

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

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. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Bakkavor"/>
Address line 1	<input type="text" value="West Marsh Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Spalding"/>
Postcode	<input type="text" value="PE11 2BB"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="525544"/>
Northing (y)	<input type="text" value="323811"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Matthew"/>
Surname	<input type="text" value="Gale"/>
Company name	<input type="text" value="Bakkavor"/>
Address line 1	<input type="text" value="Bakkavor, West Marsh Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Spalding"/>

2. Applicant Details

Country	
Postcode	PE11 2BB
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Michael
Surname	Chrich
Company name	Meller Limited
Address line 1	Meller Ltd, The Lace Mill
Address line 2	42 - 44 Derby Road
Address line 3	Draycott
Town/city	Derby
Country	
Postcode	DE72 3NJ
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? ☒ Yes ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposal consists of the following:

The siting of 2no portable cold stores (dimensions 3863 x 14425 x 3174mm high) and the erection of 2no connection lobbies (dimensions 3863 x 3560 x 3174mm high) No demolition works are required on the proposed site, as it is currently open and free from obstruction. The Portable units will be sited upon newly formed concrete pads (8no per portable building) Electrical connections to power the newly formed spaces will be made utilising the existing adjoining buildings services. The existing warehouse buildings external envelope consists of corrugated composite panelling and pressed metal flashing's of a light grey/white colour. The proposed portable cold store units will be of a composite /insulated panel construction and the adjoining lobbies will be constructed of composite panelling with a lean to roof (Colour to match existing). each lobby will have an external rated door to allow for external access. Each portable cold store operates at a maximum of 45dB. No further external operational noise will be present, as primary access and use will be through the existing adjoined building.

Does the proposal consist of, or include, a change of use of the land or building(s)? ☐ Yes ☒ No

Has the proposal been started? ☒ Yes ☐ No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing building has permission already and the surrounding land as denoted on drawing: 200104 P100 - Site Location Plan is owned by the client. Limits and conditions in regards to "The erection, extension or alteration of an industrial building or warehouse" under permitted development have been adhered to.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Proposed Location Plan
Existing Plan
Proposed Plan
Boundary Location Plan
Proposed Elevations
Cold Store Manufacturers Drawings

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

B2 - General industrial

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

B2 - General industrial

Is the proposed operation or use

☒ Permanent ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposal aims to improve operational use of the site. All proposed portable units and lobby connections do not exceed 5m in height and are not within the 10m curtilage boundary. the proposed portable buildings uses relate to that of the existing warehouse which is sited next to the proposed location already and the development does not not reduce space available for parking. The proposed site does not require demolition works and free of obstruction. The total gross floor space of the proposed is 135m2 and does not exceed the 200m2 limitation. Each portable cold store operates at a maximum of 45dB, further to this the attenuation to the sound omitted from the unit does not exceed the dB rating allowed at the surrounding boundary.

Limits and conditions in regards to "The erection, extension or alteration of an industrial building or warehouse" under permitted development have been adhered to.

6. 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?

☐ The agent
☒ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate 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 (cannot be pre-application)