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Your ref: PP-06467184
Our ref: 1058 2 LMS EC

26 October 2017

Submitted via the Planning Portal only

Planning Manager
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir

MR A PRINCE
PROPOSED USE OF LAND FOR THE STATIONING OF SELF-STORAGE CONTAINERS
LAND REAR OF 6 MAIN ROAD, QUADRING, SPALDING, LINCOLNSHIRE, PE11 4PS

We are instructed to submit a Full Planning Application for the change of use of land associated with a performance car dismantling and resultant parts sales to the use of land for the stationing of self-storage containers.

The application site consists of a hard-surfaced area much of which now lies under scrub and long grass. The boundaries are fenced off from the surrounding agricultural land. An existing telecommunications antenna lies in the north eastern corner of the site. A large industrial building lies between the body of the application site and Main Road and this is where the applicant operates his performance vehicle dismantling business. A detached dwelling lies at the front of the site facing Main Road that is under the control of the applicant. To the north east of the application site there is a detached two storey dwelling also fronting Main Road and there are further dwellings on the northern side of Main Road.

Access to the application will be via the existing gated access from Main Road. A driveway will be formed along the western side of the existing industrial building into the area at the rear where the 106 storage containers will be sited. The containers will only be stored on the ground and not stacked. The submitted layout plan indicates the orientation of the containers and shows access between each of the rows.

The containers will be used as lock-up storage for general purpose storage. It is intended that the site will operate for the same hours as the existing vehicle dismantling business namely 8am to 6pm Monday to Friday, 8.30am to 1pm on Saturdays and not at all on Sundays or Bank Holidays.

By their very nature, the storage use is low-key with little in the way of daily activity. It is anticipated that the business will respond to demand with a phased growth depending on uptake.

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The site will be secure, and any lighting will be low level and is designed more for health and safety rather than site-wide security or for operating purposes. It is anticipated that the site will predominantly operate in the hours of daylight. The applicant has a dwelling on site under the control of the applicant and this results in the site being self-policing.

The boundaries of the site are characterised by existing hedgerows and hedgerow trees and the site will not be viewed from any public vantage point or nearby dwellings. We have taken some photographs of the application site and surrounding area and these are presented in a separate document as part of the application.

An examination of the indicative Flood Risk Maps indicates that the site lies in a mixture of Flood Zones 2 and 3a, however, the up to date Strategic Flood Risk Assessment for the district shows that the site is in a 'no hazard' area.

We trust you will consider this application favourably, but should you have any questions, please do not hesitate to contact us.

Yours faithfully

Lewis Smith MRTPI