

Application for Planning Permission and consent to display advertisement(s).  
Town and Country Planning Act 1990  
Town and Country Planning (Control of Advertisement) Regulations 2007

**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:                                              | Ms              | First name: | J | Surname:                             | Van Gemeren              |                 |                  |
| Company name:                                       | JVG Herbs Ltd   |             |   |                                      |                          |                 |                  |
| Street address:                                     | Bridge Farm     |             |   | Telephone number:                    | Country Code             | National Number | Extension Number |
|                                                     | Horse Shoe Road |             |   |                                      |                          |                 |                  |
|                                                     |                 |             |   |                                      |                          |                 |                  |
| Town/City:                                          | Spalding        |             |   | Mobile number:                       |                          |                 |                  |
| County:                                             | Lincolnshire    |             |   | Fax number:                          |                          |                 |                  |
| Country:                                            | United Kingdom  |             |   | Email address:                       |                          |                 |                  |
| Postcode:                                           | PE11 3BE        |             |   |                                      |                          |                 |                  |
| Are you an agent acting on behalf of the applicant? |                 |             |   |                                      |                          |                 |                  |
|                                                     |                 |             |   | <input checked="" type="radio"/> Yes | <input type="radio"/> No |                 |                  |

**2. Agent Name, Address and Contact Details**

|                 |                         |             |      |                           |              |                 |                  |
|-----------------|-------------------------|-------------|------|---------------------------|--------------|-----------------|------------------|
| Title:          | Mr                      | First Name: | Paul | Surname:                  | Hage         |                 |                  |
| Company name:   | Siddle Grimley Hage Ltd |             |      |                           |              |                 |                  |
| Street address: | Swan House              |             |      | Telephone number:         | Country Code | National Number | Extension Number |
|                 | Exchange Road           |             |      |                           | 44           | 01522 697111    |                  |
|                 |                         |             |      |                           |              |                 |                  |
| Town/City:      | Lincoln                 |             |      | Mobile number:            |              |                 |                  |
| County:         | Lincolnshire            |             |      | Fax number:               |              |                 |                  |
| Country:        | United Kingdom          |             |      | Email address:            |              |                 |                  |
| Postcode:       | LN6 3JZ                 |             |      | phage@sghconsulting.co.uk |              |                 |                  |

**3. Description of the Proposal**

Please describe the proposed development including any change of use:

The proposals are for the creation of a new Herb growing facility together with associated infrastructure and buildings for; staff, Dispatch and heating on existing grade two arable farm land.  
Details of the development are set out within the accompanying Design and Access Statement and the proposed site layout drawing 4262/P03.

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:          | <input type="text"/>                      | Suffix: | <input type="text"/> |
| House name:     | <input type="text"/>                      |         |                      |
| Street address: | <input type="text"/>                      |         |                      |
|                 | <input type="text" value="Pode Hole"/>    |         |                      |
| Town/City:      | <input type="text" value="Spalding"/>     |         |                      |
| County:         | <input type="text" value="Lincolnshire"/> |         |                      |
| Postcode:       | <input type="text"/>                      |         |                      |

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

|           |                                     |
|-----------|-------------------------------------|
| Easting:  | <input type="text" value="519891"/> |
| Northing: | <input type="text" value="321987"/> |

Description:

Fields 8105 and 9592 adjacent to Black House Farm, PE11 3LS and The Delph Highway.

#### 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):

Officer name:

|        |                                 |             |                                      |          |                                      |
|--------|---------------------------------|-------------|--------------------------------------|----------|--------------------------------------|
| Title: | <input type="text" value="Mr"/> | First name: | <input type="text" value="Richard"/> | Surname: | <input type="text" value="Fiddler"/> |
|--------|---------------------------------|-------------|--------------------------------------|----------|--------------------------------------|

Reference:

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

Details of the pre-application advice received:

Meeting held with Mr Nigel Burch (Senior Economic Development Officer) and the planning officer.  
Meeting used to confirmation that the application would be appropriate to the site.  
To establish requirements and consultation necessary prior to submission of the application.

#### 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)

A shared pedestrian and vehicular access will be created from The Delph Highway, crossing two IDB drains. Details are shown on drawings 4262-P03 and P35.  
Details of consultations are given within the D&A statement section 5.

#### 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:

With reference to drawing P03.  
An area has been allocated behind the despatch building adjacent to the glass house for refuse, re-cycling and storage. The location provides sufficient space, meets with the operational requirements and is not visible from the public highway.

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

If Yes, please provide details:

To be confirmed by applicant once site is operational.

