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Ref: 3626-20

**RELOCATION OF ROAD HAULAGE BUSINESS
(CLASS B1 – LIGHT INDUSTRY)
ROSECOTT FARM
DOZENS BANK
WEST PINCHBECK
SPALDING
LINCS
PE11 3ND**

FOR

LUNNS HAULAGE LTD



PLANNING, DESIGN & ACCESS STATEMENT

**RELOCATION OF ROAD HAULAGE BUSINESS
(CLASS B1 – LIGHT INDUSTRY)
ROSECOTT FARM
DOZENS BANK
WEST PINCHBECK
SPALDING
LINCS
PE11 3ND**

This application is to acquire Town and Country Planning Permission – Change of Use to relocate Lunns Haulage Ltd, light haulage business from 10 Kellett Gate, Low Fulney, Spalding, PE12 6EH to Rosecott Farm, Dozens Bank, West Pinchbeck, Spalding, PE11 3ND.

The current business site at Kellett Gate, Spalding has become unsuitable, the proposed site at West Pinchbeck has far better access onto the trunk road system.

The existing site and dwelling house acquired Planning Permission in 1961 under reference SR155/61 for a J P Wiles. Mr Wiles recently died and since 1961 the whole site has been used for agricultural and horticultural use which include lorries, tractors/trailers and all forms of agricultural/horticultural machinery.

Lunns Haulage Ltd have an Operators Licence for 5 No lorries and 5 No trailers, currently they have 4 No lorries and 4 No trailer units and have no intentions of increasing the numbers they are a small family business running general road haulage and storage buildings. The business operates Mondays to Saturdays from 05:00 to 19:00 hours and have no intention of changing. The company do not operate any refrigerated vehicles and have always kept noise to a minimum as the existing Kellett Gate site has residential neighbours, to date they have had no complaints.

Pre-application advice has been received from LCC Highways Department and The Planning Department (PE-00019-20) see appendix, with relatively positive response, the visibility criteria of 4.5m x 90m can easily be achieved.

The Change of Use being applied for is a B1 Business Use from a general agricultural/horticultural use, during the harvest season the proposed use will be much less than the current traffic generation.

The site is within Flood Zone 3 of The Environment Agency flood maps, a site specific Flood Risk Assessment has not been provided as all office and living accommodation will be in Rosecott Farm House.

