

# 312A BRANT ROAD, WADDINGTON, LINCOLN LN5 9AQ

## PLANNING STATEMENT

This statement is prepared in support of an application for the change of use from garden furniture manufacture and open storage to container storage facility. The total site area extends to 2.05 hectares with the proposed hard standing area for storage containers extending to 0.404 hectares.

## SITE HISTORY

The proposed site has been a commercially used site for in excess of 40 years with the existing access from Brant Road between 312 and 314 Brant Road width of access 4.5m. The site was occupied by Evergreen Nursery during the period 1984 – 1996 when it was closed down and the workshops taken over by Rusticraft Garden Furniture for the period 1996 – 2007. Rusticraft Garden Furniture applied for planning permission to demolish the existing workshop and replace with new in 2007, the permission was granted. During the period 2007 – 2020 Rusticraft Garden Furniture traded from this address until April 2020 when an application was submitted to demolish the old workshop and replace with w new metal clad workshop 170m<sup>2</sup> internal floor area. It is now proposed to utilise the large hard standing area as a container storage facility, enclosed block plan shows 24 containers positioned on the site layout.

## BOUNDARIES

East - The eastern boundary is an existing 2.4m close boarded fence.

North, South & West - To be 1.8m high 'V' mesh perimeter fencing green plastic coated.

## ACCESS

The access to the site has remained consistent over the years, being 4.5m wide and there has been no problems with all the nursery traffic and deliveries and collections for the mass production of garden furniture including deliveries by 20ton lorries.

## GOOGLE EARTH PHOTOGRAPHS

Showing commercial use of land and access from Brant Road, Waddington, Lincoln.

- 01 December 2001
- 02 April 2005
- 03 December 2009
- 04 December 2012
- 05 May 2013
- 06 September 2016
- 07 April 2018
- 08 August 2022
- 09 Hard standing looking North/East across the site.
- 10 Hard standing looking North West.
- 11 Hard standing looking North East.