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REF: 3193-17

**RELOCATION OF LIGHT HAULAGE BUSINESS
(RETROSPECTIVE)
ORCHARD HOUSE
32 GOSBERTON ROAD
SURFLEET
SPALDING
LINCS
PE11 4BG**

FOR

WILL LUNN TRANSPORT



PLANNING, DESIGN & ACCESS STATEMENT

**RELOCATION OF LIGHT HAULAGE BUSINESS
(RETROSPECTIVE)
ORCHARD HOUSE
32 GOSBERTON ROAD
SURFLEET
SPALDING
LINCS
PE11 4BG**

This application is to acquire Town and Country Planning Permission (retrospective) to relocate Will Lunn Transport light haulage business from 10 Kellett Gate, Low Fulney, Spalding, PE12 6EH to Orchard House, Gosberton Road, Surfleet, Spalding, PE11 4BG.

The current business site at Kellett Gate, Spalding has become unsuitable, the proposed site Gosberton Road, Surfleet has direct access onto the trunk road system.

The existing Orchard House site had permission for Luxury Boarding Kennels (sui generis classification) H17-0125-15 the proposed classification is B1 Light Industry.

The applicant has acquired relocation of his Operators Licence OF1139967 (see appendix) for the following:-

5 No Lorries

6 No Trailer Units

Existing vehicle fleet:-

2 No Articulated lorries

1 No Rigid lorry

2 No "Sprinter" style vans

Pre-application advice has been taken from LCC Highways Department subject to the current access next to the round-a-bout not being used, the response advice is positive. Initially the applicant wishes to use the round-a-bout for access and egress until the works are carried out to the main access off Gosberton Road alongside Orchard House, as suggested by The Highways Department.

The application site is heavily landscaped on all boundaries thus disturbance to the character of the area will be safe guarded.

APPLICATION PLAN

3193-17-20A – Location & Site Layout Plan

G R Merchant

January 2018

APPENDIX

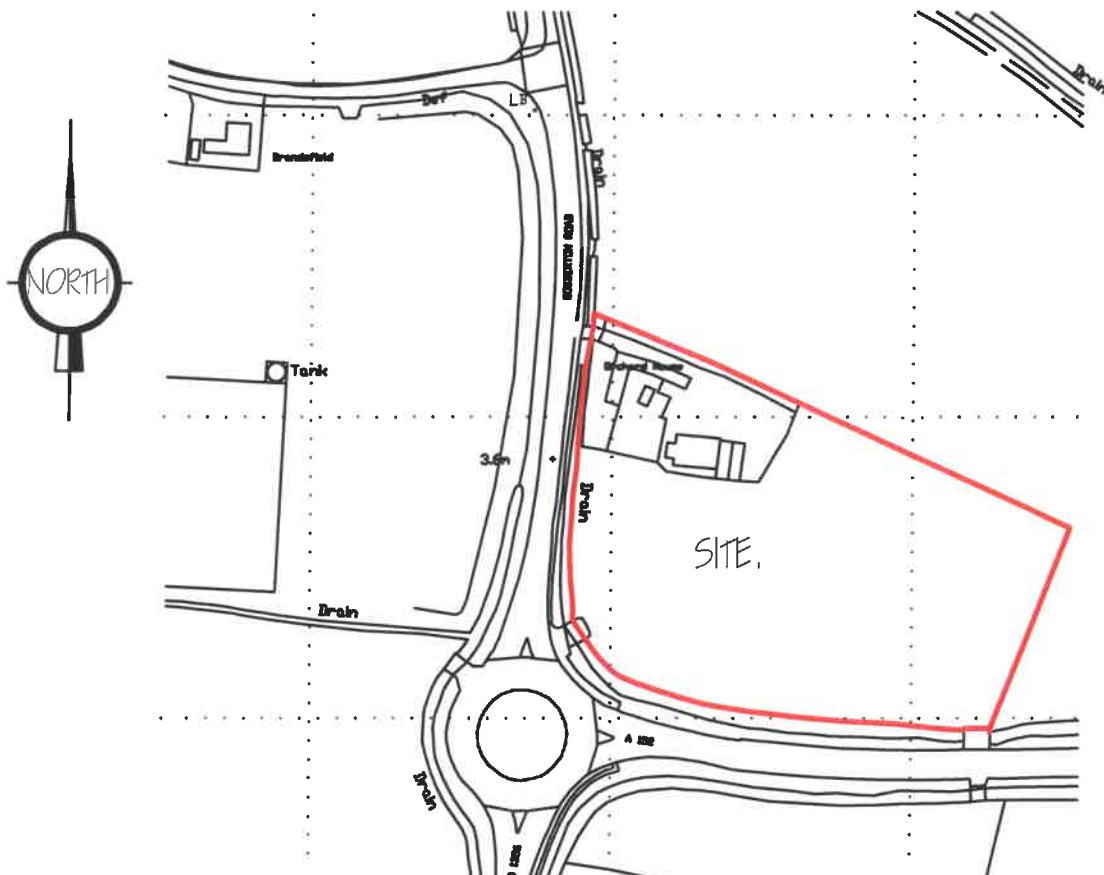
LOCATION PLAN 1/2500

“GOOGLE” PLANS & SITE PHOTOGRAPHS

OPERATORS LICENCE
(RE-LOCATED)

