



S O U T H



H O L L A N D
DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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FILE COPY

Application no: H18-0320-11

Applicant: Mr D Hilton
Snowgoose Wildlife Trust
2 Chambers Cottages
Filston Lane
Shoreham
Kent
TN14 7SY

Agent: Mr D Hilton
Snowgoose Wildlife Trust
2 Chambers Cottages
Filston Lane
Shoreham
Kent
TN14 7SY

Description: Construction of Green Gateway visitor centre in grounds of lighthouse and change of use of lighthouse garages to museum for related Sir Peter Scott exhibition

Location: Lighthouse
East Bank Wingland
Sutton Bridge
Spalding Lincs
PE12 9YT
PE12 9YT

Amendment: Amendments to ramp, balcony and sewage treatment plant (dwg. nos. 8/lh/11 and 9/lh/)

Letter Sent: 17th June 2011

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form**.

Your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Head of Planning & Development

PLANNING AMENDMENT

For Office Use only

Application No: H18-0320-11 | A1

Date Registered:

Case Officer: 14 JUN 2011

DWG

S O U T H



H O L L A N D

DISTRICT COUNCIL

(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS Mr D Hilton Telephone:	AGENT NAME AND ADDRESS FILE COPY Telephone:
SITE ADDRESS DETAILS Lighthouse, East Bank, Wingland 5. Bridge	
CURRENT APPLICATION NO: This amendment cannot be considered unless the relevant reference is stated.	H18 - 0320 - 11
Building Regulation reference relating to same development (if applicable)	

I attach four copies of this form and necessary plans and request that the changes described below can be accepted as an amendment. As the amendment relates to a current application, I agree to an extension of the terminal date (if applicable).

Signed :

Date:

FULL DESCRIPTION OF DEVELOPMENT OF CURRENT APPLICATION THAT THIS AMENDMENT RELATES TO	construction of Green Gateway visitor centre -----	
State details of amendments proposed. (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered)	Amendments to ramp, balcony + Sewage treatment plant	
State drawing numbers of the current submission		
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES/NO	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers		
Has a similar amendment been submitted under Building Regulations? (If so, state Building Control Surveyor dealing with application)	YES/NO	

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin to Complete

Date Received ... K.P. 14-6 Registered ☒ 17/6

Case Officer to Complete

Has this amendment been requested? Yes/No

If Yes, is it what was asked for? Yes/No

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin if in doubt)
If No, but amendment requested, the following must be completed if the amendment is to be accepted

Certified That The Development Objectives Outweigh The Financial Objectives

Senior Officer's Signature: Date:

Re-Consults as a result of this amendment

None ☒ All ☒

Partial

Parish Council ☐ Ward Member ☐ Press ☐ Site Notice ☐

Residents/Other ☐ - Name/Address:

Kings Lynn (DB)

Case Officer's Decision:

REJECTED - New Application Required ☐

Reason

Do you want this reason to be added to the Rejection Notice? **YES/NO**

ACCEPTED - Superseded Details Removed ☒

Note

Do you want this note to be added to the Acceptance Notice? **YES/NO**

Revised Description (if applicable)

Case Officers Signature MC Date 17/6

Admin To Complete

Agreed Term Date Updated ☒ Re-Consultations Carried Out (if necessary) ☐

Public Register Updated ☒ Acceptance/Rejection Letter Issued ☒

(Plus Library if Re-Consulting Residents)

17/6



Snowgoose Wildlife Trust

AMENDED PLAN
Ref. A1



**SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES
PRIORY ROAD
SPALDING
LINCOLNSHIRE
PE11 2XE**

SHDC Planning & Development
14 JUN 2011
Ref: 0320-11

10-1-2011

For the attention of Mr D Gedney
Planning Officer.

Dear David,

Re: East Lighthouse, East Bank, Sutton Bridge PE12 9YT . H18-032011

Further to the letter of the 2-6-2011 from Mr Dann of the Kings Lynn Internal Drainage Board, we are pleased to confirm that we had a very constructive site meeting last week and are pleased to attach two copies of our letter to him and our new drawings 8/lh and 9/lh.

There are only two minor changes to the submitted drawings.

Ramp and Balcony to the East side

The main building was outside their zone but the ramp and balcony were not. He seemed happy for us to alter the details slightly to omit the underlying soil slope to the ramp and make both the ramp and balcony removable if required.

The slope lines around the ramp have therefore been removed and it will be supported on 100X100mm posts like the rest of the balcony around the building.

Sewerage treatment plant

This has had to be moved as it was right in their primary access zone and would not have survived being driven over. We therefore show it relocated to the rear garden at the lower level. In practice, all that will remain visible of this plant is two manhole covers and it should not pose any problems in that location, the vent being by the main building.

