m a t r i x

p l a n n i n g

South Holland District Council
Planning Department.

15 November 2017

Dear Sir/Madam

Unit 1, Storage unit at Shoebridge Engineering, Kellet Gate, Low Fulney, Spalding, PE12 6EH
Use of premises for B8 (storage and distribution) and B1 (light industrial) use

These premises already have lawful B8 and potential B1 use, but this is restricted. This application is to seek an unrestricted permission allowing these vacant commercial premises to be more readily let. The present permissions governing its use has the effect of limiting its occupation only in conjunction with the adjoining premises (now separately occupied by a vehicle repair garage).

The lawful use of this unit is for storage. However, Condition 3 of its permission referenced H16-0212-14 states:

> *"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 drawing no 2481-13-01 accompanying the application"*

Unit 2 is the adjacent vehicle repair garage to the south, outside the present application site.

The inclusion of fixed plant and machinery is limited by virtue of Condition 4 of the same permission, to protect residential amenity. This condition will not be necessary for a B8/B1 use (the latter by definition being appropriate to a residential area).

Given the nature of storage and distribution uses that can attract late or early arrivals and departures, it is requested that a restriction on opening hours is not imposed. Disturbance to the nearby caravan parks is unlikely given the unit's position. Rear access is for emergency escape only.

Relative to Shoebridge Engineering this is a small unit of only 360m^2, with activity that is unlikely to be noticed in the context of the broader commercial area.

Yours sincerely,

Gordon Smith, MRTPI

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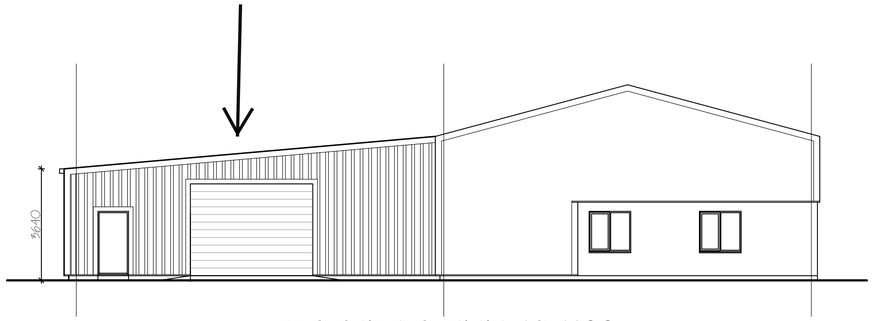
SMARTER PLANNING CHAMPION

