to the rear (west) of the electrical sub-station building.

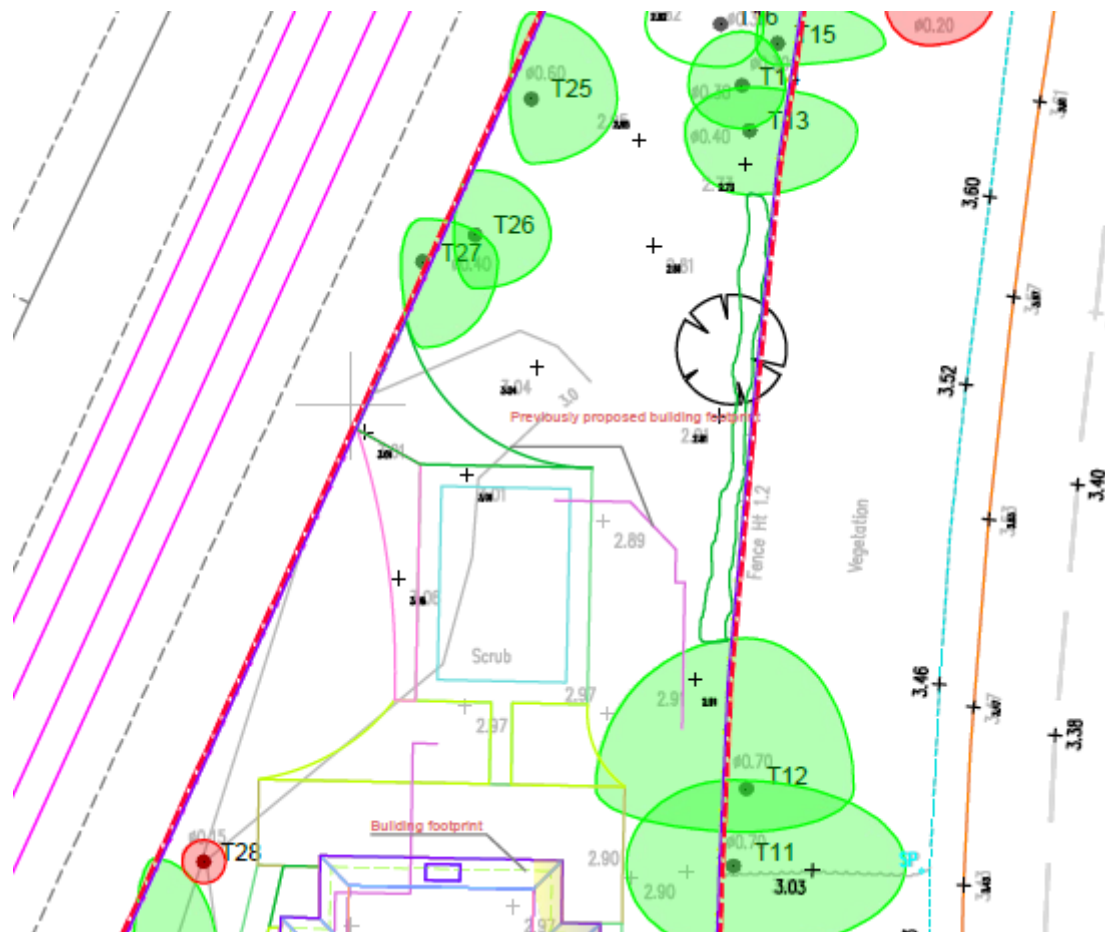
The approved plans for this part of the garden area did show a paved walkway around a rectangular area of lawn, but this has now been relocated to the front of the pavilion building in order to facilitate better access for residents. The approved and proposed layouts of this part of the garden can be seen below for comparison purposes.



The pavilion structure has been constructed on a surface-level base formed by a 'no-dig' method underneath the existing trees, in order to avoid any potential harm to the retained trees nearby.

The 2 nearest trees are both common ash, of a 'good' physical condition and a 'fair' structural condition as indicated in the original Tree Survey for the site. This gave them a Category C classification, which covers trees of a low quality with an estimated remaining life expectancy of at least 10 years. It also means that they have limited arboricultural merit, no real landscape quality and no material conservation or other cultural value.

An extract from the Tree survey for these trees can be found at **Appendix A** to this letter and an extract from the Tree Retention Plan can be seen below, with the 2 trees (T26 and T27) clearly visible.



It is therefore considered that the proposed development is wholly compliant with both national and local planning policy. With no other material considerations to indicate that the development should be resisted, and in accordance with paragraph 11 of the NPPF and Section 38(6) of the PCPA 2004, it is respectfully requested that, this planning application is '*...approved without delay*'.