APPLICATION PLAN

3626-20-01 – Site & Location Plan

G R Merchant

February 2020

APPENDIX

LOCATION PLAN 1/2500

“GOOGLE” PLANS & SITE PHOTOGRAPHS

THE ENVIRONMENT AGENCY FLOOD MAP

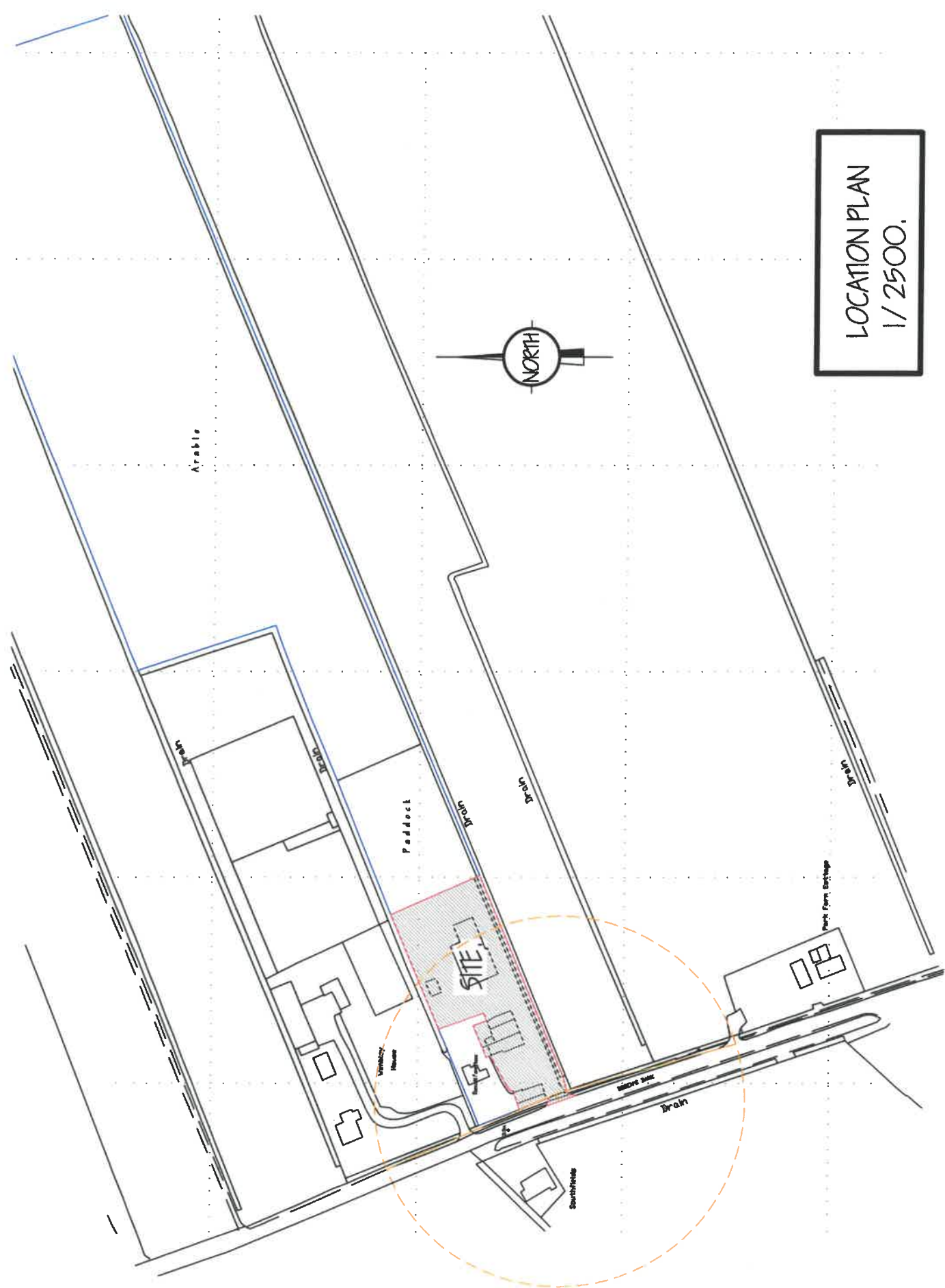
