

H14-0406-11  
31 MAY 2011

**Application for Planning Permission.  
Town and Country Planning Act 1990**

**You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://www.planningportal.gov.uk/apply)**

### 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.**

**Please complete using block capitals and black ink.**

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

FILE COPY

### 1. Applicant Name and Address

|        |             |
|--------|-------------|
| Title: | First name: |
|--------|-------------|

Last name:

Company (optional): **BROADGATE BUILDERS (SPALDING)**

Unit:  House number:  House suffix: 

House name: BROADGATE HOUSE

Address 1: **BROADGATE**

Address 2: WESTON HILLS

Address 3:

Town: SPALDING

County: **LINCOLNSHIRE**

Country:

Postcode: PE12 6DB

## 2. Agent Name and Address

|        |             |
|--------|-------------|
| Title: | First name: |
|--------|-------------|

Last name:

Company (optional):

Unit:  House number:  House suffix: 

House name:

Address 1:

Address 2:

Address 3:

Town: \_\_\_\_\_

County: \_\_\_\_\_

Country:

Postcode: 

### 3. Description of the Proposal

Please describe the proposed development, including any change of use:

TEMPORARY CHANGE OF USE FROM USE CLASS B8 TO  
USE CLASS D1 FOR A PERIOD OF 11 YEARS

**Has the building, work or change of use already started?**

☐ Yes☒ 140

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

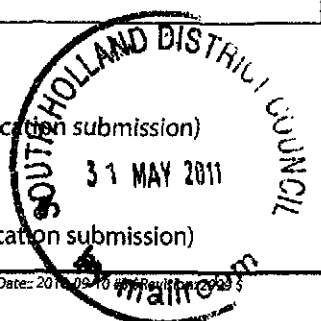
(date must be pre-application submission)

**Has the building, work or change of use been completed?**

☐ Yes☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)



#### 4. Site Address Details

Please provide the full postal address of the application site.

Unit: **UNIT 11** House number:  House suffix:

House name:

Address 1: **CRESSWELL CLOSE**

Address 2: **PINCHBECK**

Address 3:

Town: **SPALDING**

County: **LINCOLNSHIRE**

Postcode (optional): **PE11 3TY**

Description of location or a grid reference.  
(must be completed if postcode is not known):

Easting:  Northing:

Description:

#### 5. 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):   
(must be pre-application submission)

Details of pre-application advice received?

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

**SEE DESIGN/ACCESS STATEMENT**

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

**SEE DESIGN/ACCESS STATEMENT**

#### 8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

## 9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

|                                             | Existing<br>(where applicable)  | Proposed | Not<br>applicable        | Don't<br>Know            |
|---------------------------------------------|---------------------------------|----------|--------------------------|--------------------------|
|                                             | <b>EXISTING COMMERCIAL BLDG</b> |          |                          |                          |
| Walls                                       |                                 |          | <input type="checkbox"/> | <input type="checkbox"/> |
| Roof                                        |                                 |          | <input type="checkbox"/> | <input type="checkbox"/> |
| Windows                                     |                                 |          | <input type="checkbox"/> | <input type="checkbox"/> |
| Doors                                       |                                 |          | <input type="checkbox"/> | <input type="checkbox"/> |
| Boundary treatments<br>(e.g. fences, walls) |                                 |          | <input type="checkbox"/> | <input type="checkbox"/> |
| Vehicle access and<br>hard-standing         |                                 |          | <input type="checkbox"/> | <input type="checkbox"/> |
| Lighting                                    |                                 |          | <input type="checkbox"/> | <input type="checkbox"/> |
| Others<br>(please specify)                  |                                 |          | <input type="checkbox"/> | <input type="checkbox"/> |

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

**DESIGN/ACCESS STATEMENT DATED MAY 2011  
DRAWINGS NO D 1104/1 & 1104/2 ENCLOSED.**

## 10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of Vehicle                                  | Total<br>Existing  | Total proposed (including<br>spaces retained) | Difference<br>in spaces |
|--------------------------------------------------|--------------------|-----------------------------------------------|-------------------------|
| Cars                                             | <b>13 ON SITE</b>  | <b>13 ON SITE</b>                             |                         |
| Light goods vehicles/<br>public carrier vehicles |                    |                                               |                         |
| Motorcycles                                      | <b>4</b>           | <b>4</b>                                      |                         |
| Disability spaces                                | <b>1 OF THE 13</b> | <b>1 OF THE 13</b>                            |                         |
| Cycle spaces                                     | <b>AT LEAST 10</b> | <b>AT LEAST 10</b>                            |                         |
| Other (e.g. Bus)                                 |                    |                                               |                         |
| Other (e.g. Bus)                                 |                    |                                               |                         |

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit  
☐ Septic tank ☐ Other  
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

## 15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'B55837: Trees in relation to construction - Recommendations'.

## 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of? **EXISTING**

- ☐ Sustainable drainage system ☐ Existing watercourse  
☐ Soakaway ☐ Pond/lake  
☒ Main sewer