PRE-APPLICATION ADVICE
LCC HIGHWAYS DEPARTMENT

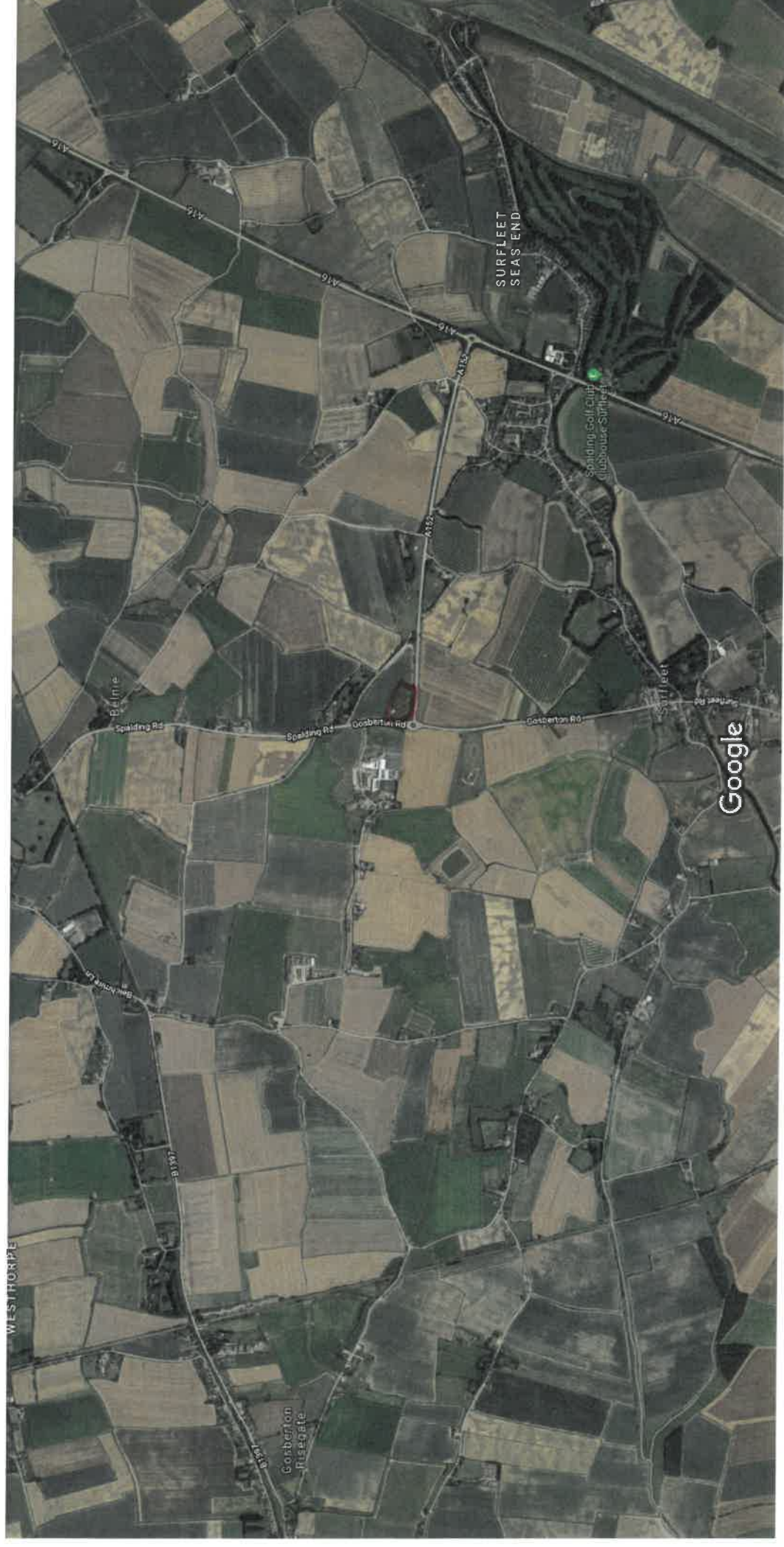
LOCATION PLAN 1/2500



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LOCATION PLAN.
1/ 2500.

