

AJO//A1681

7th July 2023

South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sirs

Proposed Change of Use from B2(industrial)/B8(storage and distribution) with ancillary office/trade-counter/showroom facilities to Council Depot, at Bervor Close, Pinchbeck, Spalding, PE11 3UG for South Holland District Council.

Please find enclosed our application for Full Planning Approval for the above proposal. The application comprises the following documents:

Completed Application Form.
Drawings A1681-01, 02, 03 & 04 all rev P1.
Supporting Statement

We understand that the fee for this change of use application will be £462 and we will arrange for the applicant to pay this direct.

We would here also amplify some answers provided on the form, where the form provides insufficient space to do so:

Section 10 – Vehicle Parking

The existing parking provision on site is very limited as most of the external area was previously used for material storage. The majority of the site is concrete hard standing and as such its capacity for vehicle storage is actually much higher than its current usage would suggest. The difference in spaces as existing to as proposed is relatively high, though this is in part because existing vehicle parking numbers appear low for a site of this area.

Section 15 – Trees and Hedges

Whilst there is hedging to part of the north and west boundaries, this is of relatively poor quality and is patchy in coverage. The change of use here proposed does not impact upon the existing hedging.

Article 11 Notices are being served simultaneously, so we have included a copy of these for your information.

We hope that you will find this application complete and satisfactory, however should you have any queries please do not hesitate to contact us.

Yours faithfully

Andrew Oglesby BA (HONS) Dip. Arch. ARB. RIBA Chartered Architect
For and on behalf of Oglesby & Limb Limited
Enc
cc. Marc Whelan - SHDC



Oglesby & Limb Ltd

Chartered Architect
Suite 1
Market Chambers
12 Market Place
Spalding
Lincolnshire
PE11 1SL
Tel: 01775 761196

www.design@o-l-ltd.co.uk



Director
A.J. Oglesby RIBA

Associate
C.L. Silvester
MCIAT

Company Reg. No.
4419410