SOUTH HOLLAND DISTRICT COUNCIL

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

**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.

## 1. Applicant Name, Address and Contact Details

| | | | |
|---|---|---|---|
| Title: | Mr | First Name: | DAVID |
| Surname: | BIGGADIKE | | |
| Company name: | PROJECT TWENTY SEVENTEEN | | |
| Street address: | THE BARN | | |
| | PARTNEY MILL | Telephone number: | |
| | | Mobile number: | |
| Town/City: | SPILSBY | Fax number: | |
| Country: | ENGLAND | Email address: | |
| Postcode: | PE23 4PE | | |

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

## 2. Agent Name, Address and Contact Details

| | | | |
|---|---|---|---|
| Title: | | First Name: | davd |
| Surname: | biggadike | | |
| Company name: | dc architectural services ltd | | |
| Street address: | the barn | | |
| | partney mill | Telephone number: | 07776227893 |
| | | Mobile number: | |
| Town/City: | spilsby | Fax number: | |
| Country: | england | Email address: | |
| Postcode: | pe23 4pe | | davidbiggadike@btconnect.com |

## 3. Description of the Proposal

Please describe the proposed development including any change of use:

PROPOSED CHILL STORE, LOADING DOCK AND OFFICE

Has the building, work or change of use already started? ( ) Yes (•) No

## 4. Site Address Details

Full postal address of the site (including full postcode where available)

| | |
|---|---|
| House: | |
| Suffix: | |
| House name: | Freshlinc Distribution |
| Street address: | Bervor Close |
| | Pinchbeck |
| | |
| Town/City: | SPALDING |
| Postcode: | PE11 3ZN |

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

| | |
|---|---|
| Easting: | 525606 |
| Northing: | 325353 |

Description:

## 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

## 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

## 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:

very little waste produced some packaging and office waste which will be collected by commercial operator useing the existing site set up, the is existing waste enclosure as drawing number dc/418/11 marke bin store

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

If Yes, please provide details:

seperate containers in bin store

## 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

## 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

**Roof - description:**

Description of *existing* materials and finishes:

GOOSEWING GREY PROFILED SHEET

Description of *proposed* materials and finishes:

GOOSEWING GREY PROFILED SHEET

**Walls - description:**

Description of *existing* materials and finishes:

GOOSEWING GREY INSULATED PANEL

Description of *proposed* materials and finishes:

GOOSEWING GREY INSULATED PANEL

**Windows - description:**

Description of *existing* materials and finishes:

LEAF GREEN RAL 6003

Description of *proposed* materials and finishes:

LEAF GREEN RAL 6002

**OTHER - description:**

Type of other material: GUTTER/FASCIA

Description of *existing* materials and finishes:

MERLIN GREY PROFILED SHEET

Description of *proposed* materials and finishes:

MERLIN GREY PROFILE SHEET

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:

PLANS, ELEVATIONS, SECTIONS, SITE PLANS, LOCATION PLANS FLOOD RISK ASSESMENT, DESIGN ACCESS STATEMENT

## 10. Vehicle Parking

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

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|---|---|---|---|
| Cars | 154 | 159 | 5 |
| Cycle spaces | 10 | 15 | 5 |
| Disability spaces | 2 | 3 | 1 |
| Light goods vehicles / public carrier vehicles | 101 | 101 | 0 |
| Motorcycles | 6 | 11 | 5 |

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

| | | | | | |
|---|---|---|---|---|---|
| Mains sewer | ☑ | Package treatment plant | ☐ | Unknown | ☐ |
| Septic tank | ☐ | Cess pit | ☐ | Other | ☐ |

Are you proposing to connect to the existing drainage system? (•) Yes ( ) No ( ) Unknown

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

dc/416/11 foul drain F6 connects to main sewer

## 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 an appropriate 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?

- [ ] Sustainable drainage system
- [ ] Main sewer
- [ ] Pond/lake
- [ ] Soakaway
- [x] Existing watercourse

## 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

## 14. Existing Use

Please describe the current use of the site:

EXISTING STORAGE AND DISTRIBUTION SITE

Is the site currently vacant?

( ) Yes (•) No

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

## 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 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

## 17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

| **Market Housing - Proposed** | | | | | |
|---|---|---|---|---|---|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Market Housing Total

| **Market Housing - Existing** | | | | | |
|---|---|---|---|---|---|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Existing Market Housing Total

| **Social Rented Housing - Proposed** | | | | | |
|---|---|---|---|---|---|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Social Housing Total

| **Social Rented Housing - Existing** | | | | | |
|---|---|---|---|---|---|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Existing Social Housing Total

| **Intermediate Housing - Proposed** | | | | | |
|---|---|---|---|---|---|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Intermediate Housing Total

| **Intermediate Housing - Existing** | | | | | |
|---|---|---|---|---|---|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Existing Intermediate Housing Total

| **Key Worker Housing - Proposed** | | | | | |
|---|---|---|---|---|---|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

| **Key Worker Housing - Existing** | | | | | |
|---|---|---|---|---|---|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

## 17. Residential Units

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

## 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

| Use Class/type of use | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|---|---|---|---|---|
| B8 - Storage or distribution | 0 | 0 | 2,831.5 | 2,831.5 |
| Total | 0 | 0 | 2,831.5 | 2,831.5 |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

| Use Class/types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|---|---|---|---|

## 19. Employment

If known, please complete the following information regarding employees:

| | Full-time | Part-time | Equivalent number of full-time |
|---|---|---|---|
| Proposed employees | 8 | | 8 |

## 20. Hours of Opening

No Hours of Opening details were submitted for this application

## 21. Site Area

What is the site area? 5.20 hectares

## 22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

none

Is the proposal for a waste management development? ( ) Yes (•) No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal? ( ) Yes (•) No

**A. Toxic substances**

Amount held on site

Tonne(s)

## 23. Hazardous Substances

**B. Highly reactive/explosive substances** | Amount held on site | Tonne(s)

**C. Flammable substances (unless specifically named in parts A and B)** | Amount held on site | Tonne(s)

## 24. 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)

◉ The agent ○ The applicant ○ Other person

## 25. Certificates (Certificate A)

**Certificate of Ownership - Certificate A**
**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Mr | First name: David | Surname: Biggadike

Person role: AGENT | Declaration date: 06/06/2017 | ☑ Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☑ Date 06/06/2017