

PPES Supporting Documents - 21st May 2025

20 May 2025

11:28

PP25/6-004 Minutes

To resolve to approve as a correct record the notes of the meeting of the Committee held on 24th April 2025 and to authorise the Chair to sign the official minutes.

<https://holbeach.parish.lincolnshire.gov.uk/downloads/file/1510/2024-5-12-ppesdraft-notes-24th-april-2025>

PP25/6-005 Clerk's report

1. To receive a report from the Clerk - No Report

PP25/6-006 Planning applications

1. To resolve to agree the planning responses:

62 Boston Road South, Holbeach

H09-0340-25 - Proposed Two Storey Extension & Alterations to Vehicular Access

<https://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H09-0340-25&from=planningSearch>

No 1 West End, Holbeach

H09-0378-25 - Change of use of first floor office to 2 bedroom apartment including alterations & extension

<https://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H09-0378-25&from=planningSearch>

Rose & Crown Public, House 1, Low Road

H09-0361-25 - Front Extension to Provide Toilets

<https://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H09-0361-25&from=planningSearch>

Former agricultural building, Jasmine Crescent

H09-0403-25 - Change of use and conversion of former agricultural building to convenience retail shop, provision of new windows and doors, car parking, delivery bay, landscaping and ancillary development

<https://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H09-0403-25&from=planningSearch>

EN010169 - Meridian Solar Farm

Clays Farmhouse Roman Bank

H09-0394-25 - Extension & Alterations

<https://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H09-0394-25&from=planningSearch>

Land off Hallgate & Fen Road Holbeach

H09-0432-25 - Erection of 285 dwellings including parking, public open space, drainage, infrastructure, landscaping, access, appearance, layout and scale (Phase 3) - outline approval H09-0521-14 and re-submission of H09-0845-22 and H09-1118-22 - Approved under H09-1044-23. Modification of Condition 7 to allow amendments to the wording

<https://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H09-0432-25&from=planningSearch>

Land South of Tudor Lodge Fen Road
H09-0407-25 - Proposed Detached Garage

<https://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H09-0407-25&from=planningSearch>

Tesco Boston Road South

H09-0387-25 - Proposed Replacement of Plant Unit for Decarbonisation

<https://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H09-0387-25&from=planningSearch>

PP25/6-007 Speeding

1. To resolve to agree the SID locations for June.
2. To resolve to agree quotes for 2 solar powered Speed Indicator Devices.

PP25/6-008 Properties

1. To receive an update on Electrical Installation Condition Report on council properties.
2. To resolve to agree quotes for fencing around Park Bungalow.
3. To resolve to agree to gaining quotes for Project Management for Park Bungalow.
4. To resolve to agree quotes on Building Regulations for Park Bungalow.

Change of use Domestic Dwelling to Public Building 2025

To change park road bungalow from a domestic dwelling into a public building and office for the Parish Council, will require planning and Building Regulations approval. This should be undertaken by experienced and competent design consultants. Approvals and input from consultants will be required (but not limited to) the following:-

- **Planning Approval:** Obtain Planning Consent from the Local authority for the change of use from domestic dwelling to a public building and new Parish Office
- **Building Regulations:** by changing the use of the building and making the property fit for use as a public building and Parish Office where members of the public will be invited to attend meetings and consult with the Parish Council, will require (depending on the final proposals) designs to be submitted which comply with the Building Regulations, parts:
 - A: Structure, where any structural alterations are planned
 - B2: Fire Safety, for ensuring adequate means of escape, provision of emergency lighting and alarms and mitigating fire spread (internally and externally).
 - D1: cavity insulation, if improvements to the existing structure are planned
 - E: resistance to the passage of sound
 - F: means of ventilation
 - G: sanitation, hot water safety and efficiency
 - H: drainage and waste disposal
 - J: combustion appliances and fuel storage systems
 - K: protection from falling, collision and impact (ramps or other forms of access/egress may be required for staff and/or members of the public)
 - L2B: conservation of fuel and power in buildings other than dwellings
 - M2: access and use of buildings (other than dwellings) covering access (ramps, stairs), toilets, etc.