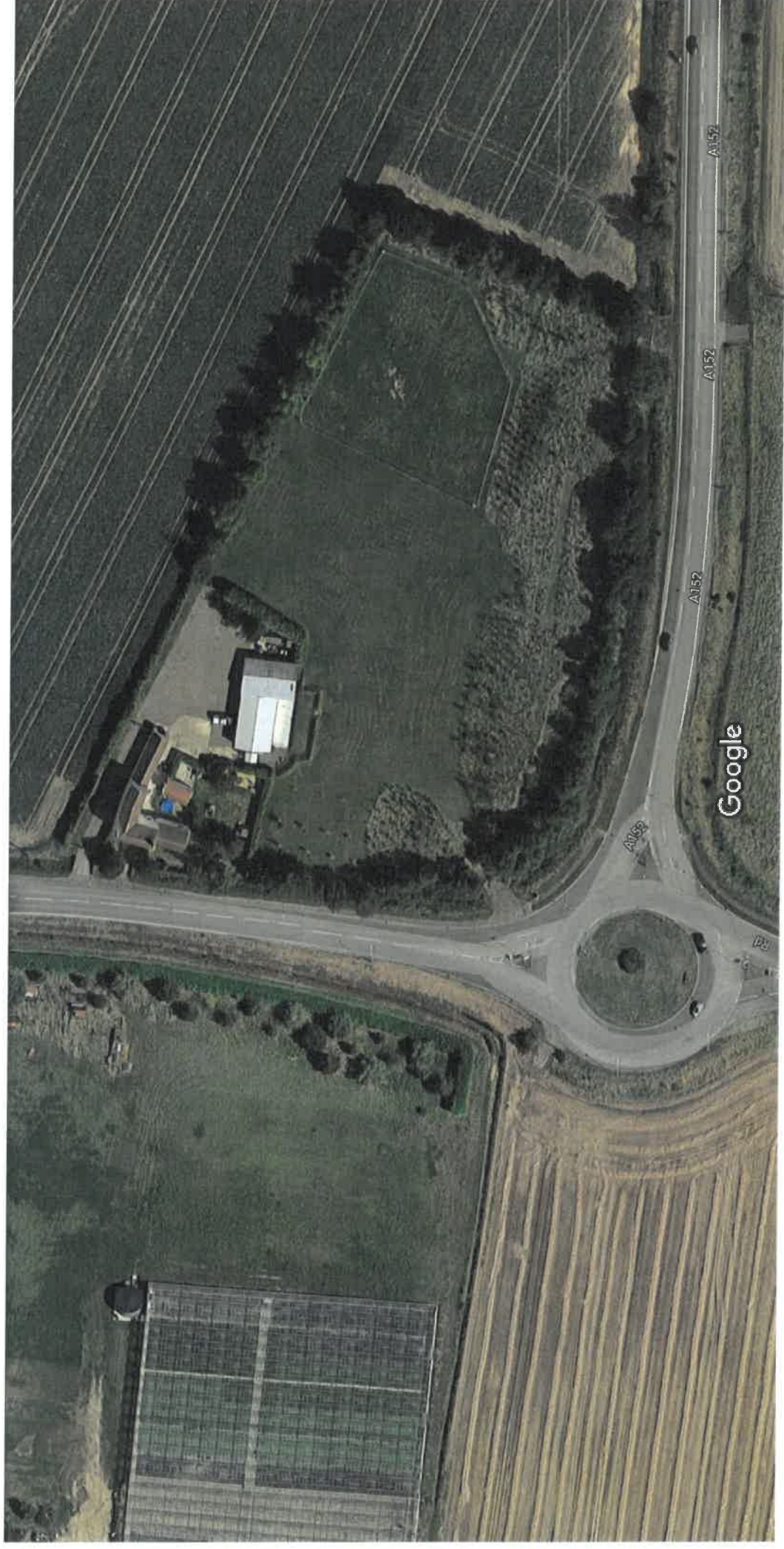
"GOOGLE" PLANS & SITE PHOTOGRAPHS



Imagery ©2017 Google, Map data ©2017 Google 200 m



Imagery ©2017 Google, Map data ©2017 Google 50 m



Imagery ©2017 Google, Map data ©2017 Google 20 m



EXISTING ACCESS OFF ROUND-A-BOUT.











ACCESS TO ORCHARD HOUSE TO BE UP-GRADED.





Existing Access to Orchard House to be up-graded.

**OPERATORS LICENCE
(RE-LOCATED)**



BETA

WILLIAM LUNN (Admin), LUNNS HAULAGE LTD

[◀ Back](#)

OF1139967

Operating centres and authorisation

To change these details, you'll need to apply to [change your licence](#).

