SUPPORTING STATEMENT

For

PROPOSED REPLACEMENT OF TEMPORARY STORAGE BUILDINGS

At

J O SIMS LIMITED
PUDDING LANE
PINCHBECK
SPALDING
PE11 3TJ

For

J O SIMS LIMITED

PLANNING APPLICATION ISSUE

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Application Summary

- This proposal comprises the erection of two new steel-clad storage buildings, together with a small unit to house incoming services and plant. Finally, the concrete hardstanding that the buildings and unit are to be located on is to be enclosed with 2.4m high security fencing with matching gates.

- Temporary storage buildings have previously been approved under SHDC planning references H14-0108-22 and H4-0999-21, but these are approaching the end of their serviceable life. The intention is therefore that these will be removed, and the new units will replace them. At present the units are located either side of Pudding Lane. The intention is that both the new units will be located on the concrete hardstanding west of Pudding Lane.

- The combined floor area of the two proposed units will be equal to that of the two temporary buildings that are to be removed.

Site description

Location:

The site address is J.O. Sims Limited, Pudding Lane, Pinchbeck, Spalding, PE11 3TJ. This is located approximately 2300m north of the Market Place in Spalding. Refer to drawing A1703-01 for the location and extent of the site.

Size and topography:

The site is relatively flat and level with Pudding Lane. The site for the current proposal is an existing concrete slab, immediately to the west of Pudding Lane.

Use and development:

The site is used in connection with food processing and packaging.

Development on the site comprises a series of interconnected, temperature-controlled storage sheds, with associated office etc. Building form is typical of food production facilities in the Spalding area. Buildings are typically 10m or so high to eaves.

Infrastructure and vehicle movements:

The site is accessed directly from Pudding Lane, there are numerous access points along the length of the lane.

Boundary Treatments

The site of this application is currently open along on all sides.

Neighbouring development

Land use to the west, south and south-east is all commercial. Morrisons sits 225m or so away to the north-east, though there is an area of dense tree planting between the two sites.

The Proposal

The proposal relates to the replacement of temporary storage buildings 1 and 2 (fig. 01).