## 14. Existing Use

Please describe the current use of the site:

**VACANT B8 USE CLASS PREMISES.**

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

**STORAGE & DISTRIBUTION BUSINESS**

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?  
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

## 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

**SEE DESIGN / ACCESS STATEMENT**

rooms Total

Unknown

e + f + g =

rooms Total

Unknown

e + f + g =

rooms Total

Unknown

e + f + g =

rooms Total

Unknown

e + f + g =

G + H =

**18. All Types of Development: Non-residential Floorspace**

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes☐ No

If you have answered Yes to the question above please add details in the following table:

| Use class/type of use               | Not applicable           | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross internal floorspace proposed (including change of use)(square metres) | Net additional gross internal floorspace following development (square metres) |
|-------------------------------------|--------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| A1                                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Shops                               | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Net tradable area:                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| A2                                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Financial and professional services | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| A3                                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Restaurants and cafes               | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| A4                                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Drinking establishments             | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| A5                                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Hot food takeaways                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| B1 (a)                              | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Office (other than A2)              | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| B1 (b)                              | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Research and development            | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| B1 (c)                              | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Light industrial                    | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| B2                                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| General industrial                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| B8                                  | <input type="checkbox"/> | 412.97                                             | 412.97                                                                              |                                                                                   |                                                                                |
| Storage or distribution             | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| C1                                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Hotels and halls of residence       | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| C2                                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Residential institutions            | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| D1                                  | <input type="checkbox"/> |                                                    |                                                                                     | 412.97                                                                            |                                                                                |
| Non-residential institutions        | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| D2                                  | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Assembly and leisure                | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| OTHER                               | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Please Specify                      | <input type="checkbox"/> |                                                    |                                                                                     |                                                                                   |                                                                                |
| Total                               |                          |                                                    |                                                                                     |                                                                                   |                                                                                |

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

| Use class      | Type of use              | Not applicable                      | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|----------------|--------------------------|-------------------------------------|----------------------------------------------------------|-------------------------------------------------|----------------------|
| C1             | Hotels                   | <input type="checkbox"/>            |                                                          |                                                 |                      |
| C2             | Residential Institutions | <input checked="" type="checkbox"/> |                                                          |                                                 |                      |
| OTHER          |                          | <input type="checkbox"/>            |                                                          |                                                 |                      |
| Please Specify |                          | <input type="checkbox"/>            |                                                          |                                                 |                      |

**19. Employment**

Please complete the following information regarding employees:

|                    | Full-time | Part-time | Total full-time equivalent |
|--------------------|-----------|-----------|----------------------------|
| Existing employees |           |           |                            |
| Proposed employees | 4         |           |                            |

**20. Hours of Opening**

Please state the hours of opening for each non-residential use proposed:

| Use     | Monday to Friday | Saturday                   | Sunday and Bank Holidays   | Not known |
|---------|------------------|----------------------------|----------------------------|-----------|
| COLLEGE | 8:30AM - 9:30PM  | OCCASIONAL 8:30AM - 5:00PM | OCCASIONAL 8:30AM - 5:00PM |           |
|         |                  |                            |                            |           |
|         |                  |                            |                            |           |

**21. Site Area**

Please state the site area in hectares (ha)

.2798 ha.

## 24. Ownership Certificates (continued)

### CERTIFICATE OF OWNERSHIP - CERTIFICATE D

#### Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

|  |
|--|
|  |
|--|

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

|  |
|--|
|  |
|--|

On the following date (which must not be earlier than 21 days before the date of the application):

|  |
|--|
|  |
|--|

Signed - Applicant:

|  |
|--|
|  |
|--|

Or signed - Agent:

|  |
|--|
|  |
|--|

Date (DD/MM/YYYY):

|  |
|--|
|  |
|--|

## 25. Agricultural Land Declaration

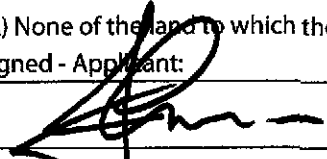
### AGRICULTURAL LAND DECLARATION

#### Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

|                                                                                   |
|-----------------------------------------------------------------------------------|
|  |
|-----------------------------------------------------------------------------------|

Or signed - Agent:

|  |
|--|
|  |
|--|

Date (DD/MM/YYYY):

|         |
|---------|
| 27.5.11 |
|---------|

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

| Name of Tenant | Address | Date Notice Served |
|----------------|---------|--------------------|
|                |         |                    |
|                |         |                    |
|                |         |                    |
|                |         |                    |
|                |         |                    |

Signed - Applicant:

|  |
|--|
|  |
|--|

Or signed - Agent:

|  |
|--|
|  |
|--|

Date (DD/MM/YYYY):

|  |
|--|
|  |
|--|

## 26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



**27. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

27.5.11

(date cannot be pre-application)

**28. Applicant Contact Details**

Telephone numbers

Country code:

National number:

Extension number:

01406

380532

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

**29. Agent Contact Details**

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

**30. 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? (Please select only one)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

MR. J. CRUNKHORN

01406 380532

Email address: