H09-0941-09

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

02 DEC 2009

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: Tuncer | Surname: Kussan

Company name:

Street address: 163 Torbay road

Town/City: Harrow

County:

Country:

Postcode: HA2 9QF

	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: Miss | First Name: ozlem | Surname: Ipek

Company name: Archipek

Street address: 47a green lanes

Town/City: london

County:

Country:

Postcode: n16 9bu

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:	0044	791 261 4262	
Fax number:			

Email address: ozlemipek@hotmail.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use from A1 (Retail) to A3 (cafe shop) with installation of extractor flue and a new door from the side.

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: 20 Suffix:

House name:

Street address: HIGH STREET

HOLBEACH

Town/City: SPALDING

County:

Postcode: PE12 7DN

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

Easting: 535991

Northing: 324787

Description:

Ground floor and first floor of 20 High Street and Ground floor of 2 Albert Street

5. *Pre-application Advice*

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

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:

waste will be collected in the kitchen area and removed from the fire exit for collection times. Trade waste agreement will be done with the local authority.

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

Recyclable waste will be collected in separated recycle bins at the kitchen area.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

9. 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

10. Materials

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

Doors - description:

Description of *existing* materials and finishes:

non

Description of *proposed* materials and finishes:

new door-white painted wooden, to match existing

10. (Materials continued)

Others - description:

Type of other material: extractor flue

Description of *existing* materials and finishes:

non

Description of *proposed* materials and finishes:

stainless steel extractor fan as shown on the plans

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:

1003-S-1
1003-S-2
1003-P-1
1003-P-2
1003-B-1
design & access statement

11. 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*

12. Foul Sewage

Please state how foul sewage is to be disposed of:

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

Septic tank [ ] Cess pit [ ]

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):

1003-P-1

13. 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?

[X] Sustainable drainage system [ ] Main sewer [ ] Pond/lake

[ ] Soakaway [ ] Existing watercourse

14. 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

15. Existing Use

Please describe the current use of the site:

vacant

Is the site currently vacant? (•) Yes ( ) No

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

retail shop

When did this use end (if known) (DD/MM/YYYY)? 01/01/2007

Does the proposal involve any of the following:

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

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. 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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? (•) Yes ( ) No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

food waste and drink bottles

18. Residential Units

Does your proposal include the gain or loss of residential units? ( ) Yes (•) No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (•) Yes ( ) No

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	165.0			0.0
A3	Restaurants and cafes			165.0	165.0
	Total	165.0	0.0	165.0	165.0

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

20. 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	2	2	3

21. 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
A3	7am	7pm	7am	7pm	7am	7pm	☐

22. Site Area

What is the site area? 165 sq.metres

23. 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:

extractor fan as shown on the plans

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

24. Hazardous Substances

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

25. 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

26. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Notice recipient			Date notice served
Name	Miss J&S BOLTER-CULSHAW PARTNERSHIP		
Number:	29	Suffix:	
Street:	High Street East		23/11/2009
Locality:			
Town:	Uppingham		
Postcode:	le15 9py		

Title: Miss First name: ozlem Surname: ipek

Person role: Agent Declaration date: 23/11/2009 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select 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: ○

Title: Miss First Name: OZLEM Surname: IPEK

Person role: Agent Declaration date: 23/11/2009 ☒ Declaration Made

27. Declaration

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

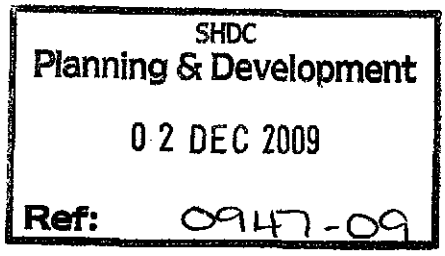
Date 22/11/2009

Proposal Attachments Details :

Proposal Name	**2 albert Street,Holbeach,change of use**
Proposal Number	**PP-00892909**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2009-12-02

Attachment :

Attachment Name	Block Plan of the Site
Status	New
File Name	1003-B-1.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	134292
Document Reference	1003-B-1
Document Comments	
Date File Uploaded	2009-11-25
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	



Proposal Attachments Details :

Proposal Name	**2 albert Street,Holbeach,change of use**
Proposal Number	***PP-00892909***
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2009-12-02

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	1003-P-1.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	568414
Document Reference	1003-P-1
Document Comments	
Date File Uploaded	2009-12-02
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

SHDC
Planning & Development
02 DEC 2009
Ref: 0947-09

Proposal Attachments Details :

Proposal Name	**2 albert Street,Holbeach,change of use**
Proposal Number	**PP-00892909**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2009-12-02

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	1003-P-2.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	322972
Document Reference	1003-P-2
Document Comments	
Date File Uploaded	2009-12-02
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

SHDC
Planning & Development
02 DEC 2009
Ref: 0947-09

Proposal Attachments Details :

Proposal Name	**2 albert Street,Holbeach,change of use**
Proposal Number	**PP-00892909**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2009-12-02

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	1003-S-1.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	138707
Document Reference	1003-S-1
Document Comments	
Date File Uploaded	2009-12-02
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

SHDC
Planning & Development
02 DEC 2009
Ref: 0947-09

Proposal Attachments Details :

Proposal Name	**2 albert Street,Holbeach,change of use**
Proposal Number	**PP-00892909**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2009-12-02

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	1003-S-2.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	133895
Document Reference	1003-S-2
Document Comments	
Date File Uploaded	2009-12-02
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

SHDC
Planning & Development
02 DEC 2009
Ref: 0947-09

Proposal Attachments Details :

Proposal Name	**2 albert Street,Holbeach,change of use**
Proposal Number	**PP-00892909**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2009-12-02

Attachment :

Attachment Name	The Location Plan
Status	New
File Name	PlanLL294737.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	120423
Document Reference	Title plan
Document Comments	
Date File Uploaded	2009-11-20
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

SHDC
Planning & Development
02 DEC 2009
Ref: 0947-09

Proposal Attachments Details :

Proposal Name	**2 albert Street,Holbeach,change of use**
Proposal Number	**PP-00892909**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2009-12-02

Attachment :

Attachment Name	Design and Access Statement
Status	New
File Name	design & access statement.doc
File Type	application/msword
PaperSize	A4
File Size (bytes)	232960
Document Reference	design & access statement
Document Comments	
Date File Uploaded	2009-12-02
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	



Application fee for: 2 albert Street,Holbeach,change of use (892909)

Application type: Full

Exemptions

No exemptions have been applied

Fee Calculation

Fee for other material change of use.	335.00

Reductions

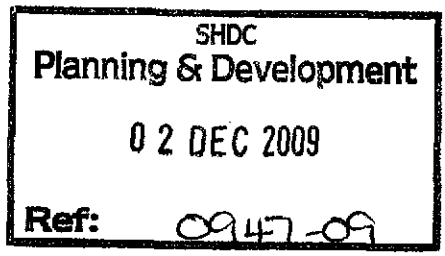
No reductions have been applied

Payment

Payment method: Cheque

Total

Amount due	335.00



archipek
ARCHITECTURE + INTERIORS
47A Green Lanes, London N16 9BU
t: 020 7993 5737 m: 0791 2614262

Date:20/11/2009

Dear Sir/Madam,

Please find attached cheque £335 regarding to the planning application we made online with referans *number 892909 for 20 High Street, Holbeach, PE12 7DU*

Kind regards,

Ozlem Ipek
Archipek LTD.

SOUTH HOLLAND DISTRICT COUNCIL
26 NOV 2009
Received by

SHDC
Planning & Development
02 DEC 2009
Ref: 0947-09