Planning Statement

Land and building adjacent to Fresh Approach,
Hedgefield Hurn,
Gosberton Risegate,
Spalding, Lincolnshire. PE11 4JE

Applicant : Mr Martin Stoner,
Meadstone Construct UK ltd
http://www.meadstone.co.uk/

Applicant Company:
Meadstone Construct UK Ltd.
Site: Fresh Approach,
Hedgefield Hurn,
Gosberton Risegate,
Spalding, LINCS, PE11 4JE

Change of use (retrospective) of horticultural buildings and land, to use for the construction and supply of aluminium glazing systems, with proposed parking areas, and new access to rear.

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RTPI
mediation of space - making of place

1. Background

Site
The site area is 1920m2. The building is 150m2.

Company Activities: Aluminium glazing systems and façade engineering for the commercial and residential markets. Present employment Nos. (FTE) 9

Growth: The present use, set up at the present premises in a trading climate difficult during the recession, has grown significantly. Growth is continuing with positive trading partners such as Veflac in Denmark and Schuco in Germany.

The premises are redundant horticultural buildings, and do not benefit from Planning Permission. The variable activities of curtain wall, shopfront, window and door fabrication is either a 'general industrial' use (Use Class B2) for which planning permission is needed or a 'light industrial' B1 activity (for which permission is not needed under new 'Class R' permitted development rights). The matter of such uncertainty may be readily addressed by applying for the present permission.

Characteristics of the use.

- 9 FT staff.
- Vehicle movements:
  - Max. 5 personal staff cars (10-15 movements per day)
  - 2 large panel transit style vans for delivery to customers (4-8 movements per day)
  - Occasional articulated vehicle delivering raw materials (3 -4 week cycle)
- Hours of use: 0700-1900 M- F, sat 9-1 No bank hols or Sundays

The attraction of the present site is on-site security with the adjacent house *'Fresh Approach'* being in the applicant's ownership. Permission could be made contingent on the business owner or manager living there.

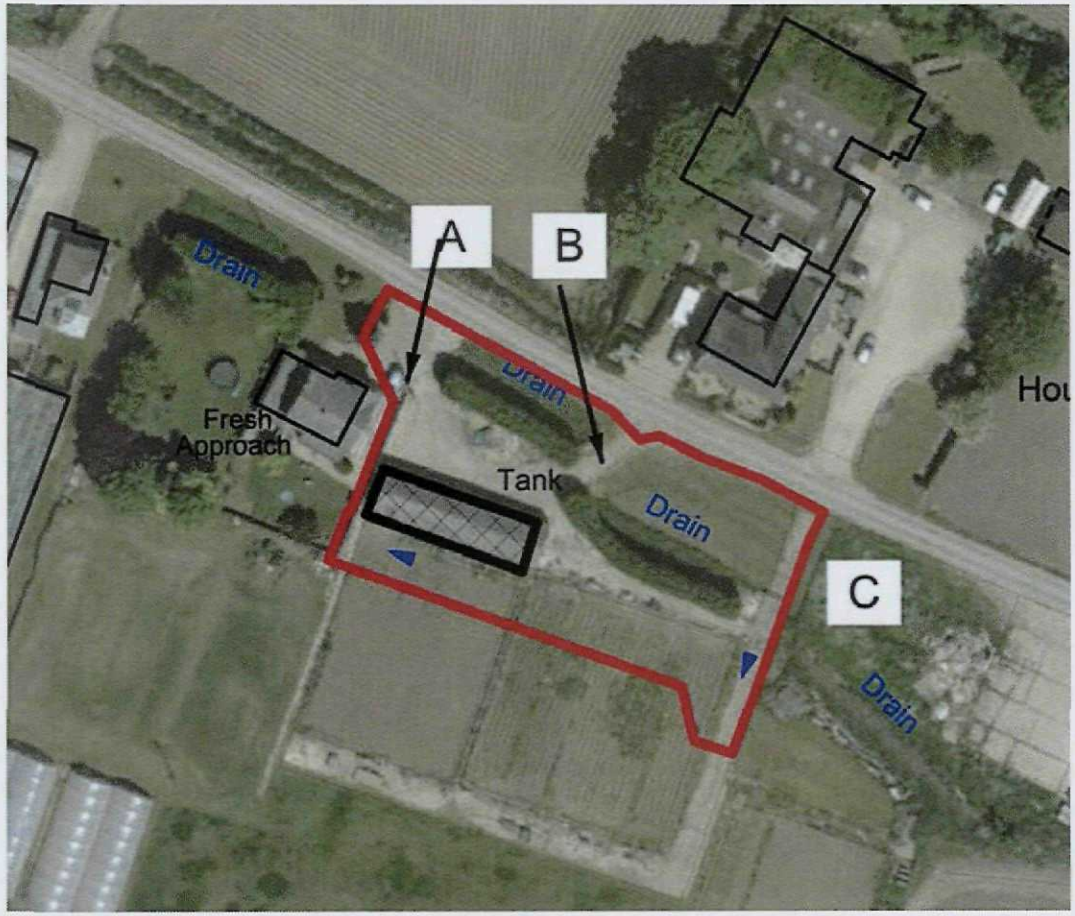
2. The proposal

Retrospective planning permission is sought for a change of use of horticultural buildings and land, to use for the construction and supply of aluminium glazing systems.

