H16-0522-10

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

23 JUN 2010

Application for Planning Permission.
Town and Country Planning Act 1990

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: Mr | First name: John | Surname: Peall

Company name: Fowler Welch Coolchain

Street address: West Marsh Road

Town/City: Spalding

County: Lincolnshire

Country: England

Postcode: PE11 2BB

	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: | First Name: Reginald | Surname: Newsam

Company name: Fen-Bay Services Limited

Street address: Plot 11, Sellwood Court, Enterprise Park

Town/City: Sleaford

County: Lincolnshire

Country: United Kingdom

Postcode: NG34 8GJ

	Country Code	National Number	Extension Number
Telephone number:	+44	1529413374	
Mobile number:	+44	79045342562	
Fax number:	+44	1529307945	

Email address: reg@fen-bayservices.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Excavation for sunken Loading Docks to match existing and the provision of 2 No. x Scissor Lift Pods and extension to Loading Bay to form 4 No. x Additional Docks.

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: FOWLER WELCH COOLCHAIN

Street address: WEST MARSH ROAD

Town/City: SPALDING

County: LINCOLNSHIRE

Postcode: PE11 2BB

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

Easting: 525533

Northing: 324156

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

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:

The current building is constructed using colour coated profiled metal cladding. The colour is HPS200 Heritage Green (RAL6002). The roof is standard profiled metal box section cladding colour grey.

Description of *proposed* materials and finishes:

We propose to replicate the same cladding and roof sheets in keeping with the existing cnstruction. The cladding will be profiled sheet in HPS200 Heritage Green (RAL6002) and the roof in grey standard profiled metal box section cladding colour grey.

Roof - description:

Description of *existing* materials and finishes:

The roof is standard box section profiled cladding in colour 18B25 Merlin Grey

Description of *proposed* materials and finishes:

The new roof to the pods and Loading Bays will be standard box section profiled cladding in colour 18B25 Merlin Grey

Windows - description:

Description of *existing* materials and finishes:

There are no windows to the elevations that will be altered

Description of *proposed* materials and finishes:

There are no new windows

9. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

The doors as existing are insulated sectional overhead doors to the Loading Bays and insulated steel personnel doors to the main elevations. All doors are colourcoated Heritage Green RAL6002.

Description of *proposed* materials and finishes:

The eight new doors will be insulated sectional overhead doors to the Loading Bays and an insulated steel personnel door to the side elevation. All doors will be colourcoated Heritage Green RAL6002.

Boundary treatments - description:

Description of *existing* materials and finishes:

Not Applicable

Description of *proposed* materials and finishes:

Not Applicable

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

The existing Loading Bays are formed using 200mm of compacted hardcore with 200mm C40 concrete and A145 mesh.

Description of *proposed* materials and finishes:

The new Laoding Bays will be formed using 200mm of compacted hardcore with 200mm C40 concrete and A145 mesh.

Lighting - add description

Description of *existing* materials and finishes:

The existing lighting in the building is standard flourescent double tube lights and SON halogen in places.

Description of *proposed* materials and finishes:

The new lighting will be supplied to match the existing there will be SON Hologen lights in the Scissor Lift pods and Flourescent fittings in the Loading Bay Extension

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	75	75	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	15	15	0
Disability spaces	5	5	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

We are not affecting the foul sewage drainage in any way.

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

There is sufficient capacity in the existing drainage system to accept the additional area to be excavated. We will be extending the existing Aco Drain which connects to the Main Surface Water Drainage.

12. 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

13. 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

14. Existing Use

Please describe the current use of the site:

Storage and Distribution of Fresh Fruit and Vegetables

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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	352	15	360
Proposed employees	360	18	370

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
A1							☒
A2							☒
A3							☒
A4							☒

20. Hours of Opening (continued)

A5							☒
B1A							☒
B1B							☒
B1C							☒
B2							☒
B8							☒
C1							☒
C2							☒
D1							☒
D2							☒
Other							☒

21. Site Area

What is the site area? 3,100 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:

The site is currently off-loading, storing and distributing fresh fruit, flowers and vegetables. The new development is to increase capacity and through-put of their current operations. There is no production plant or machinery involved with this development.

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

23. Hazardous Substances

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

24. 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

25. 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: Mr First name: Reginald Surname: Newsam

Person role: Agent Declaration date: 22/06/2010 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

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: Reginald Surname: Newsam

Person role: Agent Declaration date: 22/06/2010 ☒ Declaration Made

26. Declaration

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

Date 22/06/2010