SOUTH HOLLAND DISTRICT COUNCIL

H16-0001-12

03 JAN 2012

FILE COPY

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

ublication of applications on planning authority websites.
ease note that the information provided on this application form and in supporting documents may be published on the Authority's website.
you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Christopher | Surname: Hubbard

Company name: Ringrose Law

Street address: Langton House, Station Road, North Hykeham

Town/City: Lincoln

County: Lincolnshire

Country: England

Postcode: LN6 3FE

	Country Code	National Number	Extension Number
Telephone number:		01522 814714	
Mobile number:			
Fax number:			

Email address: christopher.hubbard@ringroselaw.co.uk

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

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Christopher | Surname: Hubbard

Company name: Ringrose Law

Street address: Langton House, Lindum Business Park, North Hykeham

Town/City: Lincoln

County: Lincolnshire

Country: United Kingdom

Postcode: LN6 3FE

	Country Code	National Number	Extension Number
Telephone number:		01522 814714	
Mobile number:			
Fax number:			

Email address: christopher.hubbard@ringroselaw.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change for existing A1 use to use within class A2

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: 18 Suffix:

House name:

Street address: HALL PLACE

Town/City: SPALDING

County: LINCOLNSHIRE

Postcode: PE11 1SG

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

Easting: 524709

Northing: 322727

Description:

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: Ms First name: Gill Surname: Dewhurst

Reference:

Date (DD/MM/YYYY): 24/08/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Advice on the potential to change use and proposed advertisement of business

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

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

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:

Brick with internal plaster finish

Description of *proposed* materials and finishes:

Not applicable

9. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Wooden truss with slate finish on main building; flat roof with felted finish at rear

Description of *proposed* materials and finishes:

Not Applicable

Windows - description:

Description of *existing* materials and finishes:

Wooden framed

Description of *proposed* materials and finishes:

Not applicable

Doors - description:

Description of *existing* materials and finishes:

Wooden framed and glazed (over 50%)

Description of *proposed* materials and finishes:

Not Applicable

Boundary treatments - description:

Description of *existing* materials and finishes:

External brick wall of the building to front; bounded on either side (terrace) courtyard with fence to rear

Description of *proposed* materials and finishes:

Not applicable

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Lighting - add description

Description of *existing* materials and finishes:

Standard internal lighting. No external lighting at front. Rear Courtyard light

Description of *proposed* materials and finishes:

Not applicable

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ○ Yes ◉ No

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	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

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

2. Assessment of Flood Risk

s the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing *lood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority* equirements for information as necessary.) ○ Yes ◉ No

f Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

s 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

low will surface water be disposed of?

☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake

☐ Soakaway ☐ Existing watercourse

3. 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

4. Existing Use

Please describe the current use of the site:

Optometrists within class A1

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 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	138.8	138.8	0.0	-138.8
A2	Financial and professional services	0.0	0.0	138.8	138.8
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	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	0.0	0.0
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	0.0	0.0
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	0.0	0.0
	Total	138.8	138.8	138.8	0.0

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	3	1	3

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
A2	08:00:00	18:00:00	08:00:00	13:00:00			☐

21. Site Area

What is the site area? 138 sq.metres

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:

Legal Services. Possibility of installing office use air conditioning

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):

Along the facia boards of the property as facingn the pedestrian Market Place and windows facing the market place.

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

Fascia sign(s) [1] Projecting or hanging sign(s) [1] Hoarding(s) [0] Other [7]

Please describe:

Additional seven relate to transfers in the upper floor windows and either transfer or internal suspended in the ground floor windows

25. Location of Advertisement(s)

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

If Yes, please provide details:

There is already facia board advertisment in place from the previous occupant

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

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photograph(s).

See Land agents particulars attached.

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: [01/12/2011] To: [30/11/2017]

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)? [3] m

What is the maximum projection of the advertisement from face of building (in metres)? [0] m

What are the dimensions of the proposed advertisement? Height: [1.5] x Width: [3] x Depth: [0] metres

What materials will the sign be made of?

Acrylic plastic

What is the maximum height of any of the individual letters and symbols (in centimetres)? [45] cm

The colour of text and background:

Black background,white lettering with red & white logo

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? ( ) Internally (•) Externally

Illuminance Levels: [ ] cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

8 (b). Details of Proposed Advertisement(s) - Hanging Sign

What is the height from the ground to the base of the advertisement (in metres)? 3 m

What is the maximum projection of the advertisement from face of building (in metres)? 1.20 m

What are the dimensions of the proposed advertisement? Height: 1 x Width: .45 x Depth: .10 metres

What materials will the sign be made of?