The aerial phot opposite shows showing the new access and rear parking area to be provided.

Minimal physical change to the rear is necessary as the land is sufficiently compacted to allow for staff and commercial vehicle parking.

All site boundaries will be marked out including the turning head on the south-east corner.



Specific items to draw attention to are:

- **Location A – Customer entrance only.** Visitors are infrequent but occasionally visit to discuss fabrication design or to inspect quality.
- All present staff and delivery vehicles will now be directed to the rear via location C
- **Location B – to be closed off with a gate**. Emergency access only. This is a visual and security barrier. The precise location will be aligned with the rear of the present substantial conifer hedge (details to be the subject of a condition)
- **Location C - the new rear access** using the present concrete access. Shown with blue arrows (see also Plans 2 & 3).

3. Planning Policy assessment

.Policy EC3 of the Adopted local plan is supportive of existing employment uses	*The company has been active since 2006, and has grown since 2010*
Policy EC4 addresses rural diversification projects. The policy doesn't strictly apply as the owner is not a farmer, but it usefully provides guidance on the environmental factors to be taken into account	
Compatibility with farm operations	*The use is active independently of adjacent farms*
The building is (or in this case , was) redundant	*It was redundant until occupied as present .*
Does not involve excessive expansion and encroachment	*The expansion to the rear is limited but sufficient to allow for rear access and staff car parking*
Traffic impact is acceptable with no adverse impact on neighbours.	*See Highways comments in Appendix 1*

4. Other Planning issues

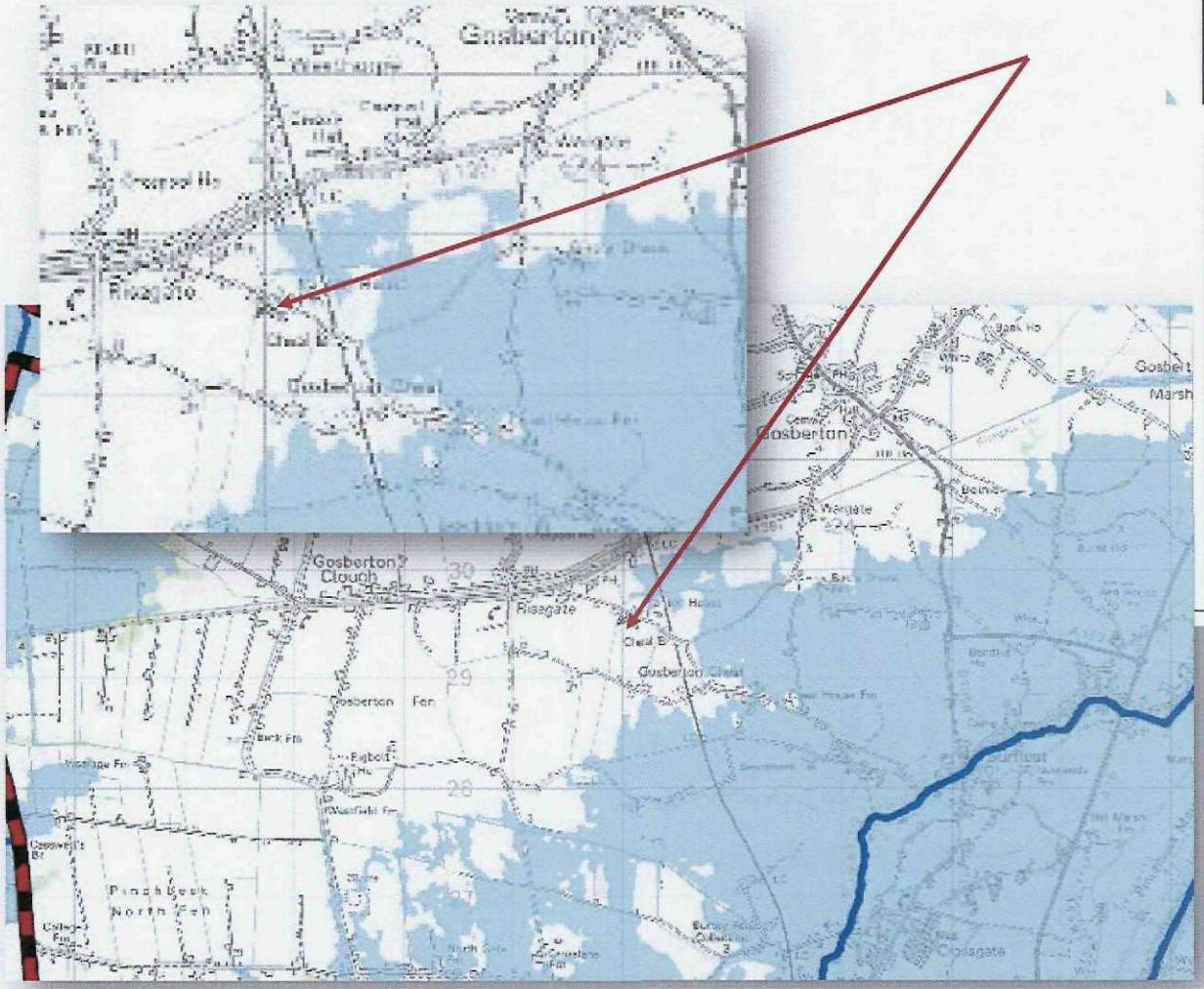
The continuation of then use does not lead to unacceptable development in terms of environmental impact, and intrusion into the open countryside. Extension of parking and access to the rear moves traffic away from the more sensitive front apron of the building (but it is expected that some limited customer parking will take still place at the front).