Bat Group Please also find enclosed a copy of our reply to the Lincolnshire Bat Group that made representation on the 1-6-2011 by email.

We hope these meet with your satisfaction but please ask if you have any query.

Yours faithfully

Doug Hilton

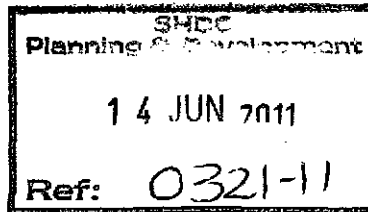


Snowgoose Wildlife Trust

AMENDED PLAN

Ref. *A-1*

Annette Faulkner
Lincolnshire Bat Group
65 London Road
Spalding
Lincolnshire



12-6-2011

Dear Annette,

Re: East Lighthouse planning application.

Many thanks for your sensible comments and good to have made contact.

Bats are a particular personal interest for us. We are members of several bat groups and bat evenings are also one of our star items in getting people interested.

We have carefully considered the issue of tree removal particularly with bats in mind and because our present counts of bats (six evening counts across two months and only four bats of one kind) seem remarkably low for the setting. There should certainly have been more and of a wider diversity if it was working for them.

This is one of the reasons our ideas have turned towards the replanting of things that will be good for them and remodelling the ponds, which to be frank are pretty toxic for everything at the moment. We cleared about three tons of muck from just one small area and it was totally inert with no sign of life of any kind in it. Unfortunately that means complete reconstruction but in its turn that provides us with a great opportunity to maximise the gardens for wildlife and bats, including possibly the provision of new roosts etc within the building roof.

We look forward to being in touch with your group in due course and having a chat about our future plans.

Yours faithfully

Doug Hilton



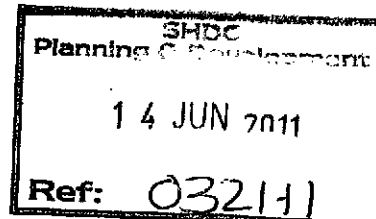
Snowgoose Wildlife Trust

AMENDED PLAN

Ref.

A1

**Kings Lynn Internal Drainage Board
Kettlewell House
Austin Fields Industrial Estate
Kings Lynn
Norfolk
PE30 1PH**



11-6-2011

**For the attention of Mr G R Dann
Planning Officer**

Dear Mr Dann,

**Re: Application for Green Gateway Visitor Centre at East Bank Lighthouse, East Bank, Sutton Bridge
Your Ref KL-SH11-0320**

Thank you for the courtesy of our meeting of the 8-6-2011, and explanation of the boards requirements.

We are pleased to attach 2 copies of our drawings 8/lh and 9/lh to illustrate the points discussed and detailed below.

The board require a nine metre access strip at the top of the 1951 land drain in case works needing this width are required. From our conversation it seems that this is a fairly unlikely situation, with access to the other side of the land being very easy and of course, the fact that no access has been required during the previous owner's occupation of 25 years. Nevertheless, it is a requirement and whilst it is not something that should unreasonably hinder the use of our property, must be recognised by us and any use that might cause an obstruction, approved by yourselves first.

We are therefore pleased to detail all of the issues we have discussed and request confirmation that these are acceptable.

Top of bank? It was first necessary for us to define where the top of the bank was that the nine metre access strip could be assessed from. On our side of the drain, there is a bund of soil raised above the natural ground level and this can be seen on the drawings and cross sections.

We are unaware if this bank was formed by the previous owners from spoil arising from the pond excavations, or if it was from the original drain formation – or perhaps both. If from the pond formation, the original top of bank would have been further towards the drain.

It was mutually agreed that the line of the fence should be accepted as the theoretical top of bank and the nine metre strip is therefore shown on the plans related to this.

Visitor Centre As can be seen from the drawings, the raft foundation (shaded red) for the visitor centre lies just outside the nine metre access strip. In parts it is above the existing ground level and at others below. Our method of proceeding will be to remove the topsoil and compact the surface below as necessary and then fill back to slab formation level with shingle or hardcore.

We have however to cut back and re-grade the bank slightly on the East side and this is shown on the plans as a green shaded area. This will have little effect on the present top width of the bund, or its stability.

Around the edge of the raft foundation is a shingle filled French drain approximately 500mm wide and as deep as the raft (300mm), part of which will be marginally within the access strip.

We look forward to your confirmation that these will be acceptable.

Ramp and Decking Our plans show a 2.5 metre wide combined balcony and fire escape around the outside of the visitor centre at first floor level. Most of this will intrude into the nine metre access strip on the side of your drain, as will the short connecting bridge and wheelchair escape ramp down onto the top of the bund.

Having discussed the issue with you, we have now changed the construction details, so that the decking on this side can be unbolted and removed in the unlikely need for the full access width of nine metres to access the drain.