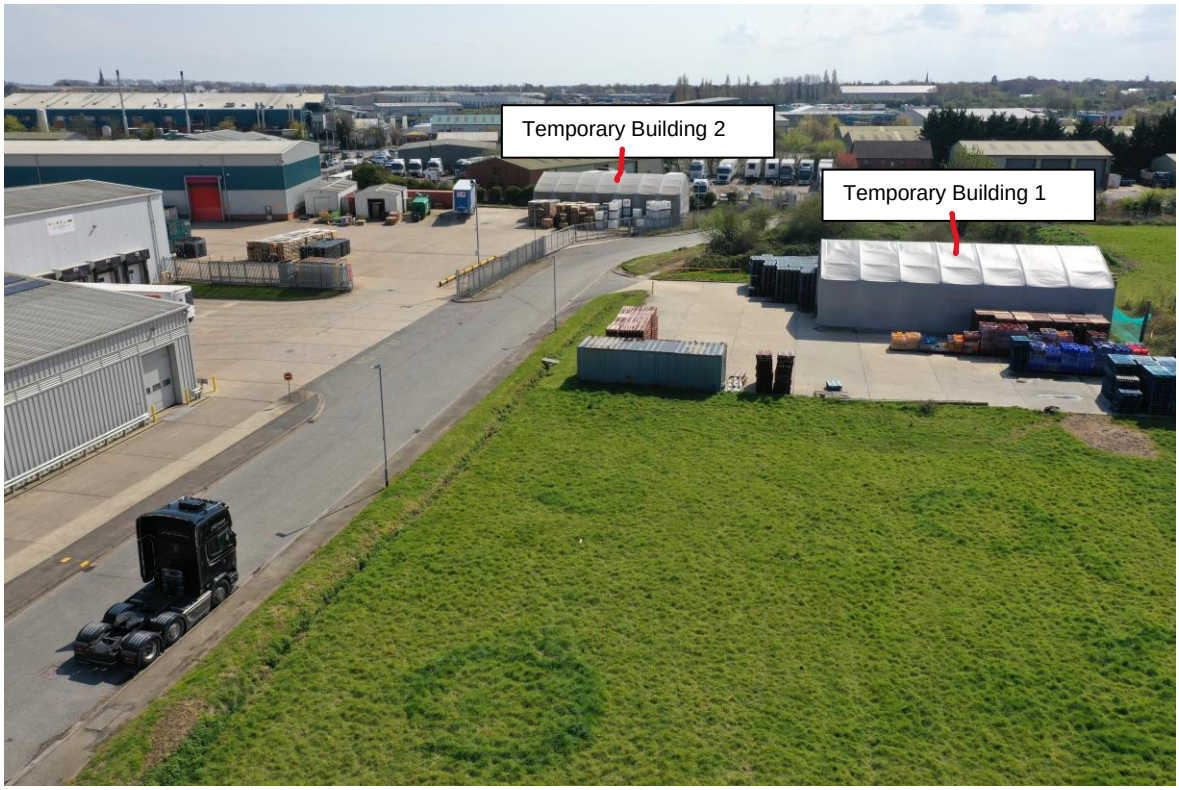


Figure 1 – High-level view showing 2 existing temporary store buildings.

Existing provision

There are currently 2 temporary storage buildings on site, one either side of Pudding Lane. These temporary buildings have a steel lattice frame structure with a waterproof external membrane covering. The buildings have been on site for several years and are now reaching the end of their serviceable life. The buildings are now looking dated and untidy (fig. 02 and 03).



Figure 2 – Temporary Building 1



Fig. 3 – Temporary building 2

Proposed provision

The proposal is to remove the existing buildings and replace them with two steel-clad buildings that will be more permanent in nature. Both will be located west of Pudding Lane on the existing concrete hardstanding. Proposed Store Building 1 will be located in approximately the same location as removed temporary building 1. Proposed Store Building 2 will be located slightly to the north of building 1.

External Works

No new hard surfacing will be required because the existing concrete slab is already large enough to accommodate both buildings, plus the incoming services unit and appropriate external circulation space. The proposal includes erecting 2.4m high security fencing around the perimeter of the concrete hardstanding. The fencing proposed is Heavy Duty 868 Twinwire in colour Green RAL 6005. This is the same fencing that has been successfully installed around the north area of the J O Sims site, following its approval under SHDC reference H14-0408-23 (fig. 4 and 5). It is believed that this is appropriate for the site and provides an aesthetically pleasing solution. The existing manual vehicle gate will be removed and replaced with a new manual gate in the same location. A matching personnel gate will also be provided adjacent to this.



Figure 4 – Fencing general view



Fig. 5 – Fencing detailed view

An electricity supply and other services will need to be brought across to this area, so a small unit housing the is proposed. This will be nominally 3m x 2m on plan, and approximately 2.8m high. This will be finished in steel cladding in a grey finish.

Conclusion

The existing temporary buildings have served a purpose in providing the additional storage that J O Sims require operating on this site. They have however reached the end of their serviceable life and are looking tired and unsightly. The removal of these buildings will therefore be beneficial. The proposed new buildings will provide the same floor area for storage that will be lost by removing the temporary structures, allowing J O Sims to continue to operate. The replacement will provide higher quality accommodation with a more pleasing aesthetic. The introduction of fencing around the concrete hardstanding will provide the security that is needed to protect the buildings and their contents. The fencing introduced at the north end of the J O Sims site last year has a neat and tidy appearance, so it is believed that the same choice of fencing for this site will provide a consistent appearance whilst also serving an important purpose.

Overall, the proposals seek approval for replacement accommodation of the same size that has previously been found to be acceptable for a site of this nature. There will be no significant impact upon any neighbouring properties. The applicant believes that the proposal offers a clear benefit which is appropriate for an employment site of this nature.