ORIGINAL PLANNING PERMISSION FOR ROSECOTT FARM HOUSE SR155/61

PRE-APPLICATION ADVICE (PE-00019-20)
LCC HIGHWAYS DEPARTMENT ENQUIRY

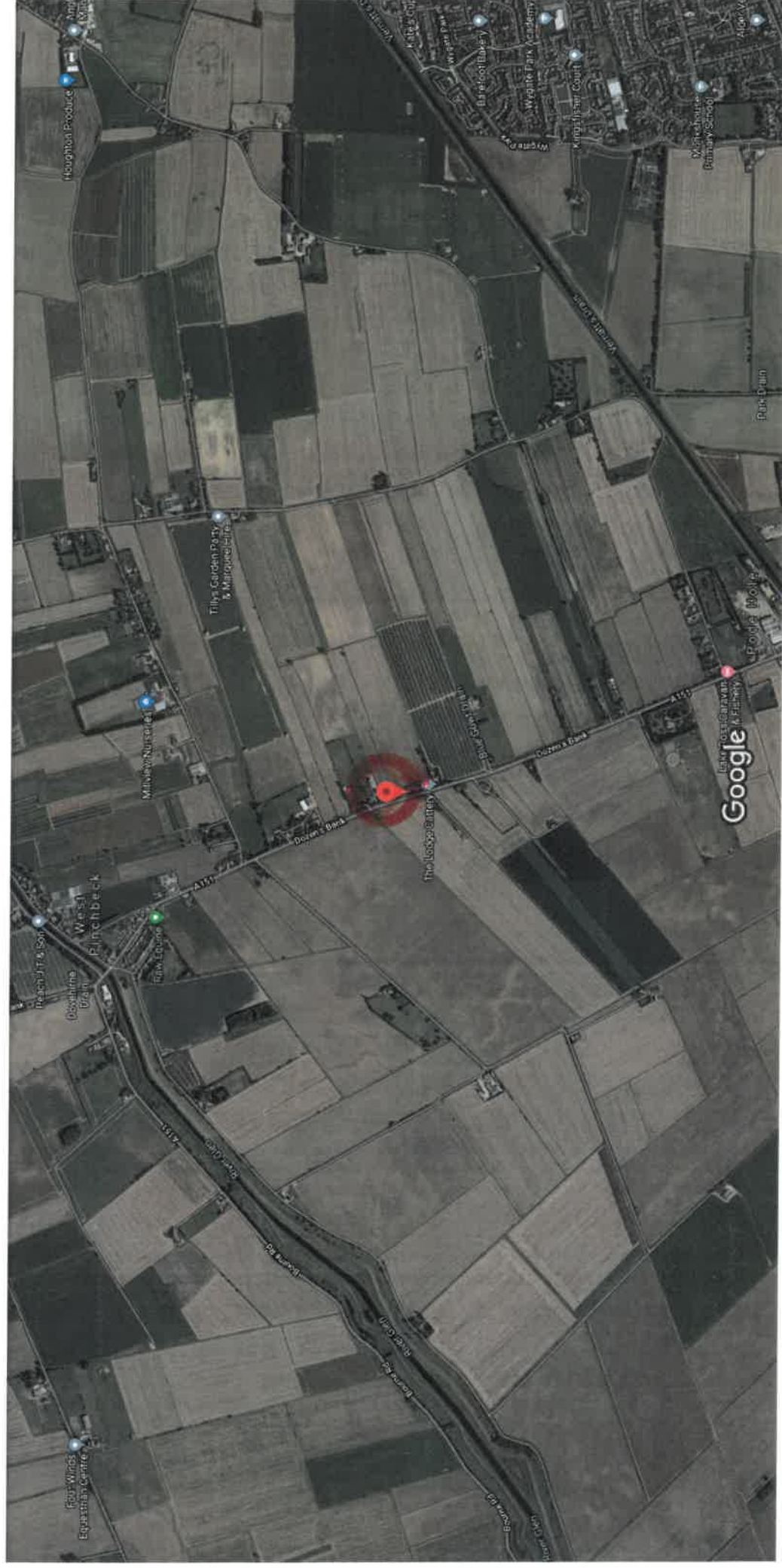
B1 BUSINESS USE DETAILS

VISIBILITY CRITERIA (4.5m x 90m)