RTPI Chartered Town Planner

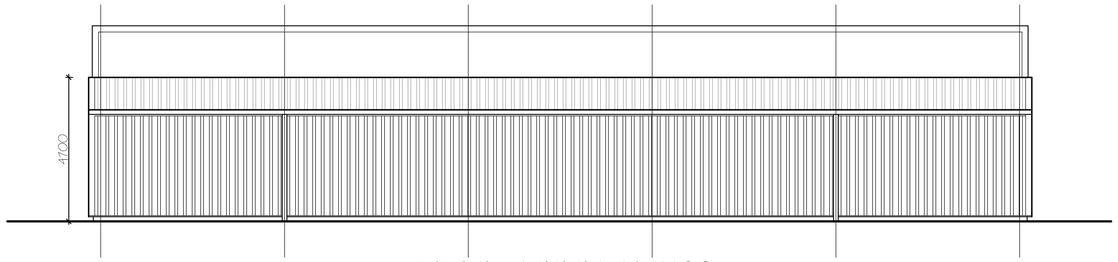
Gordon Smith, BA(Hons), DipTP, MRTPI

Appendix 1

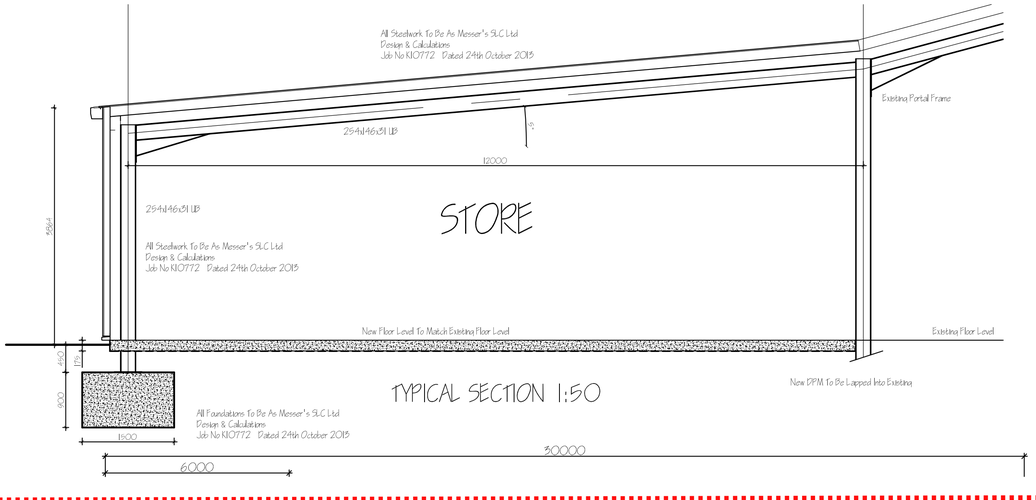
Approved drawings from
permission H16-0212-14



