SOUTH HOLLAND DISTRICT COUNCIL

H18-0953-09

- 4 DEC 2009

Application for Planning Permission.
Town and Country Planning Act 1990

FILE COPY

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. Applicant Name, Address and Contact Details

Title: Mr | First name: | Surname:

Company name: Solanum Ltd

Street address: East Bank
Sutton Bridge

Town/City: Spalding
County: Lincolnshire
Country: UK
Postcode: PE12 9YB

	Country Code	National Number	Extension Number
Telephone number:	-	-	-
Mobile number:			
Fax number:			

Email address:

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

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Clive | Surname: Williams

Company name: Williams-Architects Ltd

Street address: The Old Bakery
2a Fleeman Grove
West Bridgford

Town/City: Nottingham
County:
Country: United Kingdom
Postcode: NG2 5BH

	Country Code	National Number	Extension Number
Telephone number:	44	115 945 5691	-
Mobile number:	-	-	-
Fax number:	44	115 945 5699	-

Email address: info@williams-architects.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Alteration of existing despatch docks to form new recessed dock apron with dock level access at existing ground floor level. Localised alteration of adjacent site road edge to accommodate new docks approach.

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

4. Site Address Details

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

House: Suffix:

House name: SOLANUM LTD

Street address: EASTBANK

WINGLAND

Town/City: SPALDING

County:

Postcode: PE12 9YB

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

Easting: 548055

Northing: 320377

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: David Surname: Gedney

Reference: Meeting @ SHDC

Date (DD/MM/YYYY): 25/11/2009 (Must be pre-application submission)

Details of the pre-application advice received:

A larger scheme is being applied for in several parts, of which this is the first. For this application, basic plans, an elevation, a Design Statement and photos of existing are all that are expected. The Design Statement should include sections through the docks area as existing and proposed. Subsequent discussions with John Sharp at Highways raised no issues with the despatch docks being remodelled.

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. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? (•) Yes ( ) No

If Yes, please provide details:

Sutton Bridge Experimental Unit, based on site, have been consulted with plans. No concerns were raised.

9. 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

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

10. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Trapezoidal colour-coated metal cladding, colour light green.

Description of *proposed* materials and finishes:

As existing.

Roof - description:

Description of *existing* materials and finishes:

Trapezoidal colour-coated metal cladding, colour light green.

Description of *proposed* materials and finishes:

As existing.

Doors - description:

Description of *existing* materials and finishes:

Galvanised steel roller shutter dock doors.

Description of *proposed* materials and finishes:

As existing.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Macadam generally, and concrete for HGV areas.

Description of *proposed* materials and finishes:

As existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

091117-010 : site : block & location
091117-011 : site, elevation and section : existing
091117-016 :site, elevation and section : proposed
09117 : Design Statement
09117 : Flood Risk Assessment

11. 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	112	112	0
Disability spaces	1	1	0
Cycle spaces	8	8	0
Other (e.g. Bus)	6	6	0
Short description of Other	40T HGV units		

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [ ] *Package treatment plant* [ ] *Unknown* [ ]

Septic tank [ ] Cess pit [ ]

Other

Existing Klargester BioDisc Sewage Treatment Units

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

13. 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

[X] Soakaway [ ] Existing watercourse

14. 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

15. Existing Use

Please describe the current use of the site:

Potato reception, grading and distribution.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

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

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. 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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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'

17. Trade Effluent

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

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

Existing effluent system unaffected: 700m³ liquid effluent as muddy water per week passed through settlement pits before discharge into the River Nene.

18. Residential Units

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

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	209	3	210
Proposed employees	209	3	210

21. 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
B2	00:00:00	24:00	00:00:00	24:00	00:00:00	24:00	☐

22. Site Area

What is the site area? 03.43 hectares

23. 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:

Potato Store with refrigerant/heating plant. Potato grading with LEV. Potato washing, QC grading and packing/palletisation.

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

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? (Please select only one)

◉ The agent ○ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant 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 the application relates.

Title: Mr First name: Clive Surname: Williams

Person role: Agent Declaration date: 04/12/2009 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr First Name: Clive Surname: Williams

Person role: Agent Declaration date: 04/12/2009 ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 04/12/2009