LOCATION PLAN 1/2500



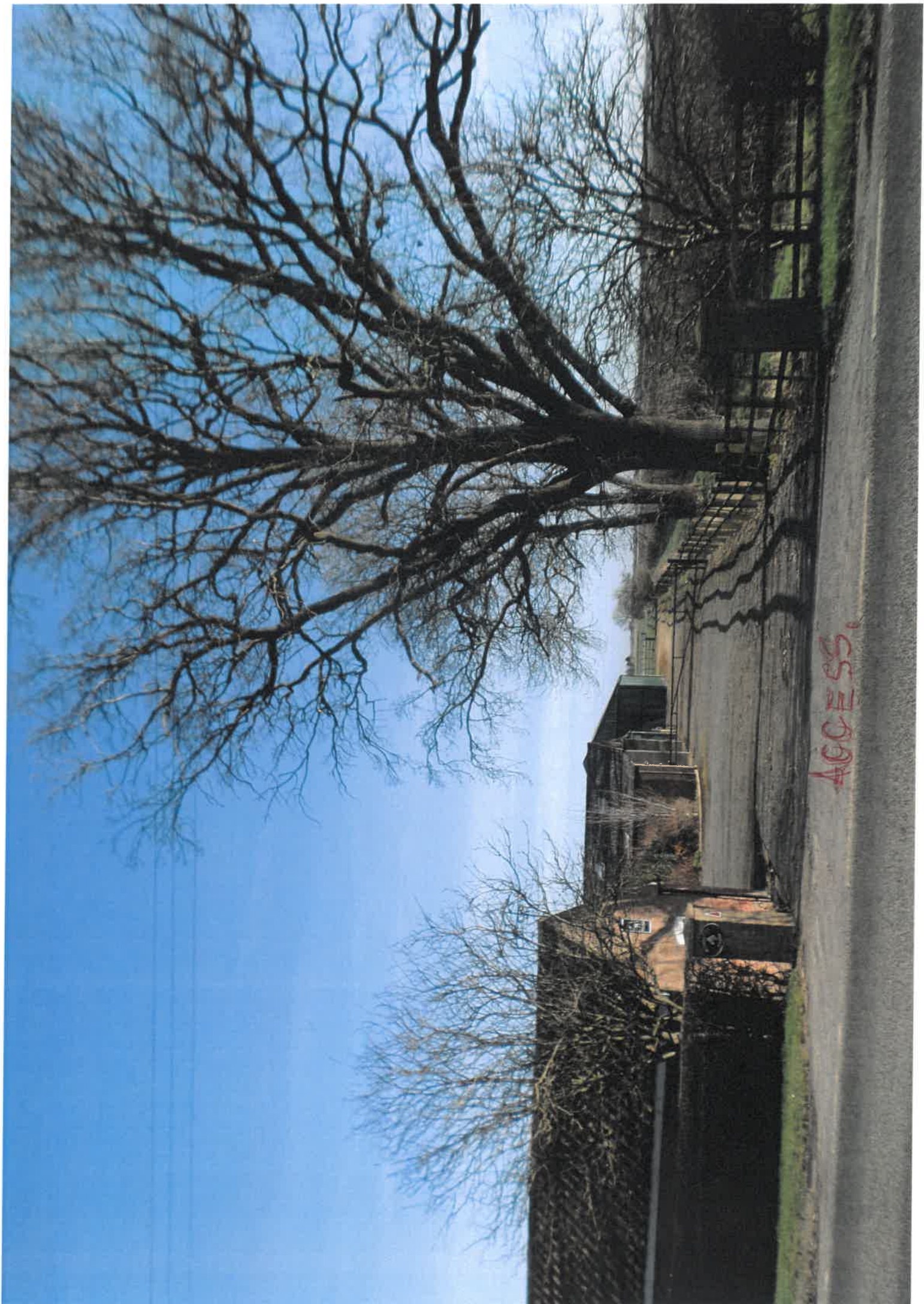
"GOOGLE" PLANS & SITE PHOTOGRAPHS



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