



G.R. MERCHANT LTD

Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
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Ref: 2481-13

**PROPOSED EXTENSION TO FORM STORE
KELLET GATE
LOW FULNEY
SPALDING
LINCS
PE12 6EH**

FOR

SHOEBRIDGE ENGINEERING LIMITED



PLANNING, DESIGN & ACCESS STATEMENT

ADDENDUM

**PROPOSED EXTENSION TO FORM STORE
KELLET GATE
LOW FULNEY
SPALDING
LINCS
PE12 6EH**

Ref:2481-13

This application is a re-application following approval of application reference: H16-0502-13 and H16-0926-13 (Condition Compliance No. 5) dated 18th September 2013 and 25th February 2014 respectively.

Following approval of H16-0502-13 and consultation with their work-force and building contractors, Shoebridge Engineering Ltd have decided to install a roller-shutter door and pedestrian access door to the front elevation as detailed on the amended plan.

All other aspects of the previous approved Planning Permission remain the same including the Condition Compliance of surface water disposal.

See previous 'Planning, Design & Access Statement'.

APPLICATION PLANS

2456-12-01	Existing Plans & Elevations – Location Plan
2456-12-02D	Proposed Plans & Elevations – Site Plan

***G R Merchant
March 2014***

APPENDIX

Planning Permission H16-0502-13

5. Condition Compliance H16-0926-13

Planning, Design & Access Statement which accompanied H16-0502-13

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Town and Country Planning Act 1990 Planning Permission

Reference: H16-0502-13 **Received:** 10th June 2013

Type: FULL

Name: Shoebridge Engineering Ltd
Kellett Gate
Low Fulney
Spalding
Lincs
PE12 6EH

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincolnshire
PE12 7EE

Description: Proposed extension to form store

Location : Kellett Gate Low Fulney
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. Nos. 2481-13-01 and 2481-13-02 received 7 June 2013.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The development hereby permitted shall be used solely for storage purposes in conjunction with the workshop (unit 2) within the eastern section of the existing building shown on Dwg. No. 2481-13-01 accompanying the application.

Reason: To define the terms of the permission in the interest of the amenities of the locality. This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

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- 4 Details of any fixed plant and/or machinery to be operated within the store shall be submitted to and approved in writing by the Local Planning Authority prior to its installation.

Reason: To ensure that the Local Planning Authority retains control of this detail, in the interest of protecting the amenity of nearby residents.

This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

- 5 Before the commencement of the development hereby granted, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained, to avoid pollution and to prevent increased risk of flooding.

This Condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan 2006, and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission in as timely a manner as possible, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

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Paul Jackson
Planning Manager

18th September 2013

H16-0502-13

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.

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www.sholland.gov.uk

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H16-0926-13 Received: 23rd October 2013

Type: CONDITION COMPLIANCE

Name: Shoebridge Engineering Ltd
Kellett Gate
Low Fulney
Spalding
Lincs
PE12 6EH

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincolnshire
PE12 7EE

Description: Details of surface water disposal (Condition 5 of H16-0502-13)

Location : Kellett Gate Low Fulney
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:
Dwg. no. 2481-13-03 received 22 October 2013.



Paul Jackson
Planning Manager
25th February 2014

H16-0926-13

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.



G R MERCHANT <grmerchant.arch.cons@gmail.com>

H16-0926-13 Surface Water Disposal Condition Compliance

Karl Vines <Karl@wlma.org.uk>

Fri, Feb 21, 2014 at 11:25 AM

To: Jon Sharpe <Jon.Sharpe@lincolnshire.gov.uk>, G R MERCHANT <gr.merchant@btconnect.com>, "dgedney@sholland.gov.uk" <dgedney@sholland.gov.uk>

Cc: Dominic Morris <Dominic@wlma.org.uk>

Dear all

We have received a purchase order from Shoebridge to install the new pipeline from the private drain, through the caravan park, alongside the grass field and across Kellet Gate in to the Board's Half Mile Dyke. We have programmed this work in for April. Assuming the surface water for the new development is connected in to this new pipe line the Board will be happy with this arrangement, subject, as usual, to the applicant paying the Board the Surface Water Development Contribution fee.