#### 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):

Walls - description:

Description of existing materials and finishes:

Description of proposed materials and finishes:

Glass House - Refer to drawings P10-11  
Offices - Refer to drawings P15-16  
Despatch - Refer to drawings P20-21  
Boiler House - Refer to drawings P25-26  
Electricity Sub and Switch - Refer to drawing P30.

Roof - description:

Description of existing materials and finishes:

Description of proposed materials and finishes:

See details for walls.

Windows - description:

Description of existing materials and finishes:

Description of proposed materials and finishes:

To Offices only - refer to drawing P15 and P16

Doors - description:

Description of existing materials and finishes:

Description of proposed materials and finishes:

Glass House - Refer to drawings P10-11  
Offices - Refer to drawings P15-16  
Despatch - Refer to drawings P20-21  
Boiler House - Refer to drawings P25-26  
Electricity Sub and Switch - Refer to drawing P30.

Boundary treatments - description:

Description of existing materials and finishes:

Drainage ditches.

Description of proposed materials and finishes:

Drainage ditches.  
The south elevation of the site facing The Delph Highway will have tree planting to break up the glass house.  
Earth mounds will be provided to the northern boundary to reduce site impact.  
Refer to drawing 4262-P05 for site views.

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Description of proposed materials and finishes:

HGV turning and loading areas - Concrete.  
HGV Access Roads - Blacktop planings.Car Parking - Blacktop.

Lighting - add description

Description of existing materials and finishes:

Description of proposed materials and finishes:

Flood lights will be fitted to the proposed buildings to provide elimination to the site access roads, parking areas and pedestrian walkways.  
Growing lights within the glass house will be shielded along the south elevation by opaque cladding panels.  
The remaining elevations are obscured by the associated buildings a embankment to the rear of the site.

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:

P02 - Existing Site Plan  
P03- proposed Site Layout.  
P04 - Existing site levels and development outline.  
P05 - Whole Site Elevations  
P10-P11 - Glass House  
P15-P16 - Offices  
P20-P22 - Despatch  
P25-P27 - Boiler House  
P30 - Electricity Sub and Switch  
P35 - Site access - Longitudinal section

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                                         | 0                                                                                 | 23                                         | 23                   |
| Light goods vehicles/public carrier vehicles | 0                                                                                 | 0                                          | 0                    |
| Motorcycles                                  | 0                                                                                 | 3                                          | 3                    |
| Disability spaces                            | 0                                                                                 | 2                                          | 2                    |
| Cycle spaces                                 | 0                                                                                 | 8                                          | 8                    |
| Other (e.g. Bus)                             | 0                                                                                 | 0                                          | 0                    |
| Short description of Other                   | Parking on loading doors and on hardstanding for HGV vehicles. 6 spaces allocated |                                            |                      |

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer☐

Package treatment plant☐

Unknown☐

Septic tank☐

Cess pit☐

Other

Treatment plant to IDB Drain

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

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

☒ 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:

Agricultural Land - Classification Grade 2.

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

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) |
|-----------------------|-------------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| A1                    | Shops Net Tradable Area             | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| A2                    | Financial and professional services | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| A3                    | Restaurants and cafes               | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| A4                    | Drinking establishments             | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| A5                    | Hot food takeaways                  | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| B1 (a)                | Office (other than A2)              | 0.0                                                | 0.0                                                                                 | 216.0                                                                                   | 216.0                                                                          |
| B1 (b)                | Research and development            | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| B1 (c)                | Light industrial                    | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| B2                    | General industrial                  | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| B8                    | Storage or distribution             | 0.0                                                | 0.0                                                                                 | 770.0                                                                                   | 770.0                                                                          |
| C1                    | Hotels and halls of residence       | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| C2                    | Residential institutions            | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| D1                    | Non-residential institutions        | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| D2                    | Assembly and leisure                | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| Other                 | Please Specify                      | 0.0                                                | 0.0                                                                                 | 34,146                                                                                  | 34,146                                                                         |
| Total                 |                                     | 0.0                                                | 0.0                                                                                 | 35,132                                                                                  | 35,132                                                                         |

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 |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 0         | 0         | 0                              |
| Proposed employees | 40        | 0         | 0                              |

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

| Use | Monday to Friday |          | Saturday   |          | Sunday and Bank Holidays |          | Not Known                |
|-----|------------------|----------|------------|----------|--------------------------|----------|--------------------------|
|     | Start Time       | End Time | Start Time | End Time | Start Time               | End Time |                          |
| B1A | 00:01:00         | 23:59:00 | 00:01:00   | 23:59:00 | 00:01:00                 | 23:59:00 | <input type="checkbox"/> |
| B8  | 00:01:00         | 23:59:00 | 00:01:00   | 23:59:00 | 00:01:00                 | 23:59:00 | <input type="checkbox"/> |

