SOUTH HOLLAND DISTRICT COUNCIL

H16-0126-10

FILE COPY 16 FEB 2010

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: | First name: | Surname:

Company name: McDonald's Restaurant Ltd

Street address: 11-59 High Road, East Finchley

Town/City: London

County:

Country:

Postcode: N2 8AW

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

Email address:

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

2. Agent Name, Address and Contact Details

Title: Mrs | First Name: Sarah | Surname: Carpenter

Company name: Planware Ltd

Street address: The Granary, First Floor, 37 Walnut Tree Lane

Town/City: Sudbury

County: Suffolk

Country:

Postcode: CO10 1BD

	Country Code	National Number	Extension Number
Telephone number:	01787	468500	
Mobile number:			
Fax number:	01787	468566	

Email address: nicola.davies@planware.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

REFURBISHMENT OF RESTAURANT AND PATIO AREA. CHANGE TO ELEVATIONS WHICH INCLUDES THE REMOVAL OF BOOTH 1. RECONFIGURATION OF CAR PARKING AND REPLACEMENT SIGNAGE.

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:	Suffix:
House name:	MCDONALDS RESTAURANTS LTD
Street address:	HOLBEACH ROAD
Town/City:	SPALDING
County:	LINCOLNSHIRE
Postcode:	PE12 6JP

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

Easting:	526655
Northing:	323946

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

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

If Yes, please provide details:

AS EXISTING

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

If Yes, please provide details:

AS EXISTING

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

9. 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

10. 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

Description of *proposed* materials and finishes:

AS EXISTING - ADDITIONAL CLADDING TO ELEVATIONS

10. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

SLATE

Description of *proposed* materials and finishes:

AS EXISTING

Windows - description:

Description of *existing* materials and finishes:

WHITE PPC ALU

Description of *proposed* materials and finishes:

TO BE RESPRAYED KHAKI GREEN

Doors - description:

Description of *existing* materials and finishes:

WHITE PPC ALUMINIUM

Description of *proposed* materials and finishes:

TO BE RESPRAYED KHAKI GREEN

Boundary treatments - description:

Description of *existing* materials and finishes:

LOW LEVEL FENCE AND HEDGES

Description of *proposed* materials and finishes:

AS EXISTING

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

TARMAC

Description of *proposed* materials and finishes:

AS EXISTING

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:

SEE DRAWINGS 4137_0940_01, 4137_0940_02, 4137_0940_05, 4137_0940_08, 4137_0940_09, 4137_0940_10, 4137_0940_13, 4137_0940_14

11. 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	41	49	8
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	3	2	-1
Cycle spaces	0	0	0
Other (e.g. Bus)	3	3	0
Short description of Other	GRILL BAYS		

12. 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

13. 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

14. 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

15. Existing Use

Please describe the current use of the site:

A3 - RESTAURANT

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

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

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. 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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ◉ Yes ○ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

GENERAL RESTAURANT WASTE - AS EXISTING

18. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	*Part-time*	*Equivalent number of full-time*
Existing employees	30	30	45
Proposed employees	30	30	45

21. Hours of Opening

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

Use	*Monday to Friday* Start Time	End Time	*Saturday* Start Time	End Time	*Sunday and Bank Holidays* Start Time	End Time	*Not* Known
A3							☒

22. Site Area

What is the site area? 00.31 hectares

23. 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:

AS EXISTING

Is the proposal for a waste management development? ○ *Yes* ◉ *No*

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ *Yes* ◉ *No*

25. *Description of Proposed Advertisement(s)*

Please describe the proposed advertisement(s):

ERECTION OF NEW FASCIAS

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

Fascia sign(s) 6 Projecting or hanging sign(s) 0 Hoarding(s) 0 Other 0

26. Advertisement Display

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

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 DRAWING 4137_0940_09

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

27. Advertisement(s) Period

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

From: 12/02/2010 To: 12/02/2050

28. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed? ◉ *Yes* ○ *No*

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

What is the height from the ground to the base of the advertisement (in metres)? 3.295 m

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

What are the dimensions of the proposed advertisement? Height: 0.606 x Width: 5.450 x Depth: 0.1 metres

What materials will the sign be made of?

