

Planning Application Notes

7. Waste Storage & Collection

It is assumed that waste bins have historically been left outside the building. We are not envisaging any substantial amounts of “waste” materials: We anticipate “normal” domestic sized waste bins internally will suffice. However, it will be classified as “commercial waste”, and we will need to investigate the best way of disposing of this, both from economic and environment perspectives. (On the one hand, we need to consider how often the commercial bin is emptied for costs involved: On the other we need to consider how often it is emptied before the smell becomes unpleasant!) We may be able to instigate a “bin share” for other businesses around the unit.

10. Vehicle Parking

The unit is marketed as having space for “3-4 vehicles along with off road parking”. Despite best efforts, we are not yet sure where the parking allocation is in relation to the unit: We are unsure if the space relates to the drive to the side of the unit or in front of the accountants offices (see floor plan for details). It is believed that parking to the side would be unlikely, as this would hinder access to the adjoining unit behind Unit J, Unit 3, which would indicate the parking allocation would indeed be in front of the accountants. (Also see note on 21: site area)

18. Non residential floor space.

Two figures in here: the 133 square meters is the conversion from the agents literature from square feet to square meters. However, the external measurements of the site were taken, to try to obtain a total “site area”, and using these figures (albeit wall thicknesses have to be considered), we obtain a figure of 145 square meters for the floor plan. (The 145 square meters is automatically calculated by the program used to create the floor plan (Visio)). However, so as not to deceive and so as not to have the question “why are the figures different?”, I have shown both figures. Realistically, it doesn’t change anything: it is the internal floor space within the unit that is up for change of use, regardless of size. There does seem to be a discrepancy concerning measurement, not helped by parts of the unit being taken by adjoining units! (For example, the accountants to the front, have taken some of the Unit J, Unit 3: The internal dividing wall, being clearly visible through one of Unit J, Unit 3’s windows.

21. Site area

Advice sought questions why this is needs to be submitted, as there is no development: only internal change of use being applied for. You will notice there are 3 figures. The 0.0133 is the floor space of the building as specified by the agents literature (square feet, converted to square meters, converted to hectares). The 0.0145, is the figure obtained by using the program used for obtaining the floor plan (square meters converted to hectares) These deal with the actual structure of the building.

21 Site area (continued...)

The 0.006 figure relates to the driveway / car park on the outside of the building. (15.8 x 3.8 meters).

Although it is still uncertain as to whether this is designated car parking or not (unlikely), or indeed, if it will be “ours”, I have included it, so a “total site” hectareage can be ascertained.

It will be a question of adding the latter figure to whichever floor space figure is chosen (making totals of 0.0193 & 0.0205 Ha respectively).

25. Planning Application Requirements – Checklist

The “correct fee” box has been ticked, as it was assumed that payment could be Made “over the counter”, at the time of seeking advice.

Apparently this is not so, and I need a planning application number to make the payment against.

Once this number has been given, we can make the correct payment.

Site and Block Plans

Originally only a “location plan” was requested.

The advice given from ADC, was that this merely indicates where the site is situated, so that others could easily identify the sites geographic location. There were two stipulations:

1: There had to be two named roads, and

2: It had to be at a particular scale.

No mention of a “site plan AND a block plan” (i.e. two plans, the insinuation was merely to submit the one “location plan”)

On finding a suitable plan, it was discovered that there are actually two “location plans” that may need to be submitted; a “Site Plan” and a “Block Plan”.

Further to merely printing the plans, Red lines needed to be on the plans to show the boundary of the site / (part of) building in question.

Herein lies a small difficulty, so have opted to show a different “red box” on each plans submitted.

The *Red Box* on the “Block Plan”, merely shows the actual building (structure) for which we are applying for change of use. (Effectively merely putting a large crashmat on the floor).

On top of which, we are asking to place an Air Conditioning unit external to the building (details submitted).

The only place this can be accommodated is by the side of the building, on the “driveway” part as shown on the floor plan.

As this unit is shown on the floor plan drawing, it was perceived that the area in which this will stand may need to be shown on some form of location plan as well.

On the Site Plan, the *Red Box* whilst still showing the building, has been extended to indicate that the AC unit will be sited in this area (the driveway / car park).

In summary, the Block Plan merely shows the “play mat area” (building), whilst the Site Plan, shows the whole site area applicable.