

Planning application number H14-0187-20

The commercial road haulage site comprised the large shed, the smaller shed, the concrete apron around the large shed and the hard standing for the lorries. This whole area attracts very substantial business rates, but very little of it is used for the business. The lorry park has been transformed into a paddock by using soil excavated from different development sites by C E R Groundworks Ltd in Spalding PE11 3BE. The top 15 cm of gravel was removed to improve drainage by taking the very compacted top surface off it. There is about a metre of soil applied with more at the back of the paddock. It has been grassed and is ready for the horse to use it.

The location of the paddock is not beside the bungalow on site where the owner lives. He uses the large shed to restore or repair unusual rare cars and he also stores his collection in the large shed. He is proposing to use the smaller shed (it is quite large) for the commercial work and keep his car collection in the large shed. The shed has asbestos sheeting on it, but it is in very good condition and will not be disturbed. The concrete around the large shed is also immaculate with no oil staining at all, even on and under the concrete repair ramp for the lorries. The main issue is that we have no evidence for the quality of the soil in the paddock, but as the grass is growing very well. The paddock will be fenced off and there is quite a bit of concrete between the front garden of the house and the paddock. If it is possible to register the paddock on the land registry and put a comment about it not being suitable for use as garden, then that would negate an expensive sampling exercise. If the paddock was sold for development in future, then a site investigation would be triggered. I cannot see anyone using that paddock for growing food as the house has a reasonable sized garden.

Photos from the site follow

Your observations would be welcome.

Cheers

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Paddock on lorry park area



Large shed



Bungalow set back from paddock area with very clean concrete



Small shed on northern boundary with bund for former diesel tank (clean inside)