DB/STB/dc 418F 28 March 2017

PROPOSED EXTENSION TO PREMISES
FRESHLINC LTD
WARDENTREE PARK
PINCHBECK
SPALDING
LINCOLNSHIRE
PE11 3ZN

PLANNING STATEMENT

INTRODUCTION

Freshlinc Ltd are a locally owned business offering good employment opportunities in the area.

EXISTING SITE

The existing site is the premises of Freshlinc Ltd since it was developed in 2003 and now comprises offices, chill store, cold and ambient store and vegetable preparation area together with external yard for turning and parking.

LOCATION

The site is located in an industrial area of Wardentree Park, Spalding, Lincolnshire.

PREVIOUS USE

The site was previously used as agricultural land before it was designated industrial land by planning permission ref H14/0647/02

EXISTING BUILDINGS

The existing buildings are of a smart modern design typical on modern industrial/commercial premises together with external areas for parking and turning of vehicles,

PROPOSAL

The proposal is to extend the existing facility to provide temperature controlled storage and collation supplementary to the existing use on the site.

APPEARANCE AND SCALE

The building would be constructed of materials of the same colour and style as the existing building and will be goosewing grey insulated panel walls and roof, merlin grey profile metal cladding eaves bonnet and gables verge flashings, rainwater goods doors and windows. The building site on a large site of approximately 5.2 hectares and is proposed to be 12.2m to the eaves.

PROCESSES AND WASTE

The proposals are for storage and collation of chilled goods there will be no processing of products on site. There will be no waste generated as a result of the development. Package and office waste is stored in existing designated bin enclosure and collected by commercial operators for recycling.

FUNCTIONAL NEED

The project contains various elements which are outlined below:-

- Collation is required as the collation of goods in acceptable working space and efficient work streams.
- Additional Chill Store is required due to the existing chill store not being subdivided and being impossible to control at separate temperatures required by different types of product, presently there is no dedicated chilled collation area. The additional collation area will enable the existing docks to be used for load assembly as originally intended.
- The new store will enable fruit to be stored with different temperature regimes to other more general chilled product.
- Loading Docks and Load assembly, required for the safe cool chain operation to be undertaken.
- There is a small offices proposed to issue load tickets and provide toilet facilities to enable better transport/load management as the current offices and ancillary is far from the existing building.

EMPLOYMENT

The site currently employs office and warehouse staff together with HGV drivers who are out on the road most of the day. The development will result in 8 additional warehouse and office staff. It is not presently anticipated to increase the driver levels at present as the improvements are intended to provide services to existing customers. The proposals will secure the continued employment of existing staff and pave the way for future growth.

TRANSPORT

There will be an increase in traffic movement to the site over time as the business expands this is not envisaged to be significant at this stage as there is no increase in the vehicle fleet planned the business development seeks to rationalized the order process via efficiency gains.

TREES AND SCREENING

There is currently maturing screen of tree planting to the rear of the site it is proposed that these are maintained as part of the proposal.

LOCAL FACILITIES

The site is in easy reach of local facilities and service providers and will have a wider benefit locally to dependant business and suppliers. It is with easy reach of transport links, suppliers and employment pool of Spalding.

PLANNING POLICY

The project appears to be in line with planning policy specifically employment, economy, location.

ECONOMY

It is expected that the proposal will benefit the local economy with continuity of employment for local people and income from outside the immediate area benefiting the local economy.

OVERVIEW

The proposal is a natural progression of development of a 5 hectare site in an industrial area, being ideally located for employment and transport links.