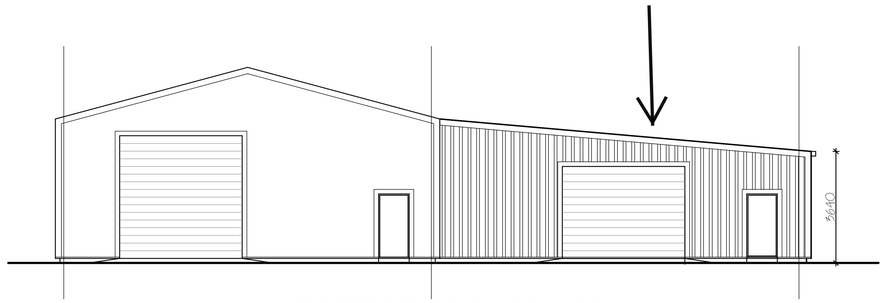
PROPOSED FRONT ELEVATION 1:100



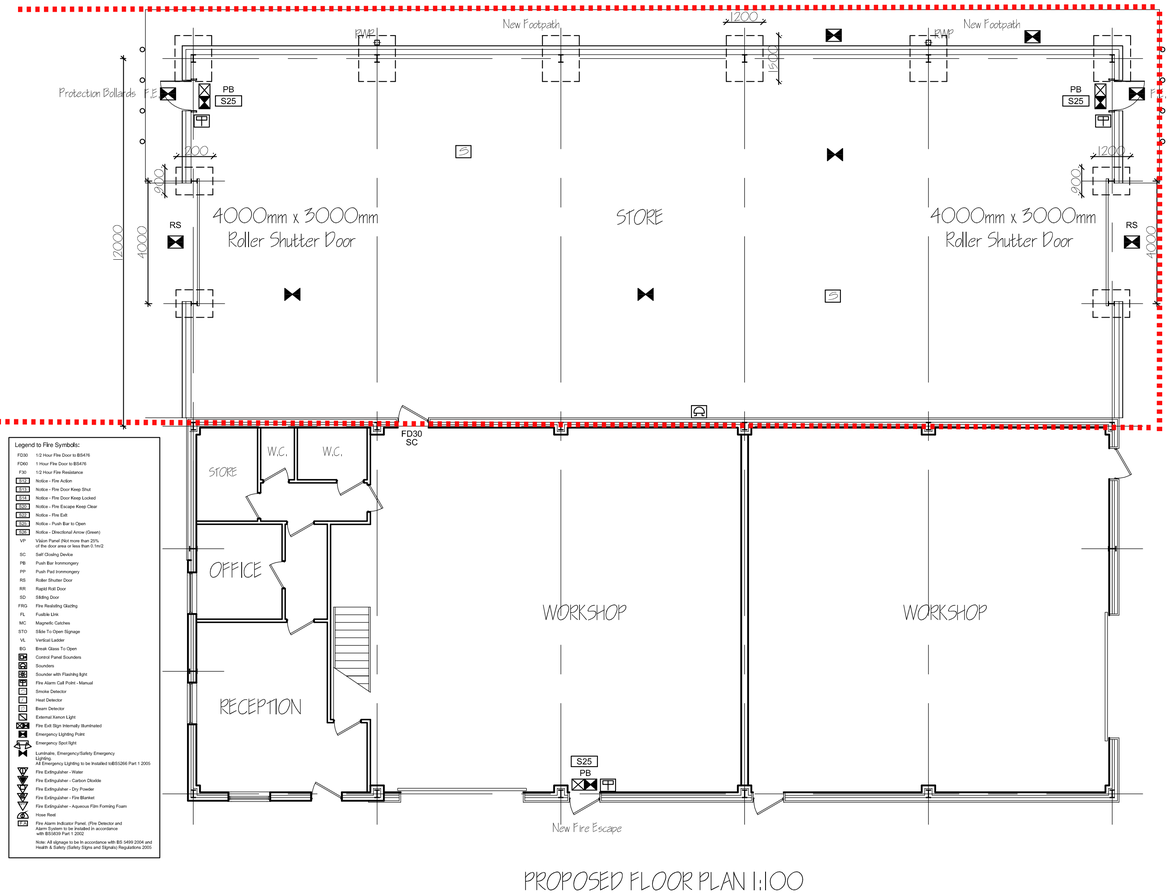
PROPOSED SIDE ELEVATION 1:100



TYPICAL SECTION 1:50



PROPOSED REAR ELEVATION 1:100

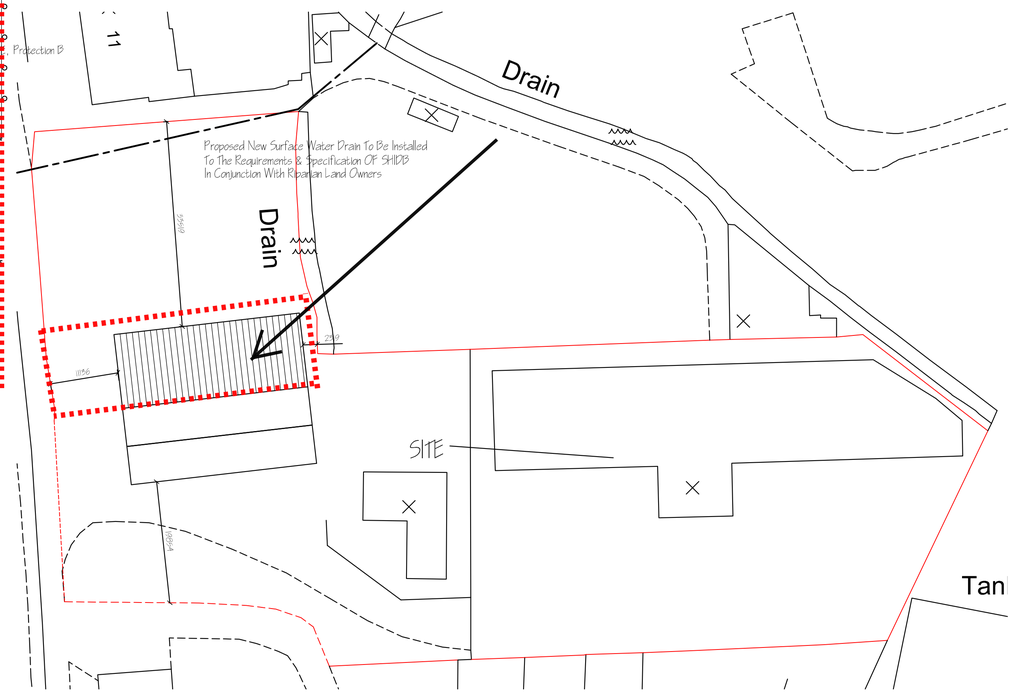


PROPOSED FLOOR PLAN 1:100

Legend to Fire Symbols:

FD30	1/2 Hour Fire Door to BS476
FD60	1 Hour Fire Door to BS476
FXI	1/2 Hour Fire Resistance
	Notice - Fire Action
	Notice - Fire Door Keep Shut
	Notice - Fire Door Keep Locked
	Notice - Fire Escape Keep Clear
	Notice - Fire Exit
	Notice - Push Bar to Open
	Notice - Directional Arrow (Green)
VP	Vision Panel (Not more than 25% of the door area or less than 0.1m2)
SC	Self Closing Device
PB	Push Bar Ironmongery
PP	Push Pad Ironmongery
RS	Roller Shutter Door
RR	Rapid Roll Door
SD	Sliding Door
FRG	Fire Resisting Glazing
FL	Fusible Link
MC	Magnetic Catches
STO	Slide To Open Signage
VL	Vertical Ladder
BG	Break Glass To Open
	Control Panel Sounders
	Sounders
	Sounder with Flashing light
	Fire Alarm Call Point - Manual
	Smoke Detector
	Heat Detector
	Beam Detector
	External Xenon Light
	Fire Exit Sign Internally Illuminated
	Emergency Lighting Point
	Emergency Spot light
	Luminaire, Emergency/Safety Emergency Lighting All Emergency Lighting to be Installed toBS5266 Part 1 2005
	Fire Extinguisher - Water
	Fire Extinguisher - Carbon Dioxide
	Fire Extinguisher - Dry Powder
	Fire Extinguisher - Fire Blanket
	Fire Extinguisher - Aqueous Film Forming Foam
	Hose Reel
	Fire Alarm Indicator Panel. (Fire Detector and Alarm System to be Installed in accordance with BS5839 Part 1 2002

Note: All signage to be In accordance with BS 5499:2004 and Health & Safety (Safety Signs and Signals) Regulations 2005



