

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:	Ian	Surname:	Lindsay	
Company name:	VTS Track Technology Ltd.					
Street address:	80A Scotter Road			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	Scunthorpe			Fax number:		
County:	North Lincolnshire			Email address:		
Country:	United Kingdom					
Postcode:	DN15 8EF					
Are you an agent acting on behalf of the applicant?				<input checked="" type="radio"/> Yes	<input type="radio"/> No	

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Howard	Surname:	Bruce	
Company name:	GGP Consult					
Street address:	6 Priory TEC Park			Country Code	National Number	Extension Number
	Saxon Way			Telephone number:	0044	1482 627963
	Hessle			Mobile number:		
Town/City:	Hull			Fax number:	0044	1482 641736
County:	East Riding of Yorkshire			Email address:	howardbruce@ggpconsult.co.uk	
Country:	United Kingdom					
Postcode:	HU13 9PB					

3. Description of the Proposal

Please describe the proposed development including any change of use:

It is proposed to develop a rail loading and assembly facility on the former Dragonby sidings area. The area affected is bounded by the Network Rail lines to the East and the Tata Steel sidings to the west. The site is at the Eastern extent of Conesby Quarry.

The development includes the following:

- Constructing a rail siding
- Laying a tar macadam surface of 250m by 50m approx.
- Constructing an overhead, 9m high loading gantry
- Erecting fence
- Erecting four temporary staff welfare buildings and septic tank
- Providing for additional wildlife habitat
- Improvements to the southern access road to the south
- Developing an alternative access road to the north subject to NLCC land negotiations
- Installing lighting and services

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:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

Description:

It is proposed to develop a rail loading and assembly facility on the former Dragonby sidings area.

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

A pre application meeting took place between Ian Lindsay of VTS, John Clinton & Chris Wiles of GGP & Mark Simmons and his team at NLCC. Advice on fee's has been discussed between Howard Bruce of GGP and Clare Allcock of NLCC.

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

25064/P105A - Site Entrance as Existing
25064/P106A - Site Entrance as Proposed

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

There is a waste storage area proposed at the southern entrance, (inside boundary) which consists of 3 skips to be collected commercially. Please see drawing no. 25064/P104A - Proposed Site Plan for details.

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):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

No Walls to the Crane Canopy
No Existing Accomodation

Description of *proposed* materials and finishes:

No Walls to Crane Canopy
Proposed accomodation to have prefabricated modular walls, Plastisol coated wall cladding panels, colour Silver Grey RAL 7001.

Roof - description:

Description of *existing* materials and finishes:

No Existing building present

Description of *proposed* materials and finishes:

Covered Gantry - Plastisol coated profile sheet cladding, colour Silver Grey RAL 7001 with 10% of overall roof level to be rooflights formed from translucent profile sheet cladding 2no per bay.
Fascia Downstand - Plastisol coated profile sheet cladding, colour Silver Grey RAL 7001.
Accomodation Block - Single ply roofing membrane laid to minimal falls, colour Graphite Grey RAL 7024.
Aluminium fascias and soffits, colour Graphite Grey RAL 7024.

Windows - description:

Description of *existing* materials and finishes:

No existing buildings

Description of *proposed* materials and finishes:

Accomodation Block - Powder coated aluminium framed double glazed windows, colour Graphite Grey RAL 7024.

Doors - description:

Description of *existing* materials and finishes:

No existing buildings

Description of *proposed* materials and finishes:

Accomodation Block - External Doors
Powder coated aluminium framed doors
with double glazed vision panels in indicated locations,
colour Graphite Grey RAL 7024.

Boundary treatments - description:

Description of *existing* materials and finishes:

No existing materials

Description of *proposed* materials and finishes:

Site Fencing
Main Site
1.8m high concrete post and concrete board fence to site boundary.
Vehicle Holding Area
2.4m high galvanised steel palisade fencing
Gates
Galvanised steel palisade access gates to openings in perimeter fence to all site access routes and railway lines.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

No hardstanding on exiting site
Access road is an existing dirt haul road

Description of *proposed* materials and finishes:

250m x 50m Tarmac area
Ballast redressed with new and levelled to match existing.
Tarmac surface under covered crane gantry, approximate area 30m x 120m.
Access road
Embankment Stabilization consisting of laying railway sleepers in poor surface areas
Repair works to areas of good surface quality, including stoning in of potholes, cleaning up of areas and securing services.
Vehicle Holding Area
Type 1 hardcore laid flat.

Lighting - add description

Description of *existing* materials and finishes:

2 no. approx 20m high lighting masts currently on site

Description of *proposed* materials and finishes:

Flourescent light fittings to underside of gantry

9. (Materials continued)

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:

25064/DAS/01 - Design and Access Statement
25064/P103A - Proposed Block Plan & Rail Crossing Detail
25064/P104A - Proposed Site Plan
25064/P106A - Site Entrance as Proposed

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	2	20	18
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	2	2
Short description of Other	HGV (Articulated Lorries)		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

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 a brownfield development on an existing Rail Operations site.

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 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

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	0.0	0.0
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 establishments	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	192.0	192.0
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	3600.0	3600.0
B8 Storage or distribution	0.0	0.0	32.0	32.0
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	3824.0	3824.0

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
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	25	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1	8am	6pm	8am	6pm	8am	6pm	<input type="checkbox"/>

21. Site Area

What is the site area?

06.10 hectares

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:

Assembly – The site will be used to assemble railway switches and crossing. These products for the junctions to railway infrastructure and vary between 30 and 230m in length and up to 15m wide. The components for these products will be made in our workshops at Hebden Road and transported to the Dragonby site by Road. Rail manufactured at the Tata site will have the facility to be transported by the Network Rail lines from the Scunthorpe Works to our assembly site. Assembly is then a process carried out in the open to put the components together, and then test and inspect. This is done by hand with the assistance of power tools, mobile plant, fixed and moveable cranes. Up to 25 people will work on the site at any one time between the hours of 0800 and 1800 daily. Once assembled, the products are loaded onto road and rail wagons and delivered to our customers. Rail vehicle loading – Rail wagons are brought from Trent junction, through the Dawes Lane level crossing to our sidings. This is an existing Network Rail route. The wagons pass under the gantry crane and are loaded and secured by our staff. The wagons then depart for their intended destination.

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 B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Notice recipient	Date notice served
Name: Jon Jacklin Number: <input type="text"/> Suffix: <input type="text"/> Street: Hewson House, Station Road, Locality: <input type="text"/> Town: Brigg, North Lincs Postcode: DN20 8XB	03/07/2012

Title: Mr First name: Howard Surname: Bruce

Person role: Agent Declaration date: 03/07/2012 Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete 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:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: 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