SIGN 5 - WHITE ACRYLIC ROOF MOUNTED TEXT "McDonald's"

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

The colour of text and background:

WHITE

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

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

Illuminance Levels: 600 *cd/m*

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

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

What is the height from the ground to the base of the advertisement (in metres)? 3.295 m

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

What are the dimensions of the proposed advertisement? Height: 0.606 x Width: 5.450 x Depth: 0.1 metres

What materials will the sign be made of?

SIGN 5 - WHITE ACRYLIC ROOF MOUNTED TEXT "McDonald's"

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

The colour of text and background:

WHITE

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

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

Illuminance Levels: 600 cd/m

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

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

What is the height from the ground to the base of the advertisement (in metres)? 3.273 m

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

What are the dimensions of the proposed advertisement? Height: 0.606 x Width: 5.450 x Depth: 0.1 metres

What materials will the sign be made of?

SIGN 5 - WHITE ACRYLIC ROOF MOUNTED TEXT "McDonald's"

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

The colour of text and background:

WHITE

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

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

Illuminance Levels: 600 cd/m

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

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

What is the height from the ground to the base of the advertisement (in metres)? 3.186 m

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

What are the dimensions of the proposed advertisement? Height: 1.2 x Width: 1.492 x Depth: 0.1 metres

What materials will the sign be made of?

SIGN 6 - YELLOW ACRYLIC ROOF MOUNTED GOLDEN ARCHES

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

The colour of text and background:

YELLOW

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

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

Illuminance Levels: 600 *cd/m*

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

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

What is the height from the ground to the base of the advertisement (in metres)? 3.180 m

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

What are the dimensions of the proposed advertisement? Height: 1.2 x Width: 1.492 x Depth: 0.1 metres

What materials will the sign be made of?

SIGN 6 - YELLOW ACRYLIC ROOF MOUNTED GOLDEN ARCHES

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

The colour of text and background:

YELLOW

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

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

Illuminance Levels: 600 cd/m

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

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

What is the height from the ground to the base of the advertisement (in metres)? 3.158 m

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

What are the dimensions of the proposed advertisement? Height: 1.2 x Width: 1.492 x Depth: 0.1 metres

What materials will the sign be made of?

SIGN 6 - YELLOW ACRYLIC ROOF MOUNTED GOLDEN ARCHES

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

The colour of text and background:

YELLOW

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

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

Illuminance Levels: 600 *cd/m*

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

30. 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

31. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mrs | First name: Sarah | Surname: Carpenter

Person role: Agent | Declaration date: 11/02/2010 | ☒ Declaration made

31. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select 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: ○

Title: Mrs | First Name: Sarah | Surname: Carpenter

Person role: Agent | Declaration date: 11/02/2010 | ☒ Declaration Made

32. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 11/02/2010

Proposal Attachments Details :

Proposal Name	**Alfresco 940 Spalding Refurb and Fascias**
Proposal Number	**PP-00970324**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2010-02-12

Attachment :

Attachment Name	The Location Plan
Status	New
File Name	4137_0940_01_Location Plan.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	232945
Document Reference	Location Plan
Document Comments	
Date File Uploaded	2010-02-11
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

SHDC
Planning & Development
16 FEB 2010
Ref: 0126-10

Proposal Attachments Details :

Proposal Name	**Alfresco 940 Spalding Refurb and Fascias**
Proposal Number	**PP-00970324**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2010-02-12

Attachment :

Attachment Name	Block Plan of the Site
Status	New
File Name	4137_0940_02_Block Plan.pdf
File Type	application/pdf
PaperSize	A3
File Size (bytes)	283583
Document Reference	Block Plan
Document Comments	
Date File Uploaded	2010-02-11
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

SHDC
Planning & Development
16 FEB 2010
Ref: 0126-10

Proposal Attachments Details :

Proposal Name	**Alfresco 940 Spalding Refurb and Fascias**
Proposal Number	**PP-00970324**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2010-02-12

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	4137_0940_05A_EXISTING and PROPOSED ELEVATIONS.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	740231
Document Reference	Existing and Proposed Elevations
Document Comments	
Date File Uploaded	2010-02-11
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

SHDC
Planning & Development
16 FEB 2010
Ref: 0126-10

Proposal Attachments Details :

Proposal Name	**Alfresco 940 Spalding Refurb and Fascias**
Proposal Number	**PP-00970324**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2010-02-12

Attachment :

