Application for Planning Permission and consent to display advertisement(s).
Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisement) Regulations 2007

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. Site Address

Number	
Suffix	
Property name	Former Royal British Legion Club
Address line 1	Gas House Lane
Address line 2	Sutton Bridge
Address line 3	
Town/city	Spalding
Postcode	PE12 9SP

Description of site location must be completed if postcode is not known:

Easting (x)	547596
Northing (y)	321423

Description

Former Royal British Legion Club, now derelict.

2. Applicant Details

Title	Mr
First name	T.
Surname	Lancucki
Company name	
Address line 1	Former Royal British Legion Club
Address line 2	Gas House Lane
Address line 3	Sutton Bridge
Town/city	Spalding

2. Applicant Details

Country	
Postcode	PE12 9SP

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Josh
Surname	Caley
Company name	JC Architectural Consultant
Address line 1	Rose Villa
Address line 2	Main Road
Address line 3	Holbeach Drove
Town/city	Spalding
Country	UK
Postcode	PE12 0PS
Primary number	07917358101
Secondary number	
Fax number	
Email	josh@jcarchitectural.co.uk

4. Site Area

What is the measurement of the site area? (numeric characters only).	580.00
Unit	Sq. metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Change of use from 'F.2' (Local community) community hall to 'E' (Commercial, business and service) veterinary practice. Including a single storey front extension, 1 no. illuminated sign and 1 no. non illuminated sign and new 1.8m fence to the north and east boundaries.

Has the work or change of use already started? ( ) Yes (•) No

6. Existing Use

Please describe the current use of the site

Former Royal British Legion Club

Is the site currently vacant? (●) Yes ( ) No

If Yes, please describe the last use of the site

As above

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

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

7. Materials

Does the proposed development require any materials to be used externally? (●) Yes ( ) No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Red facing brickwork
Description of proposed materials and finishes:	Red facing brickwork to match

Roof	
Description of existing materials and finishes (optional):	Modern concrete interlocking tile
Description of proposed materials and finishes:	Modern tile to match

Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	White UPVC

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	White UPVC

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	1.8m timber fence to north and east boundaries

Lighting

7. Materials

Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	1 no. illuminated sign to front elevation, refer to accompanying drawing for details

Are you supplying additional information on submitted plans, drawings or a design and access statement? ◉ Yes ○ No

If Yes, please state references for the plans, drawings and/or design and access statement

0188-20-01 Existing
0188-20-02 Proposed

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ○ Yes ◉ No

10. 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 design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ◉ Yes ○ No

If Yes, you will need to submit a 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

☐ Existing water course

☑ Soakaway

☐ Main sewer

11. Assessment of Flood Risk

☐ Pond/lake

12. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

13. Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains Sewer
☑ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

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

14. 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

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ◉ Yes ○ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Typical veterinary waste, to be disposed of appropriately by an approved operator. To be arranged by applicant upon beginning of trading.

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ○ Yes ◉ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' covers ALL uses execept Use Class C3 Dwellinghouses

(•) Yes ( ) No

Please add details of the use classes and floorspace (if the relevant use class is not shown, please select 'Other' and provide details)

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other N/A	410	0	414.1	4.1
Total	410	0	414.1	4.1

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

(•) Yes ( ) No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	0
Part-time	0
Total full-time equivalent	0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	5
Part-time	2
Total full-time equivalent	

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

(•) Yes ( ) No

Please add details of the of the use classes and hours of opening for each non-residential use proposed (if the relevant use class is not shown, please select 'Other' and provide details; if you do not know the hours of opening, select the use class and then select 'Unknown' in the popup box)

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other N/A	Start Time: 08:00 End Time: 17:00	Start Time: 08:00 End Time: 12:00	Start Time: End Time:	

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

( ) Yes (•) No

Is the proposal for a waste management development?

( ) Yes (•) No

20. Industrial or Commercial Processes and Machinery

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

22. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

2 no. signs to front elevation, one illuminated one non illuminated

Please select the type(s) of advertising you are proposing:

- ☑ Fascia sign(s)
- ☐ Projecting or hanging sign(s)
- ☐ Hoarding(s)
- ☐ Other type(s)

Please add details of each proposed fascia sign

Fascia sign(s): 1	
What is the height from the ground to the base of the advertisement?	3.44 metre(s)
What is the maximum projection of the advertisement from face of building?	0 metre(s)
Dimension:	Height: 0.6 x Width: 5 x Depth: 0.2 metre(s)
What materials will the sign be made of? Unknown	
What is the maximum height of any of the individual letters and symbols?	45 cm
The colour of text and background Black/blue text on white background	
Will the sign be illuminated?	Yes
Will the sign be illuminated internally or externally?	Externally Illuminated
Illuminance levels	200 cd/m2
Will the illumination be static or intermittent?	Static

Fascia sign(s): 2	
What is the height from the ground to the base of the advertisement?	1.35 metre(s)
What is the maximum projection of the advertisement from face of building?	0 metre(s)
Dimension:	Height: 0.75 x Width: 1.5 x Depth: 0.2 metre(s)
What materials will the sign be made of? Unknown	
What is the maximum height of any of the individual letters and symbols?	60 cm
The colour of text and background Black/blue text on white background	

22. Type of Proposed Advertisement(s)

Will the sign be illuminated?	No
Will the sign be illuminated internally or externally?	
Illuminance levels	0 cd/m2
Will the illumination be static or intermittent?	

23. Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place? ○ Yes ◉ No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal? ○ Yes ◉ No ○ Not Applicable

Will the proposed advertisement(s) project over a footpath or other public highway? ○ Yes ◉ No

24. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From 01/12/2020

To 31/12/2025

25. 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?

- ◉ The agent
- ○ The applicant
- ○ Other person

26. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

27. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

28. Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed? ◉ Yes ○ No

29. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* and/or agricultural tenant** of any part of the land or building to which this application relates; or

( ) The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Samantha Edmunds C/O The Royal British Legion
Number	199
Suffix	
House Name	
Address line 1	Borough High Street
Address line 2	
Town/city	London
Postcode	SE1 1AA
Date notice served (DD/MM/YYYY)	14/10/2020

Person role

( ) The applicant

(•) The agent

Title	Mr
First name	Josh
Surname	Caley
Declaration date (DD/MM/YYYY)	14/10/2020

☑ Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	14/10/2020