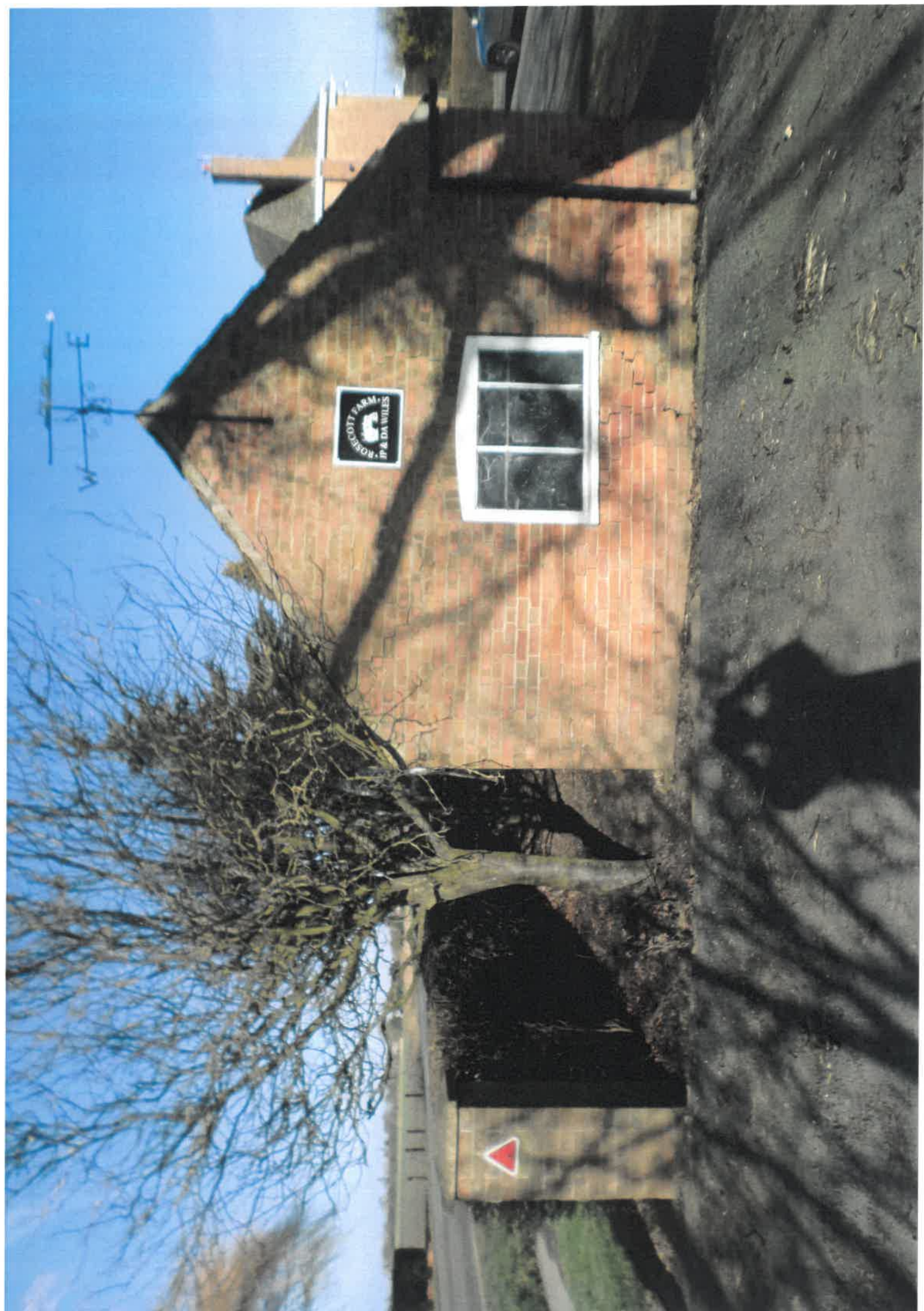


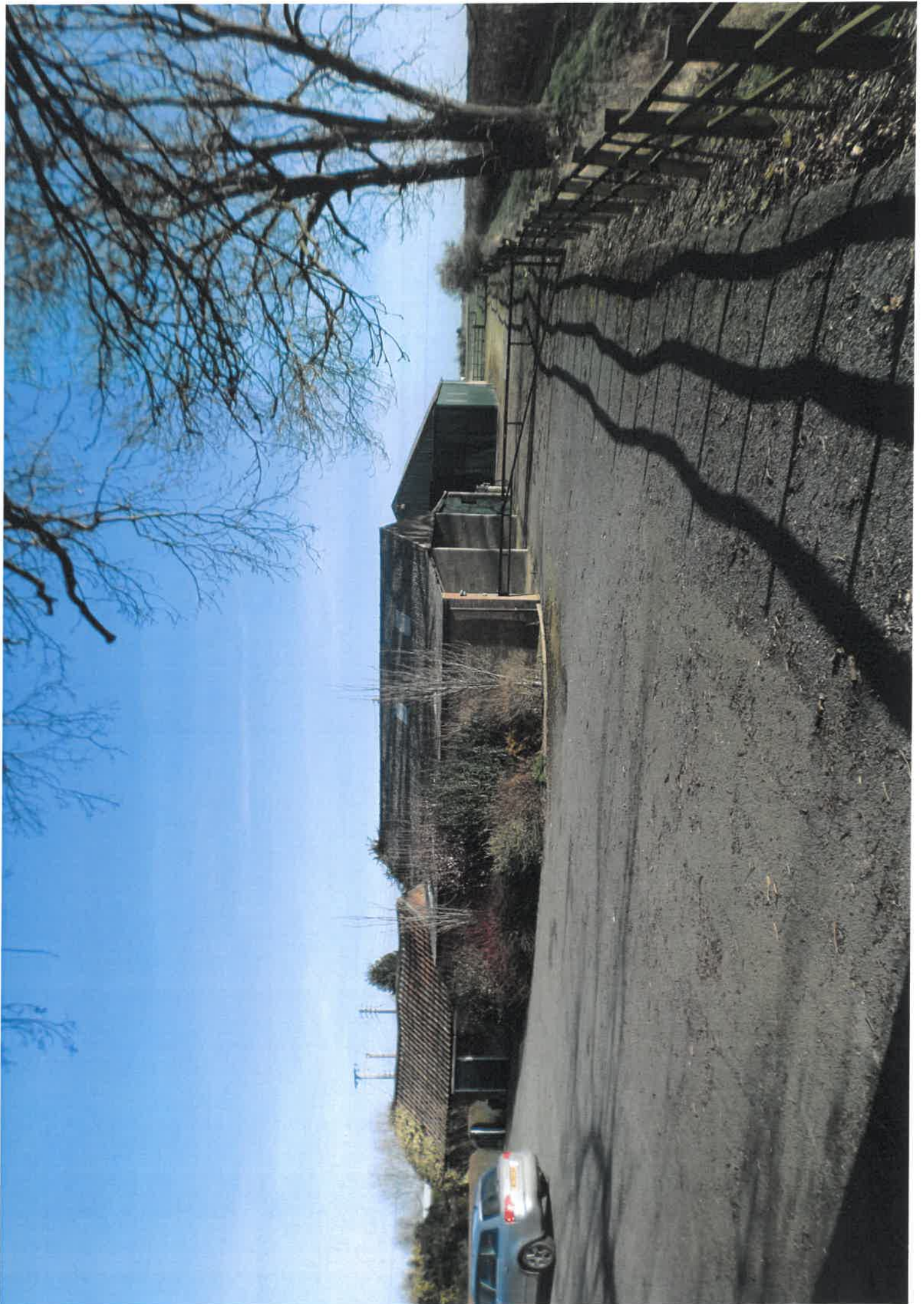
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ACCESS







