SOUTH HOLLAND DISTRICT COUNCIL

Application for Planning Permission.
Town and Country Planning Act 1990

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: Christopher | Surname: Aedy

Company name:

Street address: Jamph House
46 High Road

Town/City: Whaplode, Spalding
County: Lincolnshire
Country: United Kingdom
Postcode: PE126UA

	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

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

I have converted my plant hardening area into a Retail Shop and Farm Shop. Selling Cake Decorating/Sugarcraft Supplies alongside Fresh Fruit and Vegetables.

Has the building, work or change of use already started? ◉ Yes ○ No
If Yes, please state the date when the building, work, or use started: 04/06/2014

Has the building, work or change of use been completed? ◉ Yes ○ No
If Yes, please state the date when the building, work, or change of use was completed: 14/03/2015

4. Site Address Details

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

House: 46 | Suffix:
House name: Jamph House
Street address: High Road
Whaplode
Town/City: Spalding
County: Lincolnshire
Postcode: PE12 6UA

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

Easting: 533832
Northing: 324732

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: PE-00252-2014

Date (DD/MM/YYYY): 09/04/2014 (Must be pre-application submission)

Details of the pre-application advice received:

My primary enquiry was for a new build retail shop in front of the front elevation of my house. Mr Gedney adviced me that if I fulfilled specific criteria under current planning polices, it maybe considered favourably.
Due to financial and aesthetical reasons the retail unit was better suited to a space behind the front elevation of the residential property and the unit converted for that purpose.

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. 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

9. Materials

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

Walls - description:

Description of *existing* materials and finishes:

The structure is built on sixteen 4" x 4" posts
The fuit and veg area is clad with 1" x 3" vertical slats with a 1" gap. The timber has been treated for preservation with a brown finish.
The retail shop walls are 4" x 2" stud, with 100mm rockwool insulation. The interior is clad with 12mm ply with an emulsion paint finish. Externally there is a vapour barrier and 16mm Shiplap pine timber, painted with black exterior wood paint.

Description of *proposed* materials and finishes:

There are no proposals for further changes unless directed.

Roof - description:

Description of *existing* materials and finishes:

The roof is a pitched at a height of 2.75m.
The plant shop is covered in 1.3mm Coralux Corrugated Roofing sheets.
The retail shop is covered externally in 12mm ply, 3B roofing felt, and finished with Red IKO Armourglass Felt Shingles. Internally the roof is covered with 12mm ply and the void between is insulated with 100mm of Rockwool.

Description of *proposed* materials and finishes:

There are no proposals for further changes unless directed.

Windows - description:

Description of *existing* materials and finishes:

There are no windows in the fruit and veg area.
In the retail space there are two uPVC windows. The first is 900mm x 600mm in the shop area, the second is 900mm x 900mm in the Office area.
Both windows have an imitation Oak Finish.

Description of *proposed* materials and finishes:

There are no proposals for further changes unless directed.

9. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

There are four doors in this unit.
In the east elevation fruit and veg area, the entrance is 40" and has a double leaf, ledged and braced door, with a 3" x 1" vertical slat finish with a 1" gap between each slat.
In the front (High Road) elevation fruit and veg area, the entrance is 30" and has a double leaf, ledged and braced door, with a 3" x 1" vertical slat finish with a 1" gap between each slat.
The front elevation of the shop is the only entrance to the retail area and is 40" wide. This has a double leaf, ledged and braced door with a 16mm pine shiplap finish, painted black.
There is one internal door to segregate the office from the retail space. This is another ledged and braced door, with vertical 4" x 1" slats, with a walnut wax finish.

Description of *proposed* materials and finishes:

There are no proposals for further changes unless directed.

Boundary treatments - description:

Description of *existing* materials and finishes:

There are no changes to the boundary of this property.

Description of *proposed* materials and finishes:

There are no proposals for further changes unless directed.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

For demarcation of the car park area and retail space, post and rail has been erected. The car park is a type 1 hardcore base, with 14mm gravel finish
The hedges at the front of the property have been reduced from 1.8m to 1.0m. To ensure pedestrian safety and increase the line of sight for vehicle access on and off the property, the hedges have been reduced further, to 0.5m, for 5m either side of driveway.

Description of *proposed* materials and finishes:

There are no proposals for further changes unless directed.

Lighting - add description

Description of *existing* materials and finishes:

In the retail space there are three ceiling light fittings which are brushed aluminium GU10 spotlights. Each unit has 4 x 4W LED bulbs.
In the plant space there are three IP66 high frequency 2 x 58W fluorescent battens.
Outside the shop are two 10W LED security lights with PIR.
The parking area and pedestrain acces to the shop is lit with 6 x 60W bulkhead light fittings.

Description of *proposed* materials and finishes:

In time all bulbs will be an energy saving alternative.
There are no proposals for further changes unless directed.

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:

Premises Scaled Drawings.pdf
Premises Pictures.pdf

10. 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	8	8	0
Light goods vehicles/public carrier vehicles	0	8	8
Motorcycles	0	0	0
Disability spaces	1	1	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

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

Septic tank [ ] Cess pit [ ]

Other

Not Applicable

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

12. 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
- ☒ Soakaway
- ☐ Existing watercourse

13. 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

14. Existing Use

Please describe the current use of the site:

The site is utilised for two purposes.
The front area (20m2) for the sale fruit and vegetables, the rear of the unit (20m2)is utilised for the sale of 'professional cake decorating supplies' with an office for the management of the business.

Is the site currently vacant? ○ Yes ◉ No

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

15. 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'.

16. Trade Effluent

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

17. Residential Units

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

18. All Types of Development: Non-residential Floorspace

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

18. All Types of Development: Non-residential Floorspace (continued)

Use class/type of use		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)
A1	Shops Net Tradable Area	0.0	0.0	33.5	33.5
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	6.5	6.5
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	0.0	0.0	40.0	40.0

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

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	0	1
Proposed employees	0	2	1

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) 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
A1	09:30:00	18:00:00	09:00:00	16:00:00			☐

21. Site Area

What is the site area? 40.00 sq.metres

22. 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:

The retail outlet has no machinery or air condiitoning units installed.The activities will only be to sell products bought in, to the public, and to manage the business from the office within this unit.

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

23. Hazardous Substances

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

24. 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

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Mr First name: Christopher Surname: Aedy

Person role: Applicant Declaration date: 25/01/2016 ☒ Declaration made

26. 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 25/01/2016