

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 | <input type="text"/> |
| Suffix | <input type="text"/> |
| Property name | <input type="text" value="Green Lane Farm"/> |
| Address line 1 | <input type="text" value="Road From District Boundary At Mawla To Junction South West Of Millstream Cottage"/> |
| Address line 2 | <input type="text" value="Mawla"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="Redruth"/> |
| Postcode | <input type="text" value="TR16 5DW"/> |
| Description of site location must be completed if postcode is not known: | |
| Easting (x) | <input type="text" value="170139"/> |
| Northing (y) | <input type="text" value="45935"/> |
| Description | <input type="text"/> |

2. Applicant Details

| | |
|----------------|--|
| Title | <input type="text" value="Mr"/> |
| First name | <input type="text" value="Oliver"/> |
| Surname | <input type="text" value="Sawle"/> |
| Company name | <input type="text"/> |
| Address line 1 | <input type="text" value="Goonvrea Barton"/> |
| Address line 2 | <input type="text" value="Goonvrea Road"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="St.Agnes"/> |
| Country | <input type="text" value="England"/> |

2. Applicant Details

Postcode

TR5 0NU

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

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).

350.00

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.

I farm c. 700 acres in partnership with my parents trading as, J & J Sawle & Son. Our main address is, Beacon Cottage Farm, Beacon Drive, St. Agnes, Cornwall TR5 0NU. We are a traditional and diversified family farm. We breed beef cattle, rear sheep and grow a range of arable crops alongside producing Equipack Haylage which we sell both retail and wholesale to the equine market. We also have a campsite, two holiday cottages and a solar farm. We have recently purchased and additional 76 acres at Green Lane Farm, Mawla, Redruth from a farmer who was relocating to North Cornwall. This is bare land with only an entrance lane and water supply at present. We wish to keep cattle at the land and as such need a building in which cattle can be housed, treated, loaded and unloaded from transport. The building will be 12.192m (40') wide, 24.384m (80') long and 4.27m (14') high at eaves. It will be of galvanized steel frame construction with a fiber cement roof and rear wall(colored slate grey) , Yorkshire boarded gables down to 2m high with precast concrete panels on three sides. The open side will be closed by cattle feed barriers. This project is important to enable us to safely and effectively keep cattle at the site.

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

We completed the purchase at the end of October up to which time the land was used in conjunction with the adjacent, Glyn Crest Farm, which is a Council dairy farm. The land was used for silage and grazing with the cows walking back to the yard at Glyn Crest for milking etc. We do not have the use of these buildings as they have been re-let by the council to another farmer. Since buying the land we have carried out some maintenance and begun farming the land ourselves.

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

7. Materials

Does the proposed development require any materials to be used externally?

☒ Yes ☐ No

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

7. Materials

| | |
|--|---|
| Walls | |
| Description of existing materials and finishes (optional): | |
| Description of proposed materials and finishes: | The front wall, beneath the cantilever roof will consist of galvanized, diagonal cattle feed barriers. The back wall will be precast concrete panels to 2 metres with slate grey fiber cement sheeting above. The gables will be of the same concrete panels to 2 metres with Yorkshire boarding above. |

| | |
|--|---|
| Roof | |
| Description of existing materials and finishes (optional): | |
| Description of proposed materials and finishes: | The roof will be of slate grey fiber cement sheeting with a ventilated ridge. |

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 map ref: 1
Site plan ref: 2
Elevations ref: 3
Un scaled location plan ref: 4
Un scaled site plan ref: 5
Design & Access Statement ref: 6

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

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ 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? (Check the location on the Government's Flood map for planning. You should also refer to national 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:

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

Other

Not applicable as proposal is for a cattle shed.

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

14. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

The only waste that may be involved will be plastic silage wrap and bale net which would be taken back to our main holding daily and disposed of appropriately.

15. Trade Effluent

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

☐ Yes ☒ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☒ Yes ☐ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

| Use Class | 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) |
|-------------------|--|---|---|--|
| Other Cattle shed | 0 | 0 | 297.3 | 297.3 |
| Total | 0 | 0 | 297.3 | 297.3 |

Loss or gain of rooms

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

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☒ Yes ☐ No

Existing Employees

Please complete the following information regarding existing employees:

| | |
|----------------------------|------|
| Full-time | 1 |
| Part-time | 3 |
| Total full-time equivalent | 2.50 |

Proposed Employees

If known, please complete the following information regarding proposed employees:

| | |
|-----------|---|
| Full-time | 1 |
| Part-time | 3 |

18. Employment

Total full-time
equivalent

2.50

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

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

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

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 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**

*** '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

25. Ownership Certificates and Agricultural Land Declaration

- ☒ The applicant
- ☐ The agent

| | |
|-------------------------------|---|
| Title | <input type="text" value="Mr"/> |
| First name | <input type="text" value="Oliver"/> |
| Surname | <input type="text" value="Sawle"/> |
| Declaration date (DD/MM/YYYY) | <input type="text" value="05/01/2021"/> |

☒ 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) | <input type="text" value="06/01/2021"/> |
|----------------------------------|---|