Attachment Name	Additional Plans
Status	New
File Name	4137_0940_08E_PROPOSED SITE ADVERT PLAN.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	4009341
Document Reference	Proposed Site Advert Plan
Document Comments	
Date File Uploaded	2010-02-11
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

SHDC
Planning & Development
16 FEB 2010
Ref: 0126-10

Proposal Attachments Details :

Proposal Name	**Alfresco 940 Spalding Refurb and Fascias**
Proposal Number	**PP-00970324**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2010-02-12

Attachment :

Attachment Name	Additional Plans
Status	New
File Name	4137_0940_09_EXISTING and PROPOSED ADVERT ELEVATION
File Type	application/pdf
PaperSize	A1
File Size (bytes)	633109
Document Reference	Existing and Proposed Advert Elevations
Document Comments	
Date File Uploaded	2010-02-11
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

SHDC
Planning & Development
16 FEB 2010
Ref: 0126-10

Proposal Attachments Details :

Proposal Name	**Alfresco 940 Spalding Refurb and Fascias**
Proposal Number	**PP-00970324**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2010-02-12

Attachment :

Attachment Name	Additional Plans
Status	New
File Name	4137_0940_10_DETAILED PATIO LAYOUT.pdf
File Type	application/pdf
PaperSize	A1
File Size (bytes)	853451
Document Reference	Detailed Patio Layout
Document Comments	
Date File Uploaded	2010-02-11
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

SHDC
Planning & Development
16 FEB 2010
Ref: 0126-10

Proposal Attachments Details :

Proposal Name	**Alfresco 940 Spalding Refurb and Fascias**
Proposal Number	**PP-00970324**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2010-02-12

Attachment :

Attachment Name	Additional Plans
Status	New
File Name	4137_0940_13A_EXISTING SITE PLAN.pdf
File Type	application/pdf
PaperSize	A0
File Size (bytes)	1675774
Document Reference	Existing Site Plan Reconfigure car park
Document Comments	
Date File Uploaded	2010-02-11
Being Provided By	*Electronic*
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

SHDC
Planning & Development
16 FEB 2010
Ref: 0126-10

Proposal Attachments Details :

Proposal Name	**Alfresco 940 Spalding Refurb and Fascias**
Proposal Number	**PP-00970324**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2010-02-12

Attachment :

Attachment Name	Additional Plans
Status	New
File Name	4137_0940_14B_PROPOSED SITE PLAN.pdf
File Type	application/pdf
PaperSize	A0
File Size (bytes)	1666696
Document Reference	Proposed Site Plan Reconfigure Car Park
Document Comments	
Date File Uploaded	2010-02-11
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

SHDC
Planning & Development
16 FEB 2010
Ref: 0126-10

Proposal Attachments Details :

Proposal Name	**Alfresco 940 Spalding Refurb and Fascias**
Proposal Number	**PP-00970324**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2010-02-12

Attachment :

Attachment Name	User Defined Attachment
Status	New
File Name	Sign5_AlfrescoRoofLetters.pdf
File Type	application/pdf
PaperSize	*A4*
File Size (bytes)	431007
Document Reference	Sign 5 Alfresco Roof Letters
Document Comments	
Date File Uploaded	2010-02-11
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

SHDC
Planning & Development
16 FEB 2010
Ref: 0126/10

Proposal Attachments Details :

Proposal Name	**Alfresco 940 Spalding Refurb and Fascias**
Proposal Number	**PP-00970324**
Version Number	**1**
Amended Attachments Only?	No
Submission Date	*2010-02-12*

Attachment :

Attachment Name	User Defined Attachment
Status	New
File Name	Sign6_AlfrescoRoofArch.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	238975
Document Reference	Sign 6 Alfesco Roof Arch
Document Comments	
Date File Uploaded	2010-02-11
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

SHDC
Planning & Development
16 FEB 2010
Ref: 0126.10

Proposal Attachments Details :

Proposal Name	**Alfresco 940 Spalding Refurb and Fascias**
Proposal Number	***PP-00970324***
Version Number	**1**
Amended Attachments Only?	No
Submission Date	2010-02-12

Attachment :

Attachment Name	Design and Access Statement
Status	New
File Name	Design statement_940.doc
File Type	application/msword
PaperSize	A4
File Size (bytes)	45568
Document Reference	Design and access Statement
Document Comments	
Date File Uploaded	2010-02-12
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

SHDC
Planning & Development
16 FEB 2010
Ref: 0126-10