Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area
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
Suffix
Property name Mill Farm
Address line 1 Mill Lane
Address line 2
Address line 3
Town/city Waddington
Postcode BB7 3JJ
Description of site location must be completed if postcode is not known:
Easting (x) 372379
Northing (y) 445748
Description

2. Applicant Details

Title Mr & Mrs
First name
Surname Cowking
Company name
Address line 1 Mill Farm, Mill Lane
Address line 2
Address line 3
Town/city Waddington
Country

Planning Portal Reference: PP-07736535
2. Applicant Details

Postcode: BB7 3JJ
Primary number:
Secondary number:
Fax number:
Email address:

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

3. Agent Details

Title: Mr
First name: PETER
Surname: HITCHEN
Company name: Peter Hitchen Architects
Address line 1: Peter Hitchen Architects
Address line 2: Marathon House
Address line 3: The Sidings Business Park
Town/city: Whalley
Country: United Kingdom
Postcode: BB7 9SE
Primary number: 07850405126
Secondary number:
Fax number:
Email: peter@peterhitchenarchitects.co.uk

4. Site Area

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

5. Description of the Proposal

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

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.

Proposed demolition of existing garage/workshop, with a replacement holiday cottage to be constructed.

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

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6. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The demolition of the existing timber garage/workshop is necessary to accommodate the proposed holiday cottage and additional parking spaces.

7. Existing Use

Please describe the current use of the site

The site at current is used as storage garage/workshop area.

Is the site currently vacant? ☑ Yes ☐ No

If Yes, please describe the last use of the site

The site is used as a storage area with a garage/workshop.

When did this use end (if known)?

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

8. 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): Timber clad garage/workshop with surrounding stone buildings.
- Description of proposed materials and finishes: Natural local random stone facade.

**Roof**

- Description of existing materials and finishes (optional): Existing stone building have welsh blue slate roofs.
- Description of proposed materials and finishes: Welsh blue slate roof to match existing buildings.

**Windows**

- Description of existing materials and finishes (optional): Timber windows
- Description of proposed materials and finishes: Timber windows to match existing

**Doors**

- Description of existing materials and finishes (optional): Timber doors with glazing
- Description of proposed materials and finishes: Timber doors with glazing to match existing.
8. Materials

<table>
<thead>
<tr>
<th>Description of existing materials and finishes (optional):</th>
<th>Timber Fence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of proposed materials and finishes:</td>
<td>Timber fence to match existing, small stone wall dividing the dwelling from the access track.</td>
</tr>
</tbody>
</table>

Vehicle access and hard standing

<table>
<thead>
<tr>
<th>Description of existing materials and finishes (optional):</th>
<th>Loose and compacted hardcore.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of proposed materials and finishes:</td>
<td>Permeable paving solution</td>
</tr>
</tbody>
</table>

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

If Yes, please state references for the plans, drawings and/or design and access statement

- Location Plan
- Existing site Plan
- Proposed site plan
- Existing plans and elevations
- Proposed plans and elevations
- Design and access statement


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

10. Vehicle Parking

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

Please provide information on the existing and proposed number of on-site parking spaces

<table>
<thead>
<tr>
<th>Type of vehicle</th>
<th>Existing number of spaces</th>
<th>Total proposed (including spaces retained)</th>
<th>Difference in spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cars</td>
<td>0</td>
<td>4</td>
<td>4</td>
</tr>
</tbody>
</table>

11. 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'.
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 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

13. 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

14. Foul Sewage

Please state how foul sewage is to be disposed of:

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

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

15. Waste Storage and Collection

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

- Yes
- No

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

- Yes
- No
16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?  
Yes  No

17. 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

Please select the proposed housing categories that are relevant to your proposal.

- Market
- Social
- Intermediate
- Key Worker

Add 'Market' residential units

<table>
<thead>
<tr>
<th>Market: Proposed Housing</th>
<th>Number of bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Houses</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>0</td>
</tr>
</tbody>
</table>

Please select the existing housing categories that are relevant to your proposal.

- Market
- Social
- Intermediate
- Key Worker

Total proposed residential units 1

Total existing residential units 0

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

If you have answered Yes to the question above please add details in the following table:

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Existing gross internal floorspace (square metres)</th>
<th>Gross internal floorspace to be lost by change of use or demolition (square metres)</th>
<th>Total gross new internal floorspace proposed (including changes of use) (square metres)</th>
<th>Net additional gross internal floorspace following development (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other</td>
<td>60</td>
<td>0</td>
<td>79</td>
<td>79</td>
</tr>
<tr>
<td>Total</td>
<td>60</td>
<td>0</td>
<td>79</td>
<td>79</td>
</tr>
</tbody>
</table>

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

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19. Employment
Will the proposed development require the employment of any staff?
Yes  No

Please complete the following information regarding employees:

<table>
<thead>
<tr>
<th>Type</th>
<th>Full-time</th>
<th>Part-time</th>
<th>Equivalent number of full-time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing employees</td>
<td>1</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Proposed employees</td>
<td>1</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

20. Hours of Opening
Are Hours of Opening relevant to this proposal?
Yes  No

21. 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

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.

22. Hazardous Substances
Does the proposal involve the use or storage of any hazardous substances?
Yes  No

23. 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

24. Pre-application Advice
Has assistance or prior advice been sought from the local authority about this application?
Yes  No

25. Authority Employee/Member
When 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.

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?

Planning Portal Reference: PP-07736535
26. Ownership Certificates and Agricultural Land Declaration


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**

* '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.

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.

Person role
- ☐ The applicant
- ☐ The agent

Title
- Mr

First name
- Peter

Surname
- Hitchen

Declaration date (DD/MM/YYYY)
- 27/03/2019

☐ Declaration made

27. 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)
- 27/03/2019

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