SOUTH HOLLAND DISTRICT COUNCIL

Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area Town and Country Planning Act 1990

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.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Mark	Surname:	Perkins
Company name:	Taylor Pearson Development (Drapers Place) Limited.				
Street address:	15 Church Road				
	Martin Dales			Telephone number:	
				Mobile number:	
Town/City:	Woodhall Spa			Fax number:	
Country:				Email address:	
Postcode:	LN10 6XZ				

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

2. Agent Name, Address and Contact Details

Title:		First Name:	Andrew	Surname:	Oglesby
Company name:	Oglesby & Limb Ltd.				
Street address:	Suite 4 & 5 Market Chambers				
	12 Market Place			Telephone number:	01775761196
				Mobile number:	
Town/City:	Spalding			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	PE11 1SL				design@o-l-ltd.co.uk

3. Description of the Proposal

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

Demolition of disused buildings and construction of a residential development for over 55s including associated external works and access.

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: | Suffix:

House name: Car Park and Premises

Street address: Drapers Place

Town/City: SPALDING

Postcode: PE11 1AY

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

Easting: 524723

Northing: 322591

Description:

The site is a private car park containing a small number of semi-derelict buildings and prefabricated structures. The site is located between Draper's Place (to the north) and Abbey Path (to the south).
In addition to the main car park the site also includes a section of the land that runs south from Abbey Path to the Crescent roughly opposite the Foundry Lane junction.

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: Richard | Surname: Fiddler

Reference: Site meeting

Date (DD/MM/YYYY): 01/08/2016 (Must be pre-application submission)

Details of the pre-application advice received:

The applicant's agents met with Mr. Richard Fiddler and Ms Julie-Anne Middleditch both on site and within the Council Offices to discuss the project. A presentation to SHDC's Chairmans' Panel then occurred with comments being received. The feedback received has informed the design that is proposed. The main focus of the Chairman's Panel comments related to the desire for a simultaneous development of this site and the abutting land at Gore Lane that is owned by SHDC, however approaches by the applicant to SHDC met with little or no enthusiasm and as such the site is now proposed for development without the abutting SHDC owned land.

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)

A new vehicular and pedestrian point of access to the site is proposed from the Crescent opposite Foundry Lane. The existing access point to the site known as Abbey Yard is to be extinguished. The existing site access from Draper's Place is to be retained though vehicle numbers using it may decrease.

7. Waste Storage and Collection

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

7. Waste Storage and Collection

If Yes, please provide details:

Refer to Oglesby & Limb Ltd drawing ref:
A1134-11

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

If Yes, please provide details:

Refer to Oglesby & Limb Ltd drawing ref:
A1134-11

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Explanation for Proposed Demolition Work

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

The existing brick buildings on the south corner of the car park are disused / underused and are in a poor state of repair in addition they exhibit signs of subsidence.
The prefabricated garage buildings are of poor quality and occupy a location away from the site perimeter. The demolition of all of these buildings is required to clear space for the new development but it is not considered that they are of such architectural or historic value that their loss would be unacceptable.
To enable the construction process to happen and to provide adequate emergency access to the site on completion it is necessary to form a new access direct from the Crescent. The applicant has ownership of the building inline with the Foundry Lane junction and the demolition of the building would create a suitable access. The building is again not of significant merit either architecturally or historically and as such its loss is considered acceptable given the greater gain for the regeneration of the adjacent land.

10. Materials

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

Boundary Treatments - description:

Description of *existing* materials and finishes:

North-east boundary:
Part chainlink fence nom. 2m high and part brick walling (in excess of 2m high).
North-west boundary:
Part brick wall and part open.
South-west boundary:
Part chainlink fence nom. 2m high and part open.
South-east boundary:
Formed by brick walls of buildings to be demolished.

Description of *proposed* materials and finishes:

North corner of site:
Existing brick wall to be retained.
Other site boundaries:
Brick walls with piers and coloured-coated steel railings as indicated, minimum 2m high.

Doors - description:

Description of *existing* materials and finishes:

To all buildings scheduled for demolition:
Painted timber personnel doors and industrial doors and painted steel garage doors.

Description of *proposed* materials and finishes:

Colour-coated aluminium.

Lighting - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Building and post-mounted safety lighting.

10. Materials

Roof - description:

Description of *existing* materials and finishes:

Disused buildings on car park to be demolished:
Slate, profiled (corrugated) sheet claddings and spar covered felt (assumed).
Building to Crescent frontage to be demolished:
Slate

Description of *proposed* materials and finishes:

Colour-coated steel sheet.

Vehicle Access - description:

Description of *existing* materials and finishes:

Existing car park:
Loose gravel

Description of *proposed* materials and finishes:

Car park:
Block pavers.
Access from The Crescent:
Tarmac.

Walls - description:

Description of *existing* materials and finishes:

Disused buildings on car park to be demolished:
Brick and prefabricated concrete panels.
Building to Crescent frontage to be demolished:
Brick

Description of *proposed* materials and finishes:

Proposed new building:
Brickwork with feature panels.

Windows - description:

Description of *existing* materials and finishes:

To all buildings scheduled for demolition:
Painted timber.

Description of *proposed* materials and finishes:

Colour-coated aluminium.

OTHER - description:

Type of other material: Rainwater goods

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Colour-coated aluminium.

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:

Site topographical survey by Randall Surveys LLP:
13999-JV/1
Architectural drawings by Oglesby & Limb Ltd ref:
A1134-01, 02, 03, 04, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23.
GPS - Planning, Design and Access Statement
GPS - Heritage Impact Assessment
S. Hemmings - Flood Risk Assessment
SRC Ltd. - Drainage strategy, drawings 29716/02 & 05, Anglian Water asset map 15.12.15 and email 26.10.17.
Oglesby & Limb Ltd - Transport Statement.
Prospect Archaeology - Heritage Assessment
Scarborough Nixon - Ecology Report

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

11. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	83	15	-68

12. 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 SRC drawing ref: 29716/05

13. 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	

14. 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

15. Existing Use

Please describe the current use of the site:

Main site - Disused / underused buildings and an area of private car parking.
Crescent frontage - Small commercial unit and associated parking.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

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

16. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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 design, demolition and construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	22	13	0	0	0
Houses	0	0	0	0	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total: 35

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total:

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

18. Residential Units

Proposed Social Housing Total

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	35
Total existing residential units	

19. 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)
Other	304	304	0	-304
Total	304	304	0	-304

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

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees			0
Proposed employees	1		1

21. Hours of Opening

No Hours of Opening details were submitted for this application

22. Site Area

What is the site area? 1,984.00 sq.metres

23. 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:

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

A. Toxic substances	Amount held on site	
		Tonne(s)

B. Highly reactive/explosive substances	Amount held on site	
		Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)	Amount held on site	
		Tonne(s)

25. 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

26. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

Owner/Agricultural Tenant						Date notice served
Name:	Lincolnshire County Council					
Number:		Suffix:		House name:	County Offices	15/09/2017
Street:	Newland					

26. Certificates (Certificate B)

Locality:	
Town:	Lincoln
Postcode:	LN1 1YL

Name:	G.C. Adams Will Trust
Number:	2
Suffix:	A
House name:	c/o The Glasshouse
Street:	Beechfield Gardens
Locality:	
Town:	Spalding
Postcode:	PE11 1UN

15/09/2017

Title: Mr First name: Andrew Surname: Oglesby

Person role: AGENT Declaration date: 15/09/2017 ☑ Declaration made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☑ Date 15/09/2017