SITE PLAN 1:500

D	DOORS ADDED TO FRONT ELEVATION	MARCH 2014
C	BUILDING REGULATIONS AMENDMENTS	DEC 2013
B	BUILDING REGULATIONS AMENDMENTS	NOV 2013
A	BUILDING REGULATIONS APPLICATION	OCT 2013
ref:	revision	date

G. R. MERCHANT LTD.
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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Project
PROPOSED EXTENSION
KELLETT GATE, LOW FILLNEY
SPALDING
LINCS. PE12 6EH

Client
SHOEBRIDGE ENGINEERING LTD

Drawing
FLOOR PLANS & ELEVATIONS
PROPOSED SITE PLAN

Job Ref.	Drawing No.
2481-13	02D
Date	Drawn
JAN 2013	SLB

Scales
AS NOTED

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to the Architect. All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken. This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval. This drawing must not be used as a contract document alone. The works will not be supervised or inspected on site by G.R. Merchant Ltd unless specifically agreed in writing. The client or main contractor is responsible for the control workmanship, substitution of materials, the selection of specialist contractors etc. All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British standard specification or BBA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building sites and Work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an Independant Planning Supervisor will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included. It is the plot / land owners responsibility to be aware of the Party Walll etc. Act 1996) when building in close proximity to adjoining neighbors boundaries.

DRAWING TO BE READ IN CONJUNCTION WITH SEPARATE SPECIFICATION