Regards

Karl

Karl Vines

District Engineer, South Holland IDB

dd: +44 (0)1406 421708 | m: +44 (0)7960 710929 | f: +44 (0)1406 426501 | e: karl@wlma.org.uk

Water Management Alliance

Kettlewell House, Austin Fields Industrial Estate, King's Lynn, Norfolk, PE30 1PH, UK

t: +44 (0)1553 819600 | f: +44 (0)1553 819639 | e: info@wlma.org.uk | www.wlma.org.uk

Consisting of:

Broads Drainage Board, East Suffolk Drainage Board, King's Lynn Drainage Board

Norfolk Rivers Drainage Board and South Holland Drainage Board

Defenders of the Lowland Environment

The information in this e-mail, and any attachments, is confidential and intended solely for the use of the individual or entity to whom it is addressed. The views expressed in this e-mail may not represent those of the Board(s). Nothing in this email message amounts to a contractual or legal commitment unless confirmed by a signed communication. All inbound and outbound emails may be monitored and recorded.

21/02/2014



G R MERCHANT <grmerchant.arch.cons@gmail.com>

H16-0926-13 Surface Water Disposal Condition Compliance

Jon Sharpe <Jon.Sharpe@lincolnshire.gov.uk>

Fri, Feb 21, 2014 at 9:48 AM

To: G R MERCHANT <gr.merchant@btconnect.com>, "karl@wlma.org.uk" <karl@wlma.org.uk>, "dgedney@sholland.gov.uk" <dgedney@sholland.gov.uk>

Cc: Dominic Morris <dominic@wlma.org.uk>

We have approved Karl's design for the road crossing Bob.

The plan is for Shoebridge to be the designated holder of the Licence for the private drain under the public highway.

Jon.

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT

Sent: 20 February 2014 10:16

To: Jon Sharpe; karl@wlma.org.uk

Cc: Dominic Morris

Subject: H16-0926-13 Surface Water Disposal Condition Compliance

Dear Jon & Karl

SHOEBRIDGE ENGINEERING LTD

KELLET GATE, LOW FULNEY, SPALDING, Lincs, PE12 6EH

We have just been informed that our clients are preparing to commence work on this project in the near future, but checking the file it is apparent that David Gedney is still waiting for additional information regarding surface water disposal.

Mid November last year you and Jon Sharpe / Karl Vines were in discussions regarding this issue. have you and further information to enable David Gedney to approve this application.

If I can be of any further assistance in this matter please do not hesitate to contact me.

Regards

Bob

G R Merchant Ltd

21/02/2014



G R MERCHANT <grmerchant.arch.cons@gmail.com>

H16-0926-13 Surface Water Disposal Condition Compliance

G R MERCHANT <gr.merchant@btconnect.com>

Thu, Feb 20, 2014 at 10:15 AM

To: jon.sharpe@lincolnshire.gov.uk, karl@wlma.org.uk

Cc: Dominic Morris <dominic@wlma.org.uk>

Dear Jon & Karl

**SHOEBRIDGE ENGINEERING LTD
KELLET GATE, LOW FULNEY, SPALDING, LINCS, PE12 6EH**

We have just been informed that our clients are preparing to commence work on this project in the near future, but checking the file it is apparent that David Gedney is still waiting for additional information regarding surface water disposal.

Mid November last year you and Jon Sharpe / Karl Vines were in discussions regarding this issue. have you and further information to enable David Gedney to approve this application.

If I can be of any further assistance in this matter please do not hesitate to contact me.

Regards
Bob

*G R Merchant Ltd
01406 490800*



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FOR

SHOEBRIDGE ENGINEERING LIMITED



PLANNING, DESIGN & ACCESS STATEMENT

**PROPOSED EXTENSION TO FORM STORE
KELLET GATE
LOW FULNEY
SPALDING
LINCS
PE12 6EH**

Ref:2481-13

This application is to acquire Town & Country Planning Permission to construct an extension to the North of the existing building located on Kellet Gate, Low Fulney, Spalding for the benefit of Shoebridge Engineering Ltd.

Shoebridge Engineering Ltd specialise in mechanical and electrical engineering, and in particular drainage pumps and associated motors. The company undertake planned refurbishment and restoration works together with an emergency repair service to local drainage boards and key local infrastructure centres.

Over half of the repair works carried out by Shoebridge Engineering Ltd occurs within the existing workshops, with the remainder being on site repairs.

They employ 20 people, of which 15 people are employed within the South Holland area.

