SOUTH HOLLAND DISTRICT COUNCIL

H05-0380-11

13 MAY 2011

Application for Planning Permission.
Town and Country Planning Act 1990

FILE COPY

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: Danny | Surname: Cummings

Company name:

Street address: Red Lodge
Langary Gate Fleet Coy
Gedney Hill
Town/City: Spalding
County: Lincolnshire
Country:
Postcode: PE12 0RU

	Country Code	National Number	Extension Number
Telephone number:		01406 331294	
Mobile number:			
Fax number:			

Email address: dannyzoe@btinternet.com

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Stable block comprising three stables, a tack room and small storage shed for personal use.
Menage measuring 40m x 20m.
Change of use on 4.8 acres of agricultural land to grazing for horses for personal use only.

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: RED LODGE
Street address: FLEET COY
GEDNEY HILL
Town/City: SPALDING
County:
Postcode: PE12 0RU

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

Easting: 533289
Northing: 312223

Description:

The site at Red Lodge consists of 5 acres. The living accommodation upon the site is a wooden bungalow finished in a dark brown stain with a corrugated roof. The current sheds on site are constructed and finished in a similar manner.
The land at Red Lodge has had no apparent defined use for approximately the last 15 years, but has been laid to grass. It is our intention to utilise this land as grazing for our horses in a non-commercial venture. At present the site does not provide any suitable facilities, i.e. stabling, exercise area, etc. Grassland does not provide suitable all-year round / all-weather exercise areas. By having an exercise facility within our property will negate the need to travel the horses to an external facility.

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: Ms First name: Gill Surname: Dewhurst

Reference:

Date (DD/MM/YYYY): 12/05/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Site visit to discuss location of the proposed stable block and menage within the site along with the proposed materials to be used in construction.
No objections were raised to either of the above and advice was favourable.

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

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:

Manure will be stored in an agricultural trailer and disposed of by a local farmer between every two to three weeks so as not to cause nuisance to neighbours. The trailer will be stored adjacent to the tack room, at the furthest point from the road. The nearest dwelling to this proposal is our home. We have our own trailer/tractor and so are not reliant upon others for disposal.

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):

Walls - description:

Description of *existing* materials and finishes:

The existing dwelling on the site is of wood construction with a dark brown finish. It is proposed that the new dwelling on the site will incorporate a percentage of feather-edged cladding in its construction which will match with the proposed stable block. There is an existing building to the neighbouring property which is wood-clad and finished in a dark brown stain.

Description of *proposed* materials and finishes:

Feather-edged wooden board 125mm deep x 32mm tapering to 15mm finished in a dark brown stain. This material has been chosen to give a more traditional agricultural appearance.

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Black onduline sheeting incorporating one clear panel per stable.

Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Wooden joinery - hopper style.

9. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Wooden stable-style doors, tongue and groove, finished in dark brown stain.
Double doors to front elevation of storage shed, along with single side access door.

Boundary treatments - description:

Description of existing materials and finishes:

The property is bordered by ditches which have been cleared and restored along with hawthorn hedging which will be replanted where required, forming a natural boundary and screening.

Description of *proposed* materials and finishes:

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Existing driveway to property is of a gravel finish.

Description of *proposed* materials and finishes:

Concrete apron to front of stables. Access via existing gateway and gravel track leading to double doors at front of storage shed. This will be within the nine metres specified by Byelaw 10 of the Internal Drainage Board, however we have written permission in principle for this development from Mr Dann.

Others - description:

Type of other material:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

The menage will be constructed of a clean hardcore base with a sand/rubber finish laid on top of a membrane between both materials. The menage will be enclosed with post and rail fencing with wooden kickboards around the base.
Change of use is also sought from agricultural land to grazing of horses for personal use only.

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:

DC/5/11-001 Design and Access Statement
DC/5/11-002 Location Plan
DC/5/11-003 Block Plan
DC/5/11-004 Drawings from Oakley Stables showing proposed stable Construction Plan
DC/5/11-005 All-Weather Ménage Construction Plan
DC/5/11-006 Copy of agreement of relaxation of Byelaw 10 from Mr Dann, South Holland Internal Drainage Board
DC/5/11-007 Photographs:
a. Site as a working farm
b. Existing house
c. Existing buildings
d. Neighbour's property to South
e. Neighbour's property to North
f. Example of Oakley Stables' feather-edged finish and hopper-style windows

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	0	0	0
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	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Manure stored on agricultural trailer, disposed of by local farmer every 2-3 weeks to prevent nuisance to neighbours. Trailer to be stored adjacent to tack room.

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 was previously utilised as a machinery/storage area and farm land, with accompanying dwelling until sold to the previous occupant in the mid 90s. Since then the land has had no apparent use.
The site currently has outline planning permission for a replacement dwelling which we are in the process of persuing.

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

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	0	0	0

20. Hours of Opening

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

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

21. Site Area

What is the site area? 01.94 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:

Not applicable

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 A)

Certificate of Ownership - Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant 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 the application relates.

Title: Mr First name: Danny Surname: Cummings

Person role: Applicant Declaration date: 16/05/2011 ☒ 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

Notice recipient			Date notice served
Name:	Sole tenant - not applicable		
Number:		Suffix:	
Street:			
Locality:			
Town:			
Postcode:			

25. Certificates (Agricultural Land Declaration - continued)

Title: Mr | First Name: Danny | Surname: Cummings

Person role: Applicant | Declaration date: 16/05/2011 | ☒ 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. ☒ Danny Cummings

Date 16/05/2011