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**CHANGE OF USE OF AGRICULTURAL LAND TO STORAGE OF BUILDING MATERIALS AND
EQUIPMENT INCLUDING ERECTION OF 2.4M HIGH FENCE (RETROSPECTIVE)**

REAR OF SPRINGWAY

STOCKWELL GATE

WHAPLODE

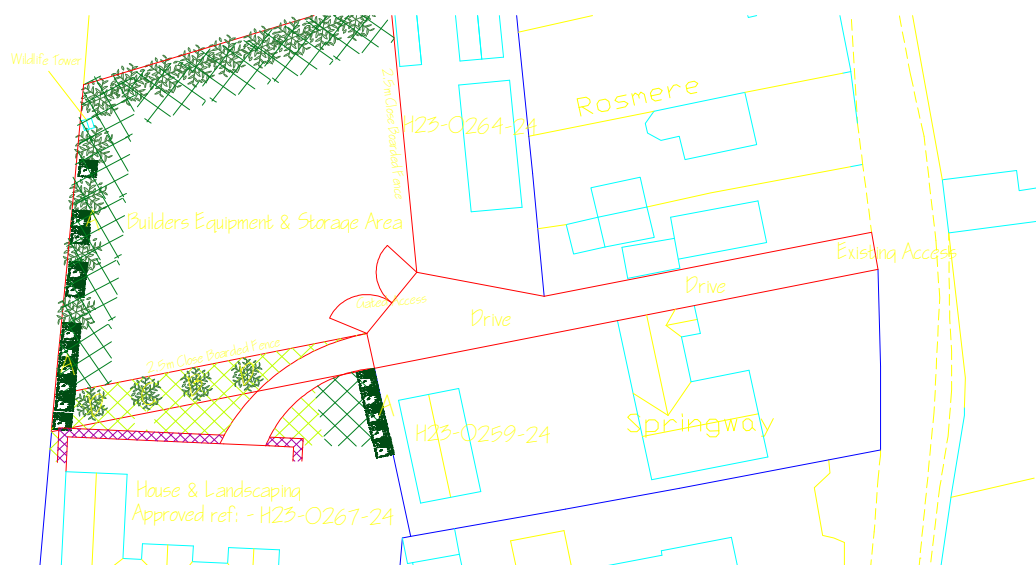
SPALDING

LINCS

PE12 6UE

FOR

MR S STEWARD



PLANNING, DESIGN & ACCESS STATEMENT

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**CHANGE OF USE OF AGRICULTURAL LAND TO STORAGE OF BUILDING MATERIALS AND
EQUIPMENT INCLUDING ERECTION OF 2.4M HIGH FENCE (RETROSPECTIVE)
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This application is to acquire Town and Country Planning Permission for change of use of agricultural land to storage of building materials and equipment for the benefit of Mr S Steward.

In October 2023 a planning application was made for the house and storage yard and building to be erected unfortunately this was refused in November 2023.

Since then, we have had several discussions and meetings regarding the site and have received three planning approvals for the Salon, extended drive and family area and more recently my clients new dwelling. This application is purely for the storage of my client's construction equipment and materials that is not required on building sites.

A Flood Risk Assessment, Biodiversity Net Gain and Acoustic Assessment has been carried out and are submitted to support this application.

The yard is purely for storage only however is used to collect items or drop them off when required. The times are between Monday to Friday 7:30am to 5:30pm Saturday 8:00am to 2:00pm and no workings on Sunday.

The busiest time is Monday morning where two vans may load up to take tools and a digger which take around 30 minutes however sometimes will not return for a few days as these are left on sites. Most of the tools are stored in the workers vans and the machinery equipment is on various sites across the County.

The gates to the area are mainly left open for the security dog that roams around and if anyone needs to pop back during the day if anyone has forgotten anything.

The issue that has cropped up mostly during this site over the past few months is that the work and working hours that have been required to create the bungalow alterations and to get the property to how it is today. The client moved into the bungalow with his family in December 2023 and since the yard has been completed the noise issues have also slowed down as other than vehicle movements in and out there is no work required within the property and yard.

The client is aware he has upset a couple of neighbours but is determined to create a safe environment for his family and business to run along together. The client has been granted permission for his forever home at the rear of Springway and will over the next 18 months build this and move his parents in law to the bungalow known as Springway.

However, he would like to point out that during the construction of the house will his endeavour to have construction workers on site with machinery working during the approved hours, but this will separate from the storage area. The storage area will be used as it is today and obviously as approved works as a construction compound under the planning permission and health and safety grounds. Once the house works are finished the yard will carry on as it is used today.

The client will permanently live in the property and does not want to cause harm to anyone, it has taken a long time to work hard for what he has at present and does not want to damage any of his work or family life.

The client also must point out that sometimes vans arrive to the family area part of Springway this is mainly friends of the client. Some workers and friends of the client arrive to family BBQ's and just a general pop round however this is nothing to do with work. It must be pointed out that some people use their works vehicles as personal vehicles too.

The accompanied Acoustic Assessment points out the vehicle movements and construction equipment entering and leaving the site and confirms it does not have an impact on the properties around.

The application should be taken on its own merits from the information given. This is a storage yard for materials and equipment and on most occasions, it is only used by the applicant and not employees part of the business.

G R Merchant Ltd
July 2024.