Town & Country Planning Permission was acquired and implemented in 2008 under application H16/1203/07 to construct a factory unit with internal office. A subsequent application was acquired and implemented in 2011 under application H16-0847-11 for a change of use of part of the building to become a M.O.T. Testing station. This unit is currently let to Mick Cawley – Motor Engineers Ltd.

The proposed extension is required to complement the current on site storage facilities. The M.O.T. Testing facility will be unaffected by the proposed extension, and does not form part of this planning application.

Current staffing levels on the site will remain.

The new store will be 30.69 metres long overall by 12.10 metres wide overall and constructed with structural steelwork frames. The building will be 3.64 metres to the eaves. The building will be clad on all sides in plastic coated steel cladding. Cladding to be Goosewing Grey (10 A 05) to walls and roof. New trims to the extension will be Sargasso Blue (RAL 5003)

APPLICATION PLANS

2456-12-01	Existing Plans & Elevations – Location Plan
2456-12-02	Proposed Plans & Elevations – Site Plan

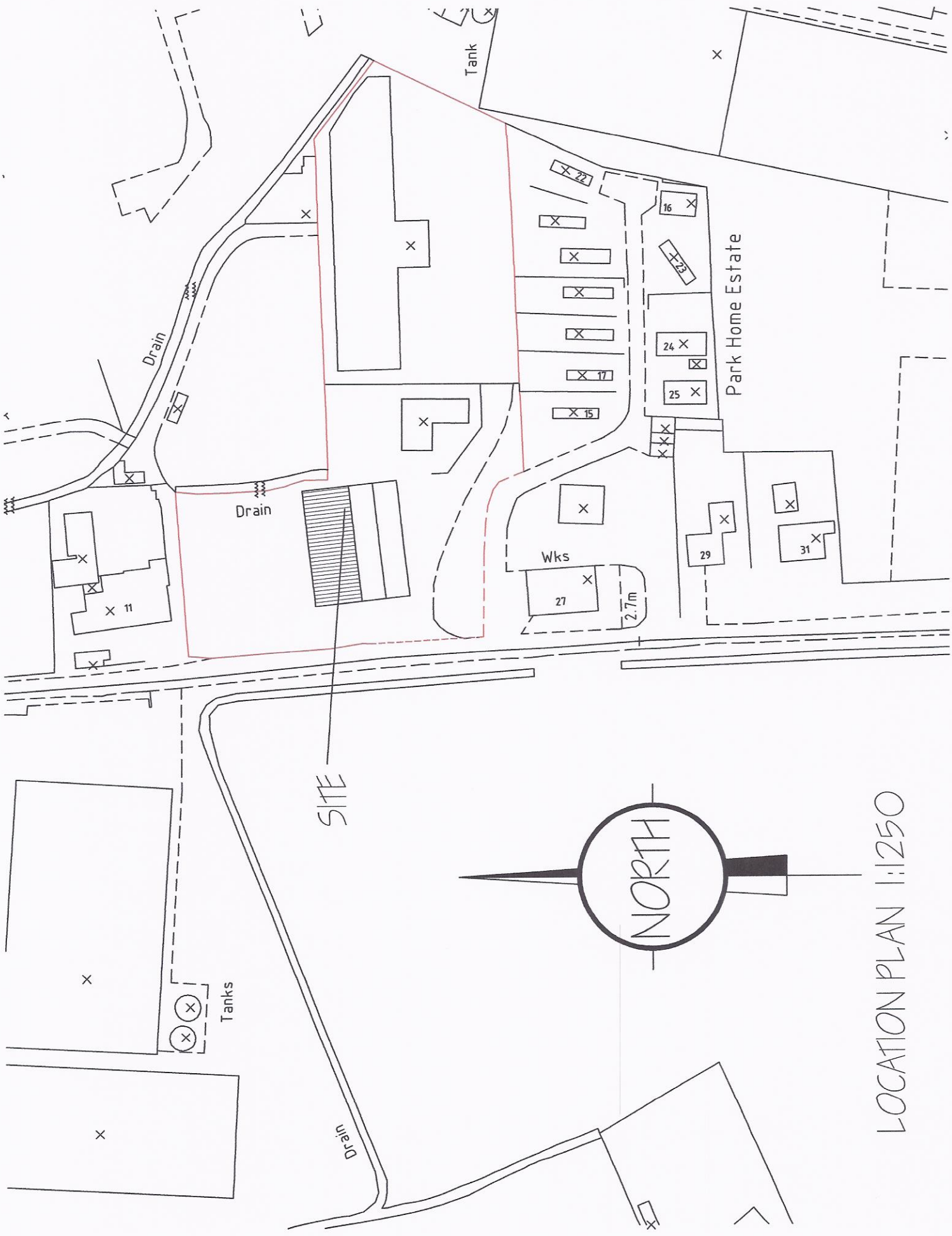
G R Merchant
February 2013

APPENDIX

Location Plan 1:1250

Google Plan

Planning Permission H16/1203/07 – Erection Of New Factory Unit



LOCATION PLAN 1:1250





Town and Country Planning Act 1990 Planning Permission

Reference: H16-1203-07

Received: 25-DEC-07

Type: FULL

Name: W H Shoebridge & Sons Ltd
Kellett Gate
Low Fulney
Spalding
Lincs

Agent: Peter Humphrey Associates
30 Old Market
Wisbech
Cambs

Description: Proposed factory unit with integral office and w.c. facilities and the re-location of access point and roadway into site

Location : Shoebridge Engineering Kellett Gate
Low Fulney

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 This permission shall enure for the benefit of W H Shoebridge & Sons Ltd only.

Reason: To enable the Local Planning Authority to consider what effect a change of ownership could have on the nature of the business carried on.

This Condition is imposed in accordance with Policies SG13, SG14 and SG17 of the South Holland Local Plan 2006.

- 3 All work involving the manufacture, assembly, maintenance, replacement and/or repair of items/equipment shall be carried out inside the building with the doors closed.

Reason: To protect the amenity of nearby residents.

This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan 2006.

- 4 The premises shall only be used between 7.30am to 5.30pm Mondays to Fridays (inclusive) and 8.00am to 12 midday on Saturdays, with no work carried out on Sundays, and/or Bank Holidays.

Reason: To protect the amenity of nearby residents.

This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan 2006.

- 5 Noise from fixed plant and machinery shall not exceed a level equivalent to 45 dB LA eq 5 minutes when measured at any residential boundary unassociated with the business.

Reason: To protect the amenity of nearby residents.

This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan 2006.

