

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. Site Address

Number	8
Suffix	
Property name	
Address line 1	North Road
Address line 2	Gedney Hill
Address line 3	
Town/city	Spalding
Postcode	PE12 0NL

Description of site location must be completed if postcode is not known:

Easting (x)	534028
Northing (y)	311595

Description

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2. Applicant Details

Title	Mr
First name	Robert
Surname	Dennis
Company name	
Address line 1	8 North Road
Address line 2	Gedney Hill
Address line 3	
Town/city	Spalding
Country	

2. Applicant Details

Postcode

PE12 0NL

Primary number

Secondary number

Fax number

Email address

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area?
(numeric characters only).

39

Unit

sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Further to our emails and reference number PE-00347-19
Dear Sir/Madam,

Further to our recent conversation regarding pre-planning for the proposal for 2 stables with hay store to the rear of the property,

Please find attached an outline drawing with approx sizes for the stables and form of construction. Also attached is a location plan of the property showing where we would wish to locate the stable.

Our reasoning to site the stable adjacent to the rear of the garage is that power and water is readily available. Currently there is no power or water at the rear of the paddock area and this would entail huge costs to do so.
The stables would also be near to the secure tack room which is built in to the existing garage.
The stables would have a low impact on the property (no 6?)

Stable block to consist of the following
2 x 3.6m x 3.6m Stables
1 x 3.6m x 3.6m Hay Store

The Clipper Range
Wall Construction
Walls are built with 75mm x 50mm (3" x 2") timber framing, spaced at 600mm (2') centres.
Wall Cladding
Quality Shiplap boarding 16mm x 150mm (5/8" x 6"), pressure treated to ensure a long maintenance-free life. All boarding is fixed with rust-resisting nails.
Roof Construction
Purlins are 125mm x 50mm (5" x 2") spaced at a maximum of 600mm (2') centres, held in place by joist holders on prefabricated trusses. Mobile Stable roofs are boarded with 11mm OS Board, finished before the centre of the roof to allow for good airflow and ventilation, then covered with black Onduline roof sheeting.

Openings
Stable doors are 2085mm x 1219mm x 50mm thick, (6' 10" x 4' x 2"). Bottom doors are lined with heavy-duty Ply kickboard. Top doors are ledged and braced. Anti-chew strips are fitted to the top of the lower door extending 380mm (15") down the front. All door fittings are heavy-duty and galvanised, to include 450mm (18") adjustable hook and band hinges fitted to the lower door and 350mm (14") fitted to the top door, 200mm (8") pad bolts, heavy-duty kickbolts and cabin hooks. Tack Room doors are ledged and braced and fitted with a 200mm (8") pad bolt and a cabin hook.

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Site is currently vacant. Although deeds/title transfer and plans show area as a paddock

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.

6. Existing Use

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

7. Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

None

Description of proposed materials and finishes:

One course of engineering bricks (Red or Blue)
Wall Construction
Walls are built with 75mm x 50mm (3" x 2") timber framing, spaced at 600mm (2') centres.
Wall Cladding
Quality Shiplap boarding 16mm x 150mm (5/8" x 6"), pressure treated to ensure a long maintenance-free life. All boarding is fixed with rust-resisting nails.

Roof

Description of existing materials and finishes (optional):

None

Description of proposed materials and finishes:

Roof Construction
Purlins are 125mm x 50mm (5" x 2") spaced at a maximum of 600mm (2') centres, held in place by joist holders on prefabricated trusses. Mobile Stable roofs are boarded with 11mm OS Board, finished before the centre of the roof to allow for good airflow and ventilation, then covered with black Onduline roof sheeting.

Windows

Description of existing materials and finishes (optional):

None

Description of proposed materials and finishes:

Windows
A fully-opening 460mm x 660mm (18" x 26") Perspex window, lined on the inside with a safety mesh, is fitted to each Stable.

Doors

Description of existing materials and finishes (optional):

None

7. Materials

Doors	
Description of proposed materials and finishes:	Doors Stable doors are 2085mm high, 1219mm wide, 50mm thick, (6' 10" high, 4' wide, 2" thick). Bottom doors are lined with 18mm (3/4") heavy-duty Ply kickboard. Top doors are ledged and braced. Anti-chew strips are fitted to the top of the lower doors extending 380mm (15") down the front. All door fittings heavy-duty and galvanised, to include 350mm (14") adjustable hook and band hinges to top stable doors and 450mm (18") to the bottom doors, 200mm (8") pad bolts, heavy-duty kickbolts and a cabin hook to the top and bottom stable doors. hay store doors 1 x 2.438m wide x 2.070m high pair of Double Doors, framed, ledged and braced, faced with Shiplap cladding and lined with an eco-breather membrane between the framing and exterior cladding. The doors are hung using 450mm adjustable hook and band hinges, with a pad bolt externally and a tower bolt and drop bolt internally.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	6' close boarded fencing to right hand side of the rear of the property, as per the title deals. remaining areas to have post and rail fencing

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	For the stable base 150mm concrete, 100mm limestone sub-base. Using a urine resistant concrete with fibres in for strength. Edges to be finished with 100m trowelled edge.

Lighting	
Description of existing materials and finishes (optional):	

7. Materials

Lighting	
Description of proposed materials and finishes:	5ft 48w LED Non Corrosive Fitting - IP65 230V, IP65, 48W LED anti-corrosive fitting. c/w led smd technology in 4000k cool white, New slimline design. Durable, robust polycarbonate base and diffuser, optimized for led use. Surface mounted or suspended. Supplied with led driver and dedicated led light source with new aluminium heat sync. Innovative wiring system enables the luminaire to be fed from the outside without the need to open the product at all. Supplied complete with terminal blocks for series wiring. Low energy, long life and maintenance free makes it an ideal alternative to conventional T8 & T5 fluorescent fittings. ML AccessoriesKnightsbridge 4000 lumens. CRI: >80. Life span (Hrs): 30,000. Warranty: 3 Year. Body colour: Grey. Supplied with: 20mm compression gland. Construction: Polycarbonate body. Class: Class II. IP rating: IP65. Life span (Hrs): 30,000. Warra

Other type of material (e.g. guttering) Guttering/downpipe	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	Half round, black guttering and downpipe is fitted to the front/rear and connected to a waterbutt

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☒ No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicular 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

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

10. 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 design, demolition and construction - Recommendations'.

11. 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 a 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

☐ Existing water course

☒ Soakaway

☐ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

13. Foul Sewage

Please state how foul sewage is to be disposed of:

13. Foul Sewage

- ☐ Mains Sewer
☐ Septic Tank
☒ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Far end of paddock area, dung heap will be created to store horse manure, prior to the disposal.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

This will be arranged with local farmer to recycle horse manure.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

18. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. 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:

Is the proposal for a waste management development?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☒ Yes ☐ No

22. 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?

- ☐ The agent
☒ The applicant
☐ Other person

23. 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	PE-00347-19

Date (Must be pre-application submission)

Details of the pre-application advice received

Letter stated.
"The principle off development for the proposed stable block would be acceptable".

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

25. Ownership Certificates and Agricultural Land Declaration

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	
Address line 2	
Town/city	
Postcode	
Date notice served (DD/MM/YYYY)	

Person role

- ☒ The applicant
☐ The agent

Title	Mr
First name	Robert
Surname	Dennis
Declaration date (DD/MM/YYYY)	07/10/2019

☒ 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 (cannot be pre-application)	05/10/2019
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24. Ownership Certificates and Agricultural Land Declaration

2

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):