The application has been submitted electronically and comprises of copies of the following details in addition to this letter:

- The completed application forms and certificates*
- A site location plan at 1:1250 scale*
- The approved site layout plan at 1:200 scale*
- The proposed site layout plan at 1:200 scale*
- The manufacturer's details of the pavilion structure*

*Denotes a submission via the Planning Portal

The application fee for this proposal is understood to be **£234** as the proposed pavilion building, at 31.2m², does not exceed the 40m² fee category for a development of this size, so the basic fee of £234 is required. This fee will be paid by the Applicant at the time of submitting this application via the Planning Portal.

I trust this application is complete and can be validated without delay.

I look forward to the receipt of your acknowledgement of the registration of the application in due course and it would be appreciated if you could keep me informed on the progress of the application as it moves forward.

Kind regards



Matt Hubbard
PG Dip TP, MRTPI
Director

CC - Clients by email

Appendix A

Extract from the Tree Survey in Relation to T26 and T27

Tree No.	Tag No.	Species (Common Name)	Species (Botanical Name)	Height (m)	Stem Dia (mm)	Crown Spread (m)			Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary works recommendations	Estimated remaining contribution	Ret Cat	RPA (m ²)	RPA Radius (m)
						N	E	S	W									
T25	No tag	Common Ash	<i>Fraxinus excelsior</i>	11	640	4	4	3	1	0	Good	Fair	Tree located within group towards northern point of site. Main stem forks at approximately 2m. Tree has been heavily pruned western side with occluding wounds present. Previously height reduced at approximately 10m. Good bud coverage throughout crown with small-medium diameter deadwood present.	No works required at time of inspection.	10 to 20 yrs	C1	191	7.80
T26	No tag	Common Ash	<i>Fraxinus excelsior</i>	12	480	3	4	3	1	0	Good	Fair	Tree located within group towards northern point of site. Tree has been heavily pruned western side with occluding wounds present. Previously height reduced at approximately 10m. Good bud coverage throughout crown with small-medium diameter deadwood present.	No works required at time of inspection.	10 to 20 yrs	C1	102	5.70
T27	No tag	Common Ash	<i>Fraxinus excelsior</i>	14	410	2	4	4	1	0	Good	Fair	Tree located outside of boundary fence towards the north point of the site adjacent the railway track. Tree seems in good health with a well balanced canopy with good bud coverage throughout.	No works required at time of inspection.	10 to 20 yrs	C1	72	4.80
T28	No tag	Wild Cherry	<i>Prunus avium</i>	7	220	1	1	1	1	0	Good	Poor	Tree located along western boundary of site adjacent train tracks. Dead specimen and holds no value or amenity value.	Tree is part of general management.	10 to 20 yrs	C1	23	2.70
T29	No tag	Common Ash	<i>Fraxinus excelsior</i>	11	630	5	3	1	1	0	Good	Fair	Tree located along western boundary of site adjacent train tracks. Tree has been heavily pruned western side and previously height reduced at approximately 14m.	No works required at time of inspection.	10 to 20 yrs	C1	177	7.50
T30	No tag	Common Ash	<i>Fraxinus excelsior</i>	11	630	4	3	2	1	0	Good	Fair	Tree located along western boundary of site adjacent train tracks. Signs of previous work carried out including a height reduction at approximately 12m.	No works required at time of inspection.	10 to 20 yrs	C1	177	7.50
T31	No tag	Wild Cherry	<i>Prunus avium</i>	10	420	2	2	1	1	0	Good	Fair	Tree located along western boundary of site adjacent train tracks. Signs that the tree has been pruned in the past, predominantly on the west side.	No works required at time of inspection.	10 to 20 yrs	C1	82	5.10
T32	No tag	Silver Birch	<i>Betula pendula</i>	11	620	4	3	4	1	0	Good	Fair	Tree located along western boundary of site adjacent train tracks. Specimine forks at approximately 1m, with a stem growing towards the south. Signs of previous pruning work carried out, predominantly western side of tree. Good bud coverage throughout crown.	No works required at time of inspection.	10 to 20 yrs	C1	177	7.50
G33	No tag	A Group	A Group	17	400	0	0	0	0	0	Good	Fair	Trees located along south western boundary of site adjacent train tracks. Group contains 3 trees including one birch and two cherry's. Southern most cherry in decline. All trees have been previously heavily pruned back from railway line.	Fell southern tree of group for parking.	11 to 20 yrs	C2	72	4.80