Acrylic plastic

What is the maximum height of any of the individual letters and symbols (in centimetres)? .50 cm

The colour of text and background:

Black with white lettering

Will the sign be illuminated? (•) Yes ( ) No

Will the sign be illuminated internally or externally? ( ) Internally (•) Externally

Illuminance Levels: _____ cd/m

Will the illumination be static or intermittent? (•) Static ( ) Intermittent

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

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

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

What are the dimensions of the proposed advertisement? Height: _____ x Width: _____ x Depth: _____ metres

What materials will the sign be made of?

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

The colour of text and background:

Will the sign be illuminated? ( ) Yes ( ) No

Will the sign be illuminated internally or externally? ( ) Internally ( ) Externally

Illuminance Levels: _____ cd/m

Will the illumination be static or intermittent? ( ) Static ( ) Intermittent

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

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

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

What are the dimensions of the proposed advertisement? Height: _____ x Width: _____ x Depth: _____ metres

What materials will the sign be made of?

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

The colour of text and background:

Will the sign be illuminated? ( ) Yes ( ) No

Will the sign be illuminated internally or externally? ( ) Internally ( ) Externally

Illuminance Levels: _____ cd/m

Will the illumination be static or intermittent? ( ) Static ( ) Intermittent

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

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

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

What are the dimensions of the proposed advertisement? Height: ____ x Width: ____ x Depth: ____ metres

What materials will the sign be made of?

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

The colour of text and background:

Will the sign be illuminated? ◯ Yes ◯ No

Will the sign be illuminated internally or externally? ◯ Internally ◯ Externally

Illuminance Levels: ____ cd/m

Will the illumination be static or intermittent? ◯ Static ◯ Intermittent

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

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

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

What are the dimensions of the proposed advertisement? Height: ____ x Width: ____ x Depth: ____ metres

What materials will the sign be made of?

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

The colour of text and background:

Will the sign be illuminated? ◯ Yes ◯ No

Will the sign be illuminated internally or externally? ◯ Internally ◯ Externally

Illuminance Levels: ____ cd/m

Will the illumination be static or intermittent? ◯ Static ◯ Intermittent

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

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

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

What are the dimensions of the proposed advertisement? Height: ____ x Width: ____ x Depth: ____ metres

What materials will the sign be made of?

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

The colour of text and background:

Will the sign be illuminated? ◯ Yes ◯ No

Will the sign be illuminated internally or externally? ◯ Internally ◯ Externally

Illuminance Levels: ____ cd/m

Will the illumination be static or intermittent? ◯ Static ◯ Intermittent

30. Certificates (Certificate B - continued)

Notice recipient			Date notice served
Name	The Rodhi Property Company Ltd		
Number:	17	Suffix:	
Street:	Cromwell Avenue		01/12/2011
Locality:	Woodhall Spa		
Town:			
Postcode:	LN10 6TH		

Title: Mr | First name: Christopher | Surname: Hubbard

Person role: Agent | Declaration date: 01/12/2011 | ☒ Declaration made

30. Certificates (Agricultural Land Declaration)

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

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr | First Name: Christopher | Surname: Hubbard

Person role: Applicant | Declaration date: 01/12/2011 | ☒ 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. ☒

Date 01/12/2011

Proposal Attachments Details :

Proposal Name	**Change of Use**
Proposal Number	**PP-01625767**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2011-12-01

SHDC
Planning & Development
03 JAN 2012
Ref: 0001-12

Attachment :

Attachment Name	Block Plan of the Site
Status	New
File Name	11-31-01 (Alan Hornsey).pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	51649
Document Reference	11/31/01
Document Comments	Block Plan
Date File Uploaded	2011-12-01
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	The Location Plan
Status	New
File Name	11-31-01 (Alan Hornsey)_111201151927302.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	51649
Document Reference	11/31/01
Document Comments	Location Plan
Date File Uploaded	2011-12-01
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New

File Name	11-31-01 (Alan Hornsey)_111201152216484.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	51649
Document Reference	11/31/01
Document Comments	Site
Date File Uploaded	2011-12-01
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	