

PLANNING APPLICATION

For office use only

Application No. H09/0009/03

Date Registered - 6 JAN 2003

NAME AND ADDRESS OF APPLICANT

GEEST PROPERTIES LTD.
MIDGATE HOUSE
MIDGATE
PETERBOROUGH PE1 1TN
01775 761111

NAME AND ADDRESS OF AGENT

(If form completed by agent)
LANCHESTER & LODGE - Architects
1, ASTROP MEWS
LONDON W6 7HR
Tel. No. 020 8735 5870
(Personal contact name) JACK CARTER

FULL POSTAL ADDRESS OF THE APPLICATION SITE

GEEST HOLBEACH, SLUCE ROAD, HOLBEACH ST. MARKS,
SPALDING, Lincs. PE12 8HF

DESCRIPTION OF PROPOSED DEVELOPMENT

TO PROVIDE PRODUCTION FACILITIES FOR THE MANUFACTURE OF PIZZAS,
TOGETHER WITH ASSOCIATED AMENITIES & FACILITIES

✓ I attach
✓ Four copies of all plans
✓ an ownership certificate (see back page)

A fee of £11,000.00

If you consider no fee is payable
include a written explanation instead.
Previous application No.

Date 3rd Jan 2003

TYPE OF APPLICATION

For full planning permission for change of use and/or new building works

(✓)
✓

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

For outline planning permission

State in the box below where you are including details which you wish to be considered as part of the application.

Design External Appearance

Access Landscaping

Now complete Parts 3 and 5 and an Ownership Certificate.

For reserved matters application.

is the reference Number of outline permission.
on which reserved matters are dealt with in
outline permission.

Now complete Part 4 only

For renewal of temporary permission
not complying with planning condition.

is the reference Number of previous permission
is the reference Number referred to
in previous Ownership Certificate

For modification of a condition in a
which has not yet been implemented.

is the reference Number of previous permission
is the reference Number referred to
in condition required
Ownership Certificate

TYPE OF DEVELOPMENT

2. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New dwellings
(ii) Other new building(s)
(iii) Alterations or extension
(iv) Change of use

☐
☒
☒
☐

If so, how many:

4. A. Please state site area (in all cases)

B. If building works are proposed, please state extra floor space to be created:

C. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

D. Please state type and colour of materials for facing external walls:

E. Please state type and colour of roofing materials.

F. Has a survey of the site been undertaken? State Yes or No

12.35 hectares

4665 sq. metres

15 metres

90 metres

50 metres

METAL CLADDING FASCA (DARK GREY) METAL INSULATED
WALL PANELS (LIGHT GREY)
EXPOSED STEEL COLUMNS - PAINTED BLUE
METAL ROOF DECKING (LIGHT GREY)

YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES

Please state existing or, if vacant, the last use(s) of site.

FOOD PRODUCTION

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)

Please tick one box

A. There will be no new access to a public road and no alteration to any existing access to a public road

☒

or

B. There will be a new or altered access to a public road

☐

If so, name of road:

Will there be...

Individual access(es)

New estate road

☐
☐

C. What provision will be made for garages or parking within the site?

EXISTING PARKING.

TREES Please tick one box

A. The proposal does not involve the felling of any trees

☒

B. The proposal does involve the felling of one or more trees

☐

⇒ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewage will be disposed of to:

Mains sewer ☐

Cesspool ☐

Septic tank ☒

EXISTING.

INTO SITE 'LAGOON' & INTO RIVER

NO

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

Is this application related to a previous submission?

State Yes or No

☐
☐
☐
☐
☒

⇒ If so, please give details in Part 6

⇒ If so, please complete Part 7

☐

Date:

Consultee(s)

☐

Application No.

6 ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on a separate sheet if necessary.

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

Please 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

☒

Proposed total gross floorspace	4665 sq. m.	Previous total gross floor space	3160 sq. m.
This new total includes the following net floorspace:			
Office		Industrial	4665 sq. m.
Warehouse		Warehousing	
If so, please state use:			

	Office Staff	Industrial staff	Other staff
How many office, industrial and 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 the employees will be new staff?	50	250 to 300 (SHIFT WORKING)	25
If you plan to transfer staff from other premises please give details of the numbers involved and of the premises affected.	NONE		
In the case of a distribute development, give a description of the process to be carried out and of the end products and the type of plant or machinery to be installed	PIZZA BAKERY, ASSEMBLY, PACKAGING & DISTRIBUTION PLANT: FLOUR SILOS, DOUGH PROVERS, OVENS, CHILLERS, ASSEMBLY CONVEYORS, PACKAGING EQUIPT. plus REFRIG PLANT etc.		
If the proposal forms a stage of a larger scheme for which planning permission is at present sought, please give what information you can about the ultimate development	THE PRESENT PROPOSAL INCLUDES FOR ONE PIZZA BAKERY LINE IT IS LIKELY THAT ANOTHER ONE OR TWO BAKERY LINES WILL BE REQUIRED IN THE FUTURE - TO INFILL THE SPACES INDICATED ON PLANS		
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 unsuitable?	State Yes or No YES		
If so, please give details including gross floor area of such premises and of the various intentions in respect of those premises	APPROX 3160m² OF OBSOLETE FOOD PRODUCTION SPACE AND ASSOCIATED FACILITIES WILL BE DEMOLISHED ON THIS SITE TO CREATE SPACE FOR THE NEW BAKERY		
What provision has 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)	EXISTING PARKING & LOADING etc.		
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	10 TRUNKER LORRIES / DAY 25 ASSORTED VEHICLES / VANS etc / DAY		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	AS EXISTING.		
Will the employment involve the use of storage of any hazardous material?	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?	WILL USE EXISTING FACILITIES		

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.

OWNER

2. OWNERSHIP OF THE SITE

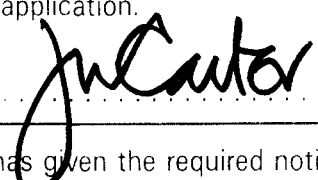
This certificate is to make sure that the owners of land are aware of applications made on it.

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 **3rd Jan 2003**

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:

Address of owner at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

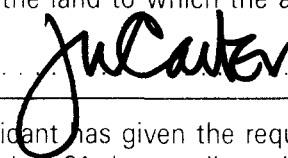
3. AGRICULTURAL HOLDINGS CERTIFICATE

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 **3rd Jan 2003**

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