PLANNING APPLICATION

For office use only

Application No H09/1406/02

Date Registered

24 DEC 2002

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

LINCOLNSHIRE DEVELOPMENT
LINCOLNSHIRE COUNTY COUNCIL
BEECH HOUSE
WATERSIDE SOUTH
LINCOLN
LN5 7JH

Tel. No 01522 823400

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HOLBEACH AGRICULTURAL CENTRE, PENNY HILL LANE, HOLBEACH, LINCOLNSHIRE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

THE SERVICING OF LAND FOR B1 EMPLOYMENT USES, INCLUDING THE CONSTRUCTION OF A NEW JUNCTION AND ESTATE ROAD. IN ADDITION THE REFURBISHMENT AND EXTENSION OF THE EXISTING AGRICULTURAL CENTRE TO PROVIDE ACADEMIC, RESEARCH AND BUSINESS INCUBATION SPACE.

Please complete

Attach * Four copies of all plans
* an ownership certificate (see back page)
* a fee of £1480

Signed P Mearns

Date 17/12/2002

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 works ✓ → Now complete Parts 3, 4 and 5 and an Ownership Certificate.

or This is an **outline** application

Please state Site Area 2.2 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

DETAIL CONSENT FOR EXTENSION AND CHANGE OF USE OF PART OF CURRENT ACADEMIC BUILDING AS FIRST PHASE DEVELOPMENT ON SITE, IS SOUGHT

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:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use	✓	

4. A. Please state site area (in all cases)	2·2	hectares
B. If building works are proposed, please state extra floor space to be created:	641	sq. metres
C. Please state size of any new structure:- (a) max. height:	6·5	metres
(b) max. length:	76	metres
(c) max. width:	31	metres
D. Please state type and colour of materials for facing external walls:	TO BE AGREED	
E. Please state type and colour of roofing materials.	TO BE AGREED	
F. Has a survey of the site been undertaken? State Yes or No	YES	

5. **GENERAL INFORMATION** Please complete each section

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

AGRICULTURAL TRAINING CENTRE

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: HENRY HILL LANE
Will there be—
Individual access(es) ☐
New estate road ✓

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

PARKING CREATED TO APG13 STANDARD

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

VIA A RPEO SYSTEM TO MAIN SEWERS

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

VIA GULLIES AND HIGHWAY DRAINAGE SYSTEM TO MAIN SEWERS

C. Please state whether a land drain will be affected

NO

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	YES	➡ If so, **please complete Part 7**
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.	N/A	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

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

NOTICE TO BE SERVED ON OWNER OF LAND

Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

*(to be published in a newspaper or to be served on an owner * or a tenant **)*

Proposed development at (a) HOLBEACH AGRICULTURAL CENTRE PENNY HILL LANE, HOLBEACH

I give ntoce that (b) LINCOLNSHIRE COUNTY COUNCIL (LINCOLNSHIRE DEVELOPMENT)

is applying to the (c) SOUTH HOLLAND DISTRICT COUNCIL

for planning permission to (d) EXTEND AND REFURBISH THE EXISTING PREMISES FOR A MIXTURE OF BUSINESS INCUBATOR AND ACADEMIC USES AND TO SERVICE SURROUNDING LAND AS A SCIENCE PARK (B1 USE)

Any owner * of the land or tenant ** who wishes to make representations about this application should write to the Council at (e) PLANNING DEPARTMENT, SOUTH HOLLAND DISTRICT COUNCIL, COUNCIL OFFICES, PRIORY ROAD SPALDING, LINCOLNSHIRE.

by (f) 8TH JANUARY 2003

* "owner means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

X Signed P Cheary

† On behalf of LINCOLNSHIRE COUNTY COUNCIL

X Date 17/12/2002

Statement of owners' rights
The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights
The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† delete where inappropriate

Insert:
(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date

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	1368 sq. m			Previous total gross floor space	727 sq. m.		
This new total includes the following net floorspace:							
Retail	0 sq. m.	Office	82-17 sq. m	Industrial	292-6 sq. m.	Warehousing	0 sq. m.
Other	465 sq. m. ➡	If so, please state use: ACADEMIC + ANCILLARY SPACE					

	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?	6 IN INCUBATORS + 14 THROUGH FUTURE DEVELOPMENT OF SERVICED PLOTS	6 IN INCUBATORS + 14 THROUGH FUTURE DEVELOPMENT OF SERVICED PLOTS	30 IN ACADEMIC ACCOMMODATION
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.	USES FALLING WITHIN CLASS B1, EG LIGHT ASSEMBLY, PRODUCT RESEARCH + DEVELOPMENT. SPECULATIVE DEVELOPMENT SO MACHINES TO BE EMPLOYED NOT KNOWN.		
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: NO		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises			
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)	THE EXTENDED / REFURBISHED ACADEMIC AND INCUBATION SPACE BUILDING WILL HAVE ADDITIONAL CAR PARKING PROVIDED, COMPLIANT WITH PPG13. A LOADING AREA FOR GOODS VEHICLES UP TO 7.5 TONNES WILL BE CONSTRUCTED.		
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)	IT IS ESTIMATED THAT THE INCUBATOR UNITS MAY GENERATE UP TO 9 SMALL VAN MOVEMENTS PER DAY. AS THE BALANCE OF DEVELOPMENT LAND IS BUILT UPON IT IS ANTICIPATED THAT UP TO A FURTHER 15 GOODS VEHICLE MOVEMENTS WILL BE GENERATED. CAR BORNE VISITOR MOVEMENTS WILL PREDOMINANTLY BE STAFF. SEE TIA FOR FIGURES		
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	WASTE WILL BE OF A GENERAL OFFICE REFUSE NATURE AND WILL BE DISPOSED OF THROUGH A TRADE REFUSE COLLECTION CONTRACT.		
Will the proposed 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?	THE PREMISES ARE BEING DESIGNED TO COMPLY WITH THE COUNTY COUNCILS EQUAL OPPORTUNITIES POLICIES AND THE DDA.		

THIS APPLICATION RELATES TO AN ECONOMIC DEVELOPMENT PROJECT DESIGNED TO CREATE A NEW EMPLOYMENT SITE, INCUBATOR UNITS FOR SME'S AND A TRAINING FACILITY AT HOLBEACH, WITH WHICH TO SUPPORT THE FOOD AND ALLIED EMPLOYMENT SECTOR.

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: UNIVERSITY OF LINCOLN

Address of owner at which notice was served:
ESTATES AND FACILITIES
BRAYFORD POOL
LINCOLN
LN6 7TS

State Date notice served:
17/12/2002

Signed J. Cheaney ..... (Applicant / ~~Agent~~) Date 17/12/2002 ....

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 J. Cheaney ..... (Applicant / ~~Agent~~) Date 17/12/2002 ....

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 .....