

PLANNING APPLICATION

For office use only

Application No.

H20/1231/02

Date Registered

06
12 NOV 2002

Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. J. J. J. J.
Unit 2
Station Street
Hemel Hempstead, SPANDING LINES
PE12 7LF

Tel No. 01492 426754

NAME AND ADDRESS OF AGENT

(If form completed by agent)

Tel. No. 1
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BRIDGE HOUSE FARM, CLIFTON BRIDGE,
SPANDING LINES, SPANDING LINES PE12 0E2

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE FROM AGRICULTURAL (REDUNDANT FARM BUILDINGS) TO
GENERAL INDUSTRIAL (3-2) - STEEL FABRICATIONS AND ASSOCIATED OFFICES

Please complete

I attach

Four copies of all plans

an ownership certificate (see back page)

a fee of

Please consider no fee is payable
include a written explanation instead.

Previous application No.

Signed *Emmeline* Date 02/10/02

Please tick **one** box and answer the extra questions under that section.

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building work:

or This is an **outline** application

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area

(Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting

Design

External Appearance

Means of Access

Landscaping

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT	
3. A. Please state whether the proposal involves:	(or more boxes)
(i) New Dwellings	☐ if so, how many:
(ii) Other new buildings	☐
(iii) Alterations or extensions	☒
(iv) Change of use	☐

- | | |
|--|---------------------------|
| 4. A. Please state site area (in all cases) | 22 42 hectares |
| B. If building works are proposed, please state extra floor space to be created. | sq. metres |
| C. Please state size of any new structures: | metres |
| a) max. height | metres |
| b) max. length | metres |
| c) max. width | metres |
| D. Please state type and colour of materials for facing walls, etc. | |
| E. Please state type and colour of roofing materials | |
| F. Has a survey of the site been undertaken? State Yes or No | No. |

5. GENERAL INFORMATION Please complete each section.

<p>EXISTING USES Please state existing or, if vacant, the last use(s) of site</p>	<p>AGRICULTURAL</p>
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AGRICULTURAL

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick one box

<https://doi.org/10.1016/j.jmb.2019.04.005>

New estate road

SPE BASIC PLAN:

TREES Please tick one box

➡ If so, please show details on plans.

DRAINAGE	Please complete:	
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PLEASE COMPLETE IN ALL CASES

The proposal is in connection with a previous report: ☐ Yes ☐ No ☐ If so, please give details in Part 6

Write Yes or No

No

➡ If so, please give details in Part 6

10

15

23

➡ If so, please complete Part 7

✓

N/A

Consultee(s)

Application No. _____

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.



Specialists in:

STEEL FABRICATION

Unit 2, Station Street, Holbeach, Lincs. PE12 7LF

Telephone 01406 426704

FAX 01406 422899

RE: Proposed Plans

We moved to Unit 2, Station Street, Holbeach in 1994, where we continue to trade as Power Weld Steel Fabrications. Although the nature of our business has remained much the same since this time, over the last eight years we have concentrated on successfully increasing the volume of work which we undertake, reaching a stage where we have outgrown both workshop size and storage area at this location.

In view of this we have been actively seeking alternative general industrial premises over the last three years, unfortunately finding nothing available locally.

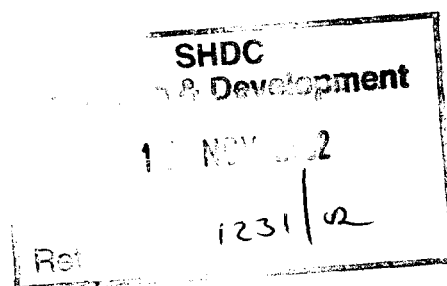
We have therefore been looking for an alternative and have been successful in finding a redundant agricultural building for sale (as current application), which would satisfy our workshop, office and storage space requirements. As the buildings are redundant, the reuse of them will not require new buildings elsewhere. The additional benefit, as attached block plans show, being that the proposed new site adjoins to my own residential premises, which would enable us to keep security measures to a minimum.

The proposed new site is sustainable in that the majority of our employees all live locally and it is likely to involve less travelling for the workforce.

Finally, we would like to mention that there are no residential premises in close proximity to the proposed new site.

We hope that our application can be looked upon favourably, enabling us to maintain our volume of employees and work for the future.

Graham Jarmany
Partner



7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Use tick **one** box and complete B if necessary

A The proposal does not involve any alteration in existing floorspace

☐

B The proposal involves the creation of or an alteration in total **gross** floorspace

☒

SEE ATTACHED PLANS

Proposed total gross floorspace

Previous total gross floor space

 sq. m.

This new total includes the following net floorspace

Retail

 sq. m.

Office

 sq. m.

Industrial

 sq. m.

Warehousing

 sq. m.

Other

 sq. m.

If so, please state what

How many of (a) industrial and (b) other staff will be employed on the site as a result of the development proposed?
If you have existing premises on the site, how many of (a) employees will be new staff?

Office Staff

Industrial staff

Other staff

3

15

If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected

STAFF AND AS ABOVE ALL TRANSFERRED FROM PREVIOUSLY WORKING UNIT, SITUATED STREET ADDRESS

In the case of industrial development, give a description of the processes to be carried out and of the end products and the type of plant or machinery to be installed.

STEEL FABRICATIONS - STEELWORKS, BRASSWORKS ETC. MACHINERY - BRASS PRESS, GRINDING WHEELS, GRINDERS, SAWMILLS ETC.

If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development

N/A

Is the proposal related to an existing use on or near the site?

State Yes or No

NO

If so, please explain the relationship

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?

State Yes or No

YES

If so, please give details including gross floor area of such premises and state your intentions in respect of those premises

SEE ATTACHED LETTER

What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)

DESIGNATED AREAS

(SEE BLOCK PLANS)

What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)

1 x HGV STEEL DELIVERY DAILY } APPROX.
1 x REPRESENTATIVE WORKING

What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?

SKIP FOR STEEL OFFCUTS COLLECTED MONTHLY
WHEELY BINS FOR GENERAL WASTE COLLECTED WEEKLY

Will the proposal use involve the use of storage of any hazardous materials?

State Yes or No

NO

If yes, you may need to apply for Hazardous Substances Consent

What provision is being made for access to premises for the disabled?

ALL GRADING FROM LETTER, WITH APPROPRIATE SLOPE ACCESS DOORS & RAMPES OUTSIDE NECESSARY

SEE ATTACHED LETTER

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

Prospective Purchaser

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed (Applicant / Agent) Date

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

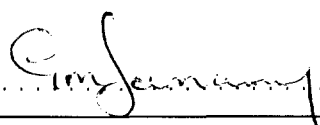
Owner's Name: D.R. WATERS & SON

Address of owner at which notice was served:

CLARKS HILL, GEDDY FLD, SPANISH
LINES, PER 000.

State Date notice served:

27/9/02.

Signed  (Applicant / ~~Agent~~) Date 22/10/02.....

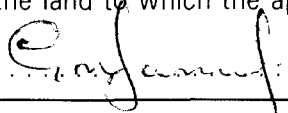
3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.

If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed  (Applicant / ~~Agent~~) Date 22/10/02.....

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date