SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY H16-0643-11

22 AUG 2011

Application for Planning Permission.
Town and Country Planning Act 1990

ublication of applications on planning authority websites.
lease 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: Mark | Surname: Parkin

Company name:

Street address: 42, St Bedes Drive

Town/City: Boston

County: Lincolnshire

Country: England

Postcode: PE21 9QH

	Country Code	National Number	Extension Number
Telephone number:	01205	353506	
Mobile number:	07971	490228	
Fax number:			

Email address: mark.parkin@chatfields.co.uk

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

~~No Agent details were submitted for this application~~

LONGSTAFF & PARTNERS
5, NEW ROAD, SPALDING, LINCS. PE11 1BS
01775 765536

3. Description of the Proposal

Please describe the proposed development including any change of use:

The units currently is empty but previous tenants were as follows:
South Holland Plant, who did retail,storage and distribution from the unit, more recently it was Securelec Services as an Electrical cash and carry, retailing, storing and distributing electrical goods such as TV's DVD, CD players etc..
The unit is empty and has security bollards made of concrete to the front, and two metal drop bollards outside th eroller shutter doors and rear exit is caged in for extra security.
We require to change the use to storage and web retalling of motor vehicles. The business will be internet based and all vehicles will be stored inside the building, we do not require outside space for display or merchandising. There is adequate parking for unit for customers, employees and the adjoining units.
The business will be advertsing the motor vehicles on the internet and customers will enquire via the web or phone and the transactions will be coompleted this way. There may be small amounts of customers that visit the unit to either inspect, collect or complete a transaction, this will be minimum as we will be appointment only and not open to the general public daily. the unit will be manned by myself and my wife as a limited company only as we are the only employees, and will not be at the unit full time due to the nature of the business being Internet and we will be delivering, collecting or buying motor vehicles nationally. The building will be secure with CCTV and alarm systems as well.
We do not require any signage on the building but may sreen tint the windows for reduced visibilty from the outside and utlise the tint with out of hours contacts if any customers do appear unannounced.

Has the building, work or change of use already started? ○ Yes ◉ No

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POSTROOM

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Unit 3

Street address: STUMPS LANE

Town/City: SPALDING

County: LINCOLNSHIRE

Postcode: PE12 6AT

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

Easting: 526405

Northing: 324746

Description:

INTERNAL [illegible] UNITS ON SMALL TRADING ESTATE.
GOOD ACCESS, GATED AND SECURE AFTER 5PM DAILY.
CURRENTLY VACANT.

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:

concrete block

Description of *proposed* materials and finishes:

no change

Roof - description:

Description of *existing* materials and finishes:

corrugated sheet roof

Description of *proposed* materials and finishes:

no changes

Windows - description:

Description of *existing* materials and finishes:

metal framed single pane glass

Description of *proposed* materials and finishes:

no changes

9. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

front doors are metal frame single glass panes, metal roller shutter door and rear fire exit door in wood

Description of *proposed* materials and finishes:

no changes

Boundary treatments - description:

Description of *existing* materials and finishes:

no boundary or fence specific to the unit as the site is a manged trade estate

Description of *proposed* materials and finishes:

no changes

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

vehicle acces on to site via gated access and abundant hard standing areas for parking and vehicle movements

Description of *proposed* materials and finishes:

no changes

Lighting - add description

Description of *existing* materials and finishes:

interior of unit has large quantity of electrical strip lights in ceiling and one outside light for access

Description of *proposed* materials and finishes:

no changes

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	The car park is a large open gravel space suitable for large numbers of vehicles, no specific signage is on site		

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

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:

It is currently empty and unused:

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

Most recently used by South Holland Plant, who did retail,storage and distribution from the unit, more recently it was Securelec Services as an Electrical cash and carry, retailing, storing and distributing electrical goods such as TV's DVD, CD players etc..

When did this use end (if known) (DD/MM/YYYY)? UNKNOWN

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	0	0	0
Proposed employees	2	0	0

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
Other	9:30am	5pm	N/A		N/A		☐

21. Site Area

What is the site area? 326 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:

No machinery used at all

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 B)

Certificate of Ownership - Certificate B

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

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.