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Ref: 4496-26

CHANGE OF USE FROM AGRICULTURAL LAND TO COMMERCIAL STAFF PARKING & BNG AREA
82 SEAS END ROAD
SURFLEET
SPALDING
LINCS
PE11 4DQ

FOR

MR P HARPER



JUSTIFICATION STATEMENT

Amendment – August 2026

Ref: 4496-26

CHANGE OF USE FROM AGRICULTURAL LAND TO COMMERCIAL STAFF PARKING & BNG AREA
82 SEAS END ROAD
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This application is to apply for change of use of the area at the rear of the site from agricultural field to commercial staff parking and BNG area.

An application for a single dwelling under reference H17-0983-24 has been given approval to change the use of a similar amount of agricultural land to domestic garden and BNG area.

The site over the years has been used for various commercial businesses. It was Surfleet tyres over 20 years ago, since then it has been a boat yard and a general workshop for various other businesses.

The client, Mr Harper, owns and operates Specialist On Site Services Ltd, which is an engineering / fabrication business working all around the country from Margate to Grimsby. They spend a lot of time in London and The Midlands during the summer months

They have bought the site to use it as a base as they build heat exchanges and overhaul valves, etc.

The reason for the parking at the rear is to create a safer facility. Many businesses over the years have struggled with parking, turning and reversing of vehicles onto a busy road with a blind bend. Therefore, by removing the side lean-to allowed an access into the rear yard for parking, turning and making sure all vehicles enter and exit the site from the highway in forward gear. Any un-loading or loading of the vans can now be completed at the front without the remainder of the vehicles blocking safe visibility or access. This can only be done if the vehicle is parked parallel with the front of the building and highway therefore the other cars and van would need to be parked on the roadside if the access and parking was not created at the rear.

When Mr Haper bought the property, it came with parking for 3 no cars (small vehicles) due to the angle of the frontage of the building to the highway. The first 4m on the left-hand side would not accommodate a small vehicle due to the distance being less than 5m. The company currently has 4 cars and 2 light good vehicles / public carrier vehicles therefore the rear access and turning facility is required as it would not meet the parking or highway requirements.

A long wheelbase vehicle is 6.0m in length and this can not be parked in front of the building as it would overhang the highway by 0.5-1m.

They have 4 full-time staff however most of the time they are working away. This will be a general base and an area for a workshop between jobs.

This business will not be any different from the previous uses that have been there over the last 30 years.

G R Merchant Ltd
June 2026
Amended August 2026