



Our ref: 4172-23

JUSTIFICATION STATEMENT

**CHANGE OF USE OF PART OF Paddock AND BUILDINGS TO
LANDSCAPING BUSINESS STORAGE**

**ADJ: HOLLAND LODGE
LITTLE DOG DROVE
HOLBEACH ST JOHNS
SPALDING
Lincs
PE12 8RR**

This Planning Application is to acquire Planning Permission for change the use of part of paddock and buildings to landscaping business storage adjacent to Holland Lodge, Little Dog Drove, Holbeach St Johns.

RW Landscaping Ltd have been providing services to Miss Bentley over several years, in maintaining her paddock, lawns, trees, and hedges. In August 2022 Miss Bentley offered the use of part of the paddock and dis-used buildings to them for storage of equipment, chippings, and logs.

Unfortunately, when RW Landscaping Ltd purchased a lorry and had a bonfire earlier this year they were contacted by SHDC Enforcement Department and have been asked to submit a planning application to formalise the use.

RW Landscaping Ltd work is carried out at premises around the local area and are a site-based company, the paddock and buildings are solely for storage only.

Ground maintenance of Holland Lodge is on a weekly basis and carried out between the hours of 9:00-17:00 weekdays. The fires carried out on site have mainly been to burn the rubbish from Holland Lodge and their business waste is not brought back here.

Below is a summary of the equipment stored and the operations carry out at this location.

1. Currently 2 No trailers and an all-terrain forklift are stored at the site. A 1.5 tonne digger and towable woodchipper are stored on the hardstanding in front of the shed with a small lorry parked on the concrete behind the access gates.

2. Hours of collecting machinery for the workday start at 8:00 and they are brought back between 16:00 – 18:00, this is depending on weather and the time of the year. Saturday work is site based if required and will entail collecting and returning the machinery during the same times as weekdays. No visits to the storage area on Sundays or Bank Holidays.
3. Log splitting is carried out no more than 3 times a week in quieter business days or due to bad weather. This will not be on a weekly basis and if so carried out between 9:00-17:00 weekdays only. Logs are stored and sold for wood burning stoves.
4. Maintenance of machinery is also carried out on site during weekdays between 9:00-17:00.
5. Chippings are can also be stored on site, but these are mainly taken away or left at the premises where the works have taken place.
6. If necessary, any fires on site will be mainly from Holland Lodge's garden waste and these will be no more than 5 times year and timed based on weather and time of the year.

In conclusion, RW Landscaping Ltd will solely use the premises for storage only and the necessary maintenance to equipment and wood they have.

S L Darlow
July 2023