- 6 Before development is commenced a scheme of screening along the southern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be carried out in its entirety before the building is brought into use and shall thereafter be retained.

Reason: To protect the amenity of nearby residents.

This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan 2006.

- 7 Before development is commenced a more precise scheme of landscaping, including position, species and height, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the building is satisfactorily landscaped.

This Condition is imposed in accordance with Policies SG18 of the South Holland Local Plan 2006.

- 8 The scheme of landscaping and tree planting shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development is adequately landscaped.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

- 9 Before development is commenced more precise details of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the new development is harmonious with its surroundings.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 10 The development shall be carried out in accordance with the submitted Flood Risk Assessment, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.
This Condition is imposed in accordance with Policy SG9 of the South Holland Local Plan 2006.

- 11 Before the building is brought into use a cycle shelter shall be constructed on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of such facilities on site.
This Condition is imposed in accordance with Policy M8 of the Lincolnshire Structure Plan 2006 and Policies TC2 and SG16 of the South Holland Local Plan 2006.

- 12 Before the building is brought into use the access, roadway, and parking/manoeuvring areas shall be hardsurfaced in accordance with more precise details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development in the interest of the amenities of the locality and also highway safety.
This Condition is imposed in accordance with Policies SG14, SG15 and SG16 of the South Holland Local Plan 2006.

- 13 Before the building is brought into use details of means of storage and disposal of waste shall be submitted to and approved in writing by the Local Planning Authority. Waste shall thereafter be stored and disposed of in accordance with the approved details.

Reason: In the interest of the amenities of the locality.
This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.

Council Offices
Priory Road
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web: www.sholland.gov.uk

Reason For Approval

The proposal is in accordance with national and local policies as set out in:
Planning Policy Guidance Note 4 - 'Industrial, Commercial Development and Small Firms.'
Policies EC, SG13, SG14, SG15, SG16 and SG17 of the South Holland Local Plan 2006.

The issues relating to amenity, traffic, etc are material considerations but are not considered sufficient in this case to outweigh policies in favour of the proposal, subject to appropriate conditions.

Note(s):

The determined plans are:

Dwg. nos. 4093P01B , 4093P02B and Flood Risk Assessment received 25 October 2007.



Head of Planning & Development

19 FEB 2008

H16-1203-07

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.