The outer support posts for the decking and ramp will rest on 300X300X300mm concrete pads.

The ramp was originally envisaged to have an underlying ramp of soil from 1.5 metres high, tapering to zero.

From our discussion, it is obvious that this would permanently represent a considerable obstruction to access and we have accordingly redesigned it to be a completely timber ramp with support posts that can be dismantled and moved if required.

We look forward to your confirmation that these items will now be acceptable.

Drainage disposal unit and discharge point We have repositioned the sewerage package waste treatment plant from the access way to the lower lawn and it is now completely outside the nine metre access strip.

The depth of the excavation is 3.5 metres and the tanks will be surrounded with shingle or lean mix concrete for stability.

As seen on site, there are two historic pond drains that discharge to the 1951 drain and we would hope to connect into the southernmost one of those for our package treatment discharge to the drain. At present, although considerable distances above the present water level in the drain, neither of the existing outlets are fitted with flap valves. Perhaps you could let us know if they should be.

We fully understand we need the approval of the Environment Agency for the discharge itself and have been in discussion with them. Please let me know if you need any further application details.

The use of the existing outlet pipes will avoid having to cut through the established bank.

We look forward to your confirmation that these works will be acceptable.

Fence The existing fence provides predator protection for ducks and geese on the lighthouse ponds and has been in existence for twenty five years, being repaired and renewed as occasion demands.

It is once again in need of repair and in places leans considerably towards the drain. It is our intention to replace it along the same line with a 2.2m high fence. The new fence will have galvanised steel posts and chain link fencing at least to the lower part, where it is prone to damage by strimmers and rabbits. The top will be bevelled out 300mm and where the approach to it is over level, or gently sloping ground, a protruding horizontal strand at the halfway up mark will stop predators taking a run at it.

We look forward to your confirmation that this will be acceptable.

Ponds There are extensive ponds within the lighthouse gardens formed with plastic liners some twenty five years ago. Our works envisage a reworking of the gardens and ponds to suit the new functions of the lighthouse and visitor centre, although the plans have not yet been devised. Some parts of the existing ponds fall within the nine metre access strip at the base of the raised access bund and go some 1 – 1.2 metres below the natural garden level.

Providing the new pond layouts are no nearer or deeper at the places they presently conflict with the access strip, we look forward to your confirmation that this will be acceptable without further approval.

Trees Alongside the ponds are many mature trees. Some of these will have been planted at the time the ponds were created and others will have self seeded. There are also two self seeded sycamore trees on the sloping embankment by your sluice on the other side of our fence.

Some of the trees we will be trimmed because we don't want views blocked from the visitor centre, or them getting so big that they prevent aerating breezes across the top of the ponds. They do however provide a vital shelter function for our ponds from excess wind and provide wildlife habitat that is scarce at this point in the Wash.

Some of these trees are plotted on the survey and others are not. We attach photographs of the trees that are present in the access strip. It can be seen that no tree prevents a clear access strip of less than an occasional five metre pinch point anywhere along the top of the bank and the line of trees is far from continuous.

Some of the existing trees will need removing and we would like to replace them with trees no greater in height and encroaching no more than the present trees on the access strip. If access were to be unavoidably required to this side of the drain that required their removal, or trimming, we would accept that. There would be nothing that would form a substantial obstruction to machinery, or have any destabilising effect on the land or bank.

We look forward to your confirmation that this will be acceptable.

Hedging and bush trees to north East end of garden

There are areas of the lighthouse grounds that could provide more wildlife habitat than they presently do and we propose to plant a mixed hawthorn hedge to the north and east ends (where shown on the drawing), with some domestic type fruit trees thrown in to provide protection, food and shelter. The hedge will always remain well below the fence height because we do not want to cut off the early winter sun on the lawns and the trees will not grow above three to four metres. Along the eastern side the hedge will be against the fence and planting within the access strip.

If access were to be unavoidably required to this side of the drain that required their removal, or trimming, we would accept that. There would be nothing that would form a substantial obstruction to machinery, or have any destabilising effect on the land or bank.

We look forward to your confirmation that this will be acceptable.

OTHER ITEMS

Borehole We spoke about the possibility of our installing a borehole within the garden and outside the access strip and you said you could see no problem with this from the boards point of view.

Slinky coil field for heat exchanger

It is proposed to excavate the yellow areas of the plan to 1.5 metres deep, lay coils of plastic pipework known as *slinky coils* and backfill the returned soil, compacting it thoroughly. None of this will be within the nine metre access strip.

We look forward to your confirmation that this will be acceptable.

I trust that we have covered the full range of your concerns and you are able to approve the proposed works in the near future bearing in mind that we have a planning application running.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Doug Hilton', written in a cursive style.

Doug Hilton

CC: David Gedney, South Holland District Council