SOUTH HOLLAND DISTRICT COUNCIL

Application for Planning Permission.
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: Andrew | Surname: Nicholl-Smith

Company name: Hortic Express Ltd

Street address: Goose Chase
Moulton Seas End
Town/City: Spalding
County: Lincs
Country: UK
Postcode: PE12 6LF

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

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

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Andrew | Surname: Oglesby

Company name: OGLESBY & LIMB LTD

Street address: Suite 4
5 Market Chambers
12 Market Chambers
Town/City: Spalding
County: Lincolnshire
Country: United Kingdom
Postcode: PE11 1SL

	Country Code	National Number	Extension Number
Telephone number:	0044	01775 761196	
Mobile number:			
Fax number:			

Email address: design@p-l-ltd.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

The conversion and external redesign and re-cladding of a former uPVC windows fabrication plant to a packaging plant for flowers complete with demolition and alterations of outbuildings and associated external works. Change of use to B2 - General Industry.

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: CONSERVATORIES & WINDOWS DIRECT

Street address: BICKER ROAD

DONINGTON

Town/City: SPALDING

County:

Postcode: PE11 4XP

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

Easting: 521620

Northing: 336611

Description:

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: Chris Surname: Crew

Reference: Meeting at SHDC offices

Date (DD/MM/YYYY): 11/05/2011 (Must be pre-application submission)

Details of the pre-application advice received:

No particular difficulties anticipated as scheme will greatly improve appearance of building and site. Change of use to class B2 will be required.

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

7. Waste Storage and Collection

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

If Yes, please provide details:

Concrete hardstanding to north-west of building, screened by building & existing high block wall. Refer to drawing A0953-20 for details.

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

If Yes, please provide details:

Separate waste skips will be used for recyclable materials.

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. Materials

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

9. (Materials continued)

Walls - description:

Description of existing materials and finishes:

Asbestos cement sheets

Description of proposed materials and finishes:

Kingspan profiled cladding. PVC Plastisol coated trapezoidal profile composite panels. Colour - Corus HIPS200 Jade.

Roof - description:

Description of existing materials and finishes:

Asbestos cement sheets

Description of proposed materials and finishes:

Kingspan profiled cladding. PVC Plastisol coated trapezoidal profile composite panels. Colour - Corus HIPS200 Goosewing Grey

Windows - description:

Description of existing materials and finishes:

UPVC

Description of proposed materials and finishes:

Colour coated aluminium framed.

Doors - description:

Description of existing materials and finishes:

Steel roller shutter (coloured).

Description of proposed materials and finishes:

Colour coated aluminium framed. Existing roller shutters to remain.

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Concrete & gravel

Description of proposed materials and finishes:

Existing to be retained. New parking areas to be surfaced in gravel with kerbs.

Lighting - add description

Description of existing materials and finishes:

High level floodlights to NW, NE & SE elevations.

Description of proposed materials and finishes:

To same design & location as existing.

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:

A0953-02, 03, 04, 05, 10, 11B & 20.
Design & access statement - A0953 - D/A

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	12	12
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other	Existing parking is not known this is an undefined area. No change is proposed to the existing facilities.		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [ ] Package treatment plant [ ] Unknown [ ]

Septic tank [ ] Cess pit [X]

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):

12. 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

13. 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

14. Existing Use

Please describe the current use of the site:

N/A

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

Dis-used former uPVC window fabrication plant. Site was last believed to be in use in 2009.

When did this use end (if known) (DD/MM/YYYY)?

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

15. 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 construction - Recommendations'.

16. Trade Effluent

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

17. Residential Units

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

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No

18. All Types of Development: Non-residential Floorspace (continued)

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)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	795.4	795.4	795.4	0.0
B2	General industrial	0.0	0.0	1124.4	1124.4
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	795.4	795.4	1919.8	1124.4

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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	6	0	6

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
B2	08.00	18.00	08.00	18.00			☐

21. Site Area

What is the site area? 00.52 hectares

22. 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:

Loose stem flowers would be delivered to site. On site they would be arranged to produce gift bouquets, hampers etc. these are then boxed and delivered. Most operations will be done by hand. Mechanical conveyors used, type - Haven.

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

23. Hazardous Substances

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

24. 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

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Andrew Surname: Oglesby

Person role: Agent Declaration date: 06/06/2011 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (•)

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ( )

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Andrew Surname: Oglesby

Person role: Agent Declaration date: 06/06/2011 ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 06/06/2011

Proposal Attachments Details :

Proposal Name	HORTIC
Proposal Number	PP-01498428
Version Number	1
Amended Attachments Only?	No
Submission Date	2011-06-06

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	15411-01.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	616843
Document Reference	15411-01
Document Comments	Site Survey
Date File Uploaded	2011-06-06
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Design and Access Statement
Status	New
File Name	A0953 D and A.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	2755096
Document Reference	A0953 D and A
Document Comments	Design Access Statement
Date File Uploaded	2011-06-06
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Block Plan of the Site
Status	New

File Name	Location Plan.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	248014
Document Reference	Block Plan
Document Comments	Block Plan Layout
Date File Uploaded	2011-06-06
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	Master-AO953-02.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	442027
Document Reference	AO953-02
Document Comments	Floor Plans As Existing
Date File Uploaded	2011-06-06
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	Master-AO953-03.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	329447
Document Reference	A0953-03
Document Comments	Section and Elevations As Existing
Date File Uploaded	2011-06-06
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	Master-AO953-04.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	332351
Document Reference	A0953-04
Document Comments	Outbuilding Survey Tile Pitched Roof
Date File Uploaded	2011-06-06
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	Master-AO953-05.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	326034
Document Reference	A0953-05
Document Comments	Survey Outbuilding With Brick Parapet
Date File Uploaded	2011-06-06
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	Master-AO953-10.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	399550
Document Reference	A0953-10 Rev_C
Document Comments	Floor Plan Layouts As Proposed
Date File Uploaded	2011-06-06
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes

Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	Master-AO953-11.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	387934
Document Reference	A0953-11
Document Comments	Section and Elevations As Proposed
Date File Uploaded	2011-06-06
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	Master-AO953-13.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	349864
Document Reference	A0953-13
Document Comments	Gatehouse Proposal
Date File Uploaded	2011-06-06
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	Master-AO953-14.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	330543
Document Reference	A0953-14
Document Comments	Smoking Shelter Proposal
Date File Uploaded	2011-06-06

Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	Master-AO953-20.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	637009
Document Reference	A0953-20
Document Comments	Site Layout Plan As Proposed
Date File Uploaded	2011-06-06
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	The Location Plan
Status	New
File Name	Site Location Plan.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	353732
Document Reference	A0953-01
Document Comments	Site Location Plan
Date File Uploaded	2011-06-06
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	