## 20. Hours of Opening (continued)

|       |          |          |          |          |          |          |  |
|-------|----------|----------|----------|----------|----------|----------|--|
| Other | 00:01:00 | 23:59:00 | 00:01:00 | 23:59:00 | 00:01:00 | 23:59:00 |  |
|-------|----------|----------|----------|----------|----------|----------|--|

## 21. Site Area

What is the site area?  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:

The development will be used for the growing of herbs, grown within a glass house structure necessary for year round growing.  
The site will have associated building to provide:  
Office and mess facilities,  
Distribution.  
Bio-Mass boiler house for heating the glass house.  
Pond for crop irrigation and storm water storage.  
Further details are given with the Design and Access Statement 4262-DAS-01

Is the proposal for a waste management development? ☐ Yes ☒ No

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

## 24. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s):

Signage to be affixed to the front of the Dispatch Buildings.  
Signs will state the Applicants Business Name.

How many of the following type of advertisements are you applying for?

Fascia sign(s)  Projecting or hanging sign(s)  Hoarding(s)  Other

Please describe:

Free standing signs to be located at the entrance to the site.  
Signs will state the Applicants Business Name, give directions and health and safety warning for pedestrians crossing the shared access.  
See drawing P-40.

## 25. Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place? ☐ Yes ☒ No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal? ☐ Yes ☐ No ☒ Not Applicable

Will the proposed advertisement(s) project over a footpath or other public highway? ☐ Yes ☒ No

## 26. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From:  To:

## 27. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed? ☐ Yes ☒ No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained? ☒ Yes ☐ No

28 (a). Details of Proposed Advertisement(s) - Fascia Sign

What is the height from the ground to the base of the advertisement (in metres)?

4.200

m

What is the maximum projection of the advertisement from face of building (in metres)?

0.100

m

What are the dimensions of the proposed advertisement?

Height: 

2.000

 x Width: 

5.000

 x Depth: 

0.030

 metres

What materials will the sign be made of?

3mm Dibond (alluminium composite) panel shaped

What is the maximum height of any of the individual letters and symbols (in centimetres)?

150.000

cm

The colour of text and background:

Purple Text (RAL 4006) white backing

Will the sign be illuminated?

☐

 Yes 

☒

 No

28 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (in metres)?

0.000

m

What is the maximum projection of the advertisement from face of building (in metres)?

100.000

m

What are the dimensions of the proposed advertisement?

Height: 

2.750

 x Width: 

1.500

 x Depth: 

0.100

 metres

What materials will the sign be made of?

PVC faced boarding with powder coated support posts.

What is the maximum height of any of the individual letters and symbols (in centimetres)?

42.500

cm

The colour of text and background:

Purple Text (RAL 4006) white backing

Will the sign be illuminated?

☐

 Yes 

☒

 No

28 (d). Details of Proposed Advertisement(s) - Other Sign

What is the height from the ground to the base of the advertisement (in metres)?

0.000

m

What is the maximum projection of the advertisement from face of building (in metres)?

100.000

m

What are the dimensions of the proposed advertisement?

Height: 

2.750

 x Width: 

1.500

 x Depth: 

0.100

 metres

What materials will the sign be made of?

PVC faced boarding with powder coated support posts.

What is the maximum height of any of the individual letters and symbols (in centimetres)?

42.500

cm

The colour of text and background:

Purple Text (RAL 4006) white backing

Will the sign be illuminated?

☐

 Yes 

☒

 No

29. 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

30. Certificates (Certificate B)

Certificate of Ownership - Certificate B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) 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*) and/or agricultural tenant (*“agricultural tenant” has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

30. Certificates (Certificate B - continued)

|                           |                      |             |                   |                    |            |                                                      |
|---------------------------|----------------------|-------------|-------------------|--------------------|------------|------------------------------------------------------|
| Owner/Agricultural Tenant |                      |             |                   | Date notice served |            |                                                      |
| Name                      | Nicholas Van Gemeren |             |                   |                    | 31/10/2014 |                                                      |
| Number:                   | 12                   | Suffix:     |                   | House name:        |            |                                                      |
| Street:                   | Delph Bank           |             |                   |                    |            |                                                      |
| Locality:                 | Walton               |             |                   |                    |            |                                                      |
| Town:                     | Chesterfiled         |             |                   |                    |            |                                                      |
| Postcode:                 | S40 3RN              |             |                   |                    |            |                                                      |
| Title:                    | Mr                   | First name: | Paul              |                    | Surname:   | Hage                                                 |
| Person role:              | Agent                |             | Declaration date: | 18/12/2014         |            | <input checked="" type="checkbox"/> Declaration made |

31. 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

18/12/2014