



Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	L C Packaging Uk Ltd
Address Line 1	Bridge Road
Address Line 2	Long Sutton
Address Line 3	Lincolnshire
Town/city	Spalding
Postcode	PE12 9EF

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
544634	322315

Description

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Schrooder

Company Name

LC Packaging UK Ltd

Address

Address line 1

L C Packaging Uk Ltd Bridge Road

Address line 2

Long Sutton

Address line 3

Town/City

Spalding

County

Lincolnshire

Country

United Kingdom

Postcode

PE12 9EF

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposed development involves the construction of a concrete hardstanding measuring 70 meters in length by 20 meters in width on the south facing side of our warehouse, covering a total area of 1,400 square meters as well as a galvanised palisade fence measuring 1800mm in height around the perimeter of our proposed hardstanding. Access will be through a 3 meter wide double gates positioned at the current access to the south of our land. This hardstanding will be designed to provide a durable, level surface for filling and storing sand bags as well as other bulk packaging materials on pallets.

The existing ground will be excavated to accommodate the sub-base and concrete layer. A geotextile membrane will be installed to prevent mixing of the sub-base with the underlying soil. The sub-base will consist of a 200mm layer of compacted crushed stone or gravel to provide a stable foundation.

The concrete slab will be poured to a thickness of 200mm PAV2, requiring approximately 280 cubic meters of concrete (1,400 m² x 0.20m depth). The concrete mix will be designed for the specific intended use, with appropriate compressive strength and durability characteristics.

The hardstanding drainage will rely on rainwater running-off the hardstanding onto our surrounding land which is porous. As a standard we would provide a 1:40 cross-fall on commercial paving, which equates to 25mm of fall for every meter.

The hardstanding will include an appropriate access point for vehicles and pedestrians, with any necessary barriers or line markings and signage to facilitate safe and efficient use of the space.

The construction will involve the following steps:

Site clearing and excavation with soil deposited on site to create a mound.

Installation of geotextile membrane and sub-base

Formwork and reinforcement placement

Concrete pouring and finishing

Curing period

Installation of drainage systems and any additional features

The entire project is estimated to take 16 weeks to complete, subject to weather conditions and any unforeseen circumstances.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☒ Yes

☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The hardstanding will house a 40ft Hi-cube container. Inside the container we will have a semi-automated packing system that comprises of a load cell bag clamping device, a filled bag conveyor, a bag turner, a bag flattener, transfer and pickup conveyor, a ABB robot palletising system with a pallet magazine and pallet conveying system. It will also house a compressor, lighting and a distribution board and 240v sockets. Outside of the container will be a 10 tonne hopper with a loading height of 3300mm and infeed conveyor. There will also be a finished good conveyor feeding to the outside of the container. There will be 2 forklifts operating outside for the feeding of the hopper and the stacking of the finished pallets.

There will be an area of U shaped, freestanding precast concrete wall to store the sand. This measures 9 meters deep x 6 meters wide and 2.5 meters high The remaining area will be used for storing pallets of filled sandbags. These are usually stacked 3 high (approx. 2600mm total height).

The equipment will mostly be operational from Monday to Friday, 8am to 5pm. It is only during heavy rain periods and severe flooding around the UK that we find the need to work possibly 2 shifts starting at 6am and finishing at approx. 10pm as well as weekends, in order to meet demand from councils, environment agency, businesses and independent consumers.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Currently it is land to the south of our warehouse that we keep tidy and acquired for future development.

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The land forms part of our future development requirements for the existing industrial building which houses storage, printing, and office facilities

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

We do not have planning permission as we do not think it is required for the proposed development.

Select the use class that relates to the existing or last use.

B2 - General industrial

Information about the proposed use(s)

Select the use class that relates to the proposed use.

B2 - General industrial

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

I consider this development to be lawful for a number of reasons:

1. The hardstanding is not made from concrete and thus non-porous material
2. Provisions have been made to direct run-off water from the hard surface to a permeable or porous area within the curtilage of the industrial building
3. The palisade fence is not located adjacent to any highway and it only measures 1800mm in height
4. The development is within the curtilage of the existing industrial building
5. The development does not affect/impact any properties around our site

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?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PE-00365-24

Date (must be pre-application submission)

26/09/2024

Details of the pre-application advice received

The enquiry requested advice with regard to whether or not a planning application (permission) is required for a specific development. Unfortunately, whilst I can provide an informal opinion on the details of the relevant part of the Permitted Development Order, based on the details provided, the Local Planning Authority are not able to provide formal confirmation of this nature via email responses. Should you require formal confirmation regarding whether the development is permitted development, and therefore not requiring a formal planning application, you would be required to submit a Lawful Development Certificate.

Notwithstanding this, I would advise that in this instance the development detailed must take account of Schedule 2, Part 7, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This details the provision of a hard surface within the curtilage of an industrial building or warehouse to be used for the purpose of the undertaking concerned would be permitted under the Order should it be within the following limits:

“Development is not permitted by Class J if the development would be within the curtilage of a listed building.”

This is elaborated upon with the following conditions:

“Development is permitted by Class J subject to the following conditions—

(a) where there is a risk of groundwater contamination the hard surface must not be made of porous materials; and

(b) in all other cases, either—

(i) the hard surface is made of porous materials, or

(ii) provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the industrial building or warehouse.”

In essence, should the development be porous, or should provisions be made to direct surface water run-off to a permeable area, then a planning application may not be required. Furthermore, the hardstanding must be within the curtilage of the industrial building in order to be permitted by the class.

Permitted Development – Fence

In essence, should the proposed fencing not be located adjacent to a highway, then fencing could be erected to a maximum height of 2 metres without requiring a planning application.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes
☐ No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
☒ Lessee
☐ Occupier
☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Martin Schrooder

Date

01/10/2024