THE ENVIRONMENT AGENCY FLOOD MAP



28 January 2020
Tuesday

2

ORIGINAL PLANNING PERMISSION FOR ROSECOTT FARM HOUSE SR155/61

1
Ref. No. **28 155/61.**

HOLLAND COUNTY COUNCIL

Permission for Development of Land.

Town and Country Planning Act., 1947.
Town and Country Planning General Development Order &c., 1950.

To **Mr. J. P. Wilson,**
(per Messrs. Palmer & Whittaker, Architects,
Station Street, Spalding).

The Holland County Council HEREBY PERMIT the development proposed
by you in your application dated the **5th** day of **June, 1961**
namely :— the erection of a house at Dosey's Bank, Pinchbeck West.

and shown on the plan(s) accompanying the application, subject to due compliance
with the byelaws and general statutory provisions in force in the district.

Dated the **20th** day of **July,** 19 **61.**

County Hall,
Boston.

Signed **Signed H. A. H. WALTER**
Clerk of the County Council.

This notice relates to Plan...

NOTES.

PRE-APPLICATION ADVICE (PE-00019-20)
LCC HIGHWAYS DEPARTMENT ENQUIRY



G R MERCHANT <grmerchant.arch.cons@gmail.com>

Planning Enquiry

1 message

G R MERCHANT <gr.merchant@btconnect.com>

16 January 2020 at 16:24

To: _planningadvice <planningadvice@sholland.gov.uk>

Dear Sir/Madam,

**HAULAGE BUSINESS RELOCATION
DOZENS BANK, WEST PINCHBECK, PE11 3ND**

We have been approached by Will Lunn of Lunns Haulage Ltd regarding relocation of his haulage business from Kellet Gate, Spalding to a property at Dozen's Bank, West Pinchbeck which is up for sale/.

Lunns Haulage Ltd operate with a maximum 5 No lorries and 5 No trailer units, your informal opinion of the feasibility of the relocation from a Town and Country Planning view point would be appreciated.

If you require any further information or clarification of the request please do not hesitate to contact us,.