The level of traffic movement and impact on the road system will be limited given the small scale of the use.

The attraction of the present site is on-site security with the adjacent house *'Fresh Approach'* being in the applicant's ownership. Permission could be made contingent on the business owner or manager living there.

5. Flood Risk

The Council's Strategic Flood Risk Maps show the site is not at risk of tidal or fluvial Flooding.



Appendix 1- pre-application advice

From: Jon Sharpe
To: Matrix Planning Ltd
Cc: Norman, Phil
Subject: RE: Pre-application advice requested- Meadstone Ltd , Gosberton Risegate
Date: 15 June 2015 16:45:43

Afternoon Gordon.
I have now had the opportunity to have a look at this on site and have also had a word with the local Highways Officer.
There are no obvious signs that the operation of this business from this site has caused any significant damage to the carriageway or highway verges and the Highways Officer is not aware of any reports of problems from, for example, the Parish Council or local residents.
Accordingly, I would not expect to raise an objection on behalf of the Highway Authority to a formal Planning Application to regularise the existing situation.
I do have to add the usual proviso that we would have to consider any issues that might be raised as part of the Planning consultation process and which may not have been apparent from the visual inspection.
You will see I have copied this to Phil for information.
Regards,
Jon.
Jon Sharpe
Principal Highways Officer
LCC Directorate for Environment and Economy

From: Matrix Planning Ltd [mailto:gordon@matrixplanning.co.uk]
Sent: *01 June 2015 17:00*
To: Jon Sharpe
Subject: FW: Pre-application advice requested- Meadstone Ltd , Gosberton Risegate

To Jon Sharpe – Lincs Highways

Dear Jon,

Further to our discussion I attach details of an existing fabrications company that require planning permission. Prior to the submission of an application I would welcome your views. SHDC (Phil Norman) has already given broad views as attached.

I hope you can visit the site first ; if you do please note:

1. Our proposal to improve the access witn delivery to the rear (this can be further improved to include an area of grass to the front for larger vehicles to manoeuvre)
2. The public highway is single carriageway - so oncoming vehicles can be readily seen
3. Informal passing places exist as commonly exist in rural areas

I look forward to hearing from you.

Gordon

Gordon Smith, MRTPI
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From: Matrix Planning Ltd
Sent: 15 May 2015 15:35
To: SHDC (planningadvice@sholland.gov.uk); 'economicdevelopment@sholland.gov.uk'
Subject: Pre-application advice requested- Meadstone Ltd , Gosberton Risegate

Dear Sir/Madam,

Please see attached letter. I have copied this to Economic Development as the use involves 9 FTE jobs, and the applicant may well seek advice and support..

Thanks

Gordon Smith, MRTPI
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Matrix Planning
On Behalf Of Meadstone Construct Uk Ltd

1st June 2015

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00432-15 **Case Officer:** Phil Norman
Location: Adjacent To Fresh Approach Hedgefield Hurn Gosberton
Proposal: Change of Use and Associated Works

The submitted information seems to suggest that the business is already operating from this address and as such that any forthcoming application would seek to regularise the situation and provide for a new access.

Broadly speaking we may be able to support the principle of such a development in the context of national guidance that seeks to promote a prosperous rural economy.

That being said, there are a number of issues that would require addressing, including the impact on nearby dwellings, one of which being Listed, and the relatively poor highway infrastructure in the near vicinity.

Any application would need to satisfy colleagues in Environmental Health and Highways.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

Appendix 2
Photographs of the site and area.



Approaching from west

Below: showing workshop from front





The workshop







Left – view from east. Site is on left

Below: the rear of the site