Operating centres

Address	Vehicles	Trailers
ORCHARD HOUSE, SPALDING, PE11 4BG	5	6
10 KELLETT GATE, SPALDING, PE12 6EH	5	6
Total	10	12

Traffic area

East of England

[More about traffic areas](#)

How many vehicles do you want to authorise on the licence?

5

[▶ Help with vehicle authorisation](#)

How many trailers do you want to authorise on the licence?

6

Operating centre(s)

Operating Centre:	Address: 10 KELLETT GATE LOW FULNEY SPALDING PE12 6EH	Vehicles	5
		Trailers	6
Conditions Undertakings	or		

Operating Centre:	Address: ORCHARD HOUSE GOSBERTON ROAD SURFLEET SPALDING PE11 4BG	Vehicles	5
		Trailers	6
Conditions Undertakings	or		

Transport Manager(s)

WILLIAM CLAYTON LUNN

Specific conditions attached to licence

Specific undertakings attached to licence

GOODS VEHICLE OPERATOR'S LICENCE

THIS LICENCE MUST NOT BE ALTERED OR DEFACED IN ANY WAY

Issued to:

**WILLIAM LUNN
LUNNS HAULAGE LTD
10 KELLETT GATE
LOW FULNEY
SPALDING
PE12 6EH**

Issued by:

Office of the Traffic Commissioner
East of England
Eastbrook
Shaftesbury Road
Cambridge
CB2 8BF
0300 123 9000

Goods Vehicle Standard National

Licence number: OF1139967
NOT TRANSFERABLE

This licence is in force from:

18/09/2015

This licence will continue for as long as you continue to meet its terms. However, it will come to an end if you do not pay the necessary continuation fee by the date required. The licence may also face regulatory action including revocation if you operate outside its terms. You have paid for an initial period of five years, which starts with the date the licence was issued. The continuation fee must be paid before the end of the month before that five year period comes to an end and every five years after that. Please see note 1 for further details.

This document is an operator's licence issued under the Goods Vehicles (Licensing of Operators) Act 1995 (the Act). The undertakings recorded in this licence have been given by the licence holder and are considered to be material to the grant of the licence. In the case of a licence first issued before 1 January 1996, the recorded undertakings include statements of intent made by the operator.

The maximum number of motor vehicles and trailers authorised in accordance with section 6 of the Act is:

Motor vehicles 5

Trailers (inc semi-trailers) 6



A handwritten signature in black ink, appearing to read 'R. T. T. T.', written over a horizontal line.

Traffic Commissioner

**PRE-APPLICATION ADVICE
LCC HIGHWAYS DEPARTMENT**



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

Will Lunn Transport

1 message

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

23 November 2017 at 12:02

To: Jon Sharpe <jon.sharpe@lincolnshire.gov.uk>, Jenny Merchant <jenny.merchant1@btopenworld.com>

Dear Jon,

**RE-LOCATION OF LIGHT HAULAGE BUSINESS
WILL LUNN TRANSPORT**

I have been approached by Will Lunn (Will Lunn Transport) regarding re-location of his light haulage business from Kellett Gate, Low Fulney, Spalding to Orchard House, 32 Gosberton Road, Surfleet, PE11 4BG.

Please find attached various plans to indicate the re-location which he is currently in the process of re-developing.

Will Lunn Transport is a light industrial business with 2 No lorries, 1 No rigid lorry and 2 No 'sprinter' type vans the client has also acquired an operations licence for the site.

Kate Bellamy has contacted the client in response to "anonymous" complaints and suggests a "retrospective" planning application.

The current classification usage of the site is Orchard House Luxury Boarding & Breeding Kennels and was approved under H17-0125-15.

Your informal opinion on the highways grounds would be appreciated prior to making a formal "retrospective" application.

If you require any further information please do not hesitate to contact me.

Regards
Bob Merchant

G R Merchant Ltd
01406 490800

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379K



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

Will Lunn Transport**Jon Sharpe** <Jon.Sharpe@lincolnshire.gov.uk>

23 November 2017 at 12:31

To: G R MERCHANT <gr.merchant@btconnect.com>, Jenny Merchant <jenny.merchant1@btopenworld.com>

I wouldn't want access or egress to be made via the field gate next to the roundabout Bob but the access at the northern end of the site looks to have acceptable visibility to provide safe access onto a suitable part of the highway network – this is an A Road.

The existing dwarf walls and small radii appear, from the Google images, as if they might need some work to allow HGVs to turn in and out of the site without over-running the opposite side of the carriageway but otherwise, the proposal appears to be acceptable in principle.

Regards,

Jon.

Jon Sharpe

Principal Development Management Officer

LCC Directorate for Environment and Economy

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

Sent: 23 November 2017 12:03

To: Jon Sharpe; Jenny Merchant

Subject: Will Lunn Transport

[Quoted text hidden]

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