- **Construction Design & Management (CDM) Regulations 2015:**
 - Appointment of a Principal Designer (PD). Not to be confused with a PD under the BSA. These are two totally different roles. This is H&S focused, the second is design focused.
 - The Construction (Design & Management) Regulations 2015 require health and safety to be planned and managed throughout all stages of a project from conception, design and planning through to site work, maintenance, repair and the ultimate demolition of a structure.
 - A project is notifiable if the construction work on the construction site is scheduled to:
 - Last longer than 30 working days and have more than 20 workers working simultaneously at any point in the project; or
 - Exceed 500 person days
 - The clients duties are to make suitable arrangements for managing a project. This includes making sure that:
 - Other duty holders are appointed
 - Sufficient time and resources are allocated.
 - Clients must also make sure that:
 - Relevant information is prepared and provided to other duty holders
 - The principal designer and principal contractor carry out their duties
 - Welfare facilities are provided.
 - A PD (principal designer) must plan, manage, monitor and co-ordinate health and safety in the pre-construction phase of a project. This includes:
 - Identifying, eliminating or controlling foreseeable risks
 - Ensuring designers carry out their duties.
 - Prepare and provide relevant information to other duty holders.
 - Provide relevant information to the principal contractor to help them plan, manage, monitor and co-ordinate health and safety in the construction phase
- **Building Safety Act (BSA) 2022:**
 - Introduced to mitigate against tragedies like Grenfell
 - The Act is law. Failing to carry out the duties could result in prosecution of individuals and companies.
 - The Act applies to all building, not just HRB (High Risk Buildings).
 - Almost every project now requires a PD (Principal Designer under the BSA) and architects must not start design work until they are satisfied the client is aware of their duties under the Building Safety Act. The architect is normally the best person to carry out this role, since they follow the project through from inception to completion.
 - The PD's role is to ensure that every aspect of the design is being coordinated, as well as producing evidence demonstrating Building Regulations compliance. Designers remain responsible for their designs.
 - One new client responsibility under the act is appointing a suitable and competent PD. It is the client's responsibility to ensure who they appoint to carry out the roles on the project are competent.
 - Everything is based on the ability to demonstrate how the design achieves compliance for all aspects through documented evidence.
 - A client must have suitable arrangements in place to ensure that the design work and the building work can be completed in accordance with building regulations. This means appointing the right people, with the right competencies (skills, knowledge, experience and behaviours or organisational capability) for

the work, and ensuring those they appoint have systems in place to ensure compliance with building regulations.

- Client's arrangements are 'suitable' if:
 - They ensure not just that the design work is carried out so that the building work to which the design relates, if built, would comply with all relevant requirements, but also that the building work is carried out in compliance with all relevant requirements.
 - They enable the designers and contractors to cooperate with each other to ensure compliance with all relevant requirements.
 - They provide for periodic review of the design and building work to identify whether it is HRB work.
 - Once these arrangements are in place, a client must;
 - Ensure that they are maintained and reviewed throughout the project.
 - Provide information about the building to every designer and contractor on the project as soon as practicable.
 - Cooperate with other persons working on or in relation to the project such that other duty holders can fulfil their duties or function.
- **Certification of services:** from reputable qualified and competent electrical and mechanical contractors, before Building Control will sign it off and allow use.

From <<https://holbeachparishc.sharepoint.com/sites/HolbeachPCFullCouncil/Office%20Admin/Committee%20-%20PPES/PPES%20Agendas%202025-6/2025-6-01%20PPES%2021st%20May%202025/Supporting%20Documents/Change%20of%20use%20Domestic%20Dwelling%20to%20Public%20Building%202025.docx>>

5. To resolve to agree the rent increase for Holbeach Bank Playing Field.
6. To resolve to agree a response in regard to a replacement noticeboard at Holbeach Hurn Village Hall.
7. To resolve to agree quotes for fencing around Park Road Cemetery.
8. To resolve to agree the location of the noticeboard for the Cemetery Chapels.
9. To receive an update on the change of name of a Council Tenant.

PP25/6-009 Budgets

1. To review current budgets and spends.