Your faithfully
G R Merchant

G R Merchant Ltd
01406 490800
www.grmerchantltd.com

 **S25C-920011616330.pdf**
779K

G R Merchant
Email Address

22nd January 2020

Dear Sir/Madam

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00019-20 Case Officer: David Grant
Location: Dozens Bank West Pinchbeck Spalding
Proposal: Relocation of Haulage Business

Thank you for your enquiry. Proposed operational hours would best inform my advice in this scenario given the proximity of other dwellings.

I would advise that it is unlikely that the Local Planning Authority would support nocturnal operations at this site and the number of vehicular movements would also have to be taken into account.

I would recommend a maximum of 5 lorries and 5 trailer units operating from this site during normal business hours, as a large increase in the scale of operations would have an impact on the level of support that could be given by the Local Planning Authority.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully



David Grant, Planning Officer
dgrant@sholland.gov.uk



G R MERCHANT <grmerchant.arch.cons@gmail.com>

Haulage Business Relocation

1 message

G R MERCHANT <gr.merchant@btconnect.com>

16 January 2020 at 16:17

To: Jon Sharpe <jon.sharpe@lincolnshire.gov.uk>

Dear Jon,

**HAULAGE BUSINESS RELOCATION
DOZENS BANK, WEST PINCHBECK, PE11 3ND**

We have been approached by Will Lunn of Lunns Haulage Ltd regarding relocating his business from Kellet Gate, Spalding to a property at Dozens Bank, West Pinchbeck which is up for sale.

Lunns Haulage Ltd operate with 5 No trailers, your informal opinion of the feasibility of the proposed relocation from a Highways point of view would be appreciated.

If you require any further information or clarification of the request please do not hesitate to contact us.

Regards
Bob Merchant

G R Merchant Ltd
01406 490800
www.grmerchantltd.com

 **S25C-920011616330.pdf**
779K



Haulage Business Relocation

Jon Sharpe <Jon.Sharpe@lincolnshire.gov.uk>
To: G R MERCHANT <gr.merchant@btconnect.com>, Jenny Merchant1@btopenworld.com* <jenny.merchant1@btopenworld.com>
Cc: DevelopmentManagement <DevelopmentManagement@lincolnshire.gov.uk>

The only provisos I would have Bob is;

- that there would need to be sufficient manoeuvring space within the site when all vehicles and trailers are in the yard for vehicles and trailers to turn around within the site so that they are able to leave and enter the A151 Dozen's Bank in a forward gear
- that the vehicle access crossing should be heavy duty, suitable for HGV use and
- that suitable measures are in place for preventing any unbound surfacing material in the yard being carried onto the A151 Dozen's Bank.

Regards,
Jon.



Jon Sharpe
Principal Development Management Officer
Place Directorate

01522 5(55749)
Lancaster House | 36 Orchard Street | Lincoln | LN1 1XX

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[Quoted text hidden]

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B1 BUSINESS USE DETAILS



What is your question about? > [Do I need planning permission to...](#) > [Undertake changes of use and alterations to business premises](#)

If you can't find the information you need, you can email us at advice@planningaid.rtpi.org.uk

What does having B1 business use premises mean?

[Follow](#)

Use Class B1 (business) comprises offices (other than those that fall within A2), research and development of products and processes, and light industry appropriate in a residential area. In all cases it is a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Use Class B1 premises can benefit from permitted development opportunities to change use without requiring a full planning application. There may be a number of conditions and limitations to such a change however, and further detailed information about this can be found [here](#) on the Planning Portal website. This website also details other restrictions to permitted development that may be in place, such as planning conditions or Article 4 Directions, and it is recommended you get confirmation from the local planning authority about changes of use proposed using permitted development rights.

If a B1 premises does not benefit from permitted development rights, planning permission may be sought to change it to another use. You can learn more about this process [here](#).

Have more questions? [Submit a request](#)

RELATED ARTICLES

[What does having B2 general industrial premises mean?](#)

[What does having B8 storage and distribution premises mean?](#)

[What does having an A1 shop mean?](#)

[What does having A2 financial and professional services premises mean?](#)

[What are use classes?](#)

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To find out more about us or the RTPI, visit our main website at <http://www.rtpi.org.uk/planningaid>.

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VISIBILITY CRITERIA (4.5m x 90m)

