

DESIGN & ACCESS STATEMENT

Client: Mr Welch
Project: Glebe Farm, Bush Meadow Lane, Whaplode, Spalding, Lincolnshire, PE12 6FP
Ref: 102401
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USE

The building is currently an agricultural building, used predominantly for the storage of farm equipment and for the repair and maintenance of the farm equipment. The farm business has been in operation by the same family for over 100 years.

The applicant wishes to apply for planning permission for a change of use (of the existing agricultural shed) from that of an agricultural use to include both agricultural use and a use associated with the storage and repair of motor vehicles.



Interior view

AMOUNT

The site area (excluding the access route) is 0.054ha approx.

There will be no change to this area as a result of the change of use.

The gross internal floor area is 313.6 sq.m. approx.

There will be no change to this area as a result of the change of use.

It is proposed to provide 5no. car parking spaces on the existing concrete hardstanding. The SELLP, Appendix 6 (Parking Standards) does not include for a scenario such as this proposed use. The closest guidance is for

general industrial (B2) use which states 1no. car space per 65sq.m. and 1no. cycle stand per 200sq.m. (Based on the internal floor area would equate to 4.8 car spaces). Appendix 6 also states that '*all other types of development will be assessed on a site-by-site basis*'.

It is considered, therefore, that 5no. spaces is appropriate given that the majority of vehicles would be accommodated inside the building.

1no. cycle space would be accommodated inside of the building.

The existing farm business has 5no. existing tractors. These are normally stored inside the existing building or are working on the farmland outside of this application site on land owned by the applicant.

There is sufficient space within the existing building to accommodate the 5no. tractors plus approx 4no. motor vehicles being stored or being repaired.

LAYOUT

The existing building layout is shown on submitted drawing PD01.

There will be no change to this layout as a result of the change of use.

SCALE

The existing building scale is shown on submitted drawing PD01.

There will be no change to the scale as a result of the change of use.

LANDSCAPING

This application does not affect the exterior and as such landscaping is not applicable.

The existing concrete hardstanding can accommodate 5 car parking spaces (including for one of these to be a disabled space) and would be marked out with line markings / disabled parking space markings / graphics.

APPEARANCE

The existing building appearance is shown on submitted drawing PD01.

There will be no change to the appearance as a result of the change of use.

ACCESS

The existing access is already suitable for large agricultural vehicles and equipment.

The change of use (to include motor vehicles) will not affect the existing access.