Wyre Council Civic Centre, Breck Road Poulton-le-Fylde, Lancashire FY6 7PU

Tel: (01253) 891000 Fax: (01253) 887252

planning@wyre.gov.uk

1. Site Address

Number

www.wyre.gov.uk/planning



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.

Suffix			
Property name	Butlers Arms Farm, Clarets Barn		
Address line 1	Garstang By Pass Road		
Address line 2			
Address line 3			
Town/city	Churchtown		
Postcode	PR3 0HQ		
Description of site lo	cation must be completed if postcode is a	not known:	
Easting (x)	348819		
Northing (y)	443232		
Description			
2. Applicant De	tails		
2. Applicant De	tails Mr		
Title			
Title First name	Mr		
Title First name Surname	Mr		
Title First name Surname Company name	KIPPAX		
Title First name Surname Company name Address line 1	Mr KIPPAX Butlers Arms Farm,		
Title First name Surname Company name Address line 1 Address line 2	Mr KIPPAX Butlers Arms Farm, Clarets Barn,		
Title First name Surname Company name Address line 1 Address line 2 Address line 3	Mr KIPPAX Butlers Arms Farm, Clarets Barn, Garstang By Pass Road		

2. Applicant Deta	ails	
Postcode	PR3 0HQ	1
Are you an agent acti	ng on behalf of the applicant?	● Yes ②No
Primary number		
Secondary number		
Fax number		
Email address		
7		
3. Agent Details		
Title	Mr	
First name	Jake	
Surname	Salisbury	
Company name	Graham Anthony Associates	
Address line 1	2 Croston Villa	
Address line 2	High street	
Address line 3	Garstang	
Town/city	Preston	
Country		
Postcode	PR3 1EA	
Primary number	01995604514	
Secondary number		
Fax number		
Email	·	
4. Site Area		
What is the measurer (numeric characters of	ment of the site area? 0.20 only).	
Unit	Hectares	
5. Description of	the Proposal	
	ils of the proposed development or works including any ch	nange of use.
		ed Permission In Principle, please include the relevant details in the description
ERECTION OF A DO	MESTIC GARAGE & HOME OFFICE IN ASSOCIATION	WITH CLARETS BARN and change of ode of agricultural land to
	ge of use already started?	residential curtilage. O Yes • No

6. Existing Use		
Please describe the current use of the site	•	
RESIDENTIAL		
Is the site currently vacant?		○ Yes
Does the proposal involve any of the following? If Yes, you will no	eed to submit an appropriate contam	ination 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
7. Materials		
Does the proposed development require any materials to be used extended	emally?	⊙ Yes ○No
Please provide a description of existing and proposed materials a	and finishes to be used externally (ind	cluding type, colour and name for each material):
Walls		
Description of existing materials and finishes (optional):		
Description of proposed materials and finishes:	NATURAL STONE	
Roof		
Description of existing materials and finishes (optional):		
Description of proposed materials and finishes:	slate	
Windows		
Description of existing materials and finishes (optional):		
Description of proposed materials and finishes:	timber	
Doors		
Description of existing materials and finishes (optional):		
Description of proposed materials and finishes:	timber	
Are you supplying additional information on submitted plans, drawings If Yes, please state references for the plans, drawings and/or design a	-	● Yes ○ No
PLease see plan Ref: GA3191-GAR-CB-001		
8. Pedestrian and Vehicle Access, Roads and Rights	of Way	
Is a new or altered vehicular access proposed to or from the public hig	ghway?	○Yes No
Is a new or altered pedestrian access proposed to or from the public h	lighway?	○Yes No
Are there any new public roads to be provided within the site?		○Yes
Are there any new public rights of way to be provided within or adjace	nt to the site?	○Yes • No

8. Pedestrian and Vehicle Access, Roads and Rights of Way Do the proposale require any diversional sating alternate and/or creation of rights of way? 9. Vehicle Parking Doss the alle have any existing vehicle-logide parking spaces or will the proposed development additenove any parking and source. The proposed development additenove any parking and the proposed development and the propos			
8. Vehicle Parking Dass the alle have any existing vehicle/cycle periodic spaces or will the proposed development additemove any parking Yes No 10. Traces and Hadges Are there trees or hedges on the preposed development alia? Another An Items have the or hedges on the proposed development alia? Another An Items have tree or hedges on the proposed development alia? Yes to aliase or both of the above, you may need to provide a fall tree survey, at the discretion of your food planning authority. If a tree survey is tree to the order to the accompanying plan a found be suitable alonguide your application. Your cale planning authority is study a make clear on its recommendations? 11. Assessment of Flood Risk Is the list within an area at which of cooling? (Check the localism on the Government's Flood road for dismaller and construction - the city of the cool and the proposed development and adjacent to found the proposal development and the office of the following being affooded adversely or conserved and enhanced within the application afte, or on land adjacent to or hard the application site? Proutfishe Proutf	8. Pedestrian and Vehicle Access, Roads and Rights of Way		
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Main sewer Pond/lake	Existing water course		
12. Biodiversity and Geological Conservation sthere 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 No	☑ Soakaway		
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 Yes, on the development site Yes, on land adjacent to or near the proposed development No 	Yes, on the development site Yes, on land adjacent to or near the proposed development		
c) Features of geological conservation importance:	○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development		
	c) Features of geological conservation importance:		

12. Biodiversity and Geological Conservation			
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			
Are you proposing to connect to the existing drainage system?	○Yes	® No	○ Unknown
14 Wasta Starnes and Callection		-	
14. Waste Storage and Collection			
Do the plans incorporate areas to store and aid the collection of waste?	O Yes	● No	
Have arrangements been made for the separate storage and collection of recyclable waste?	O Yes	⊚ No	
4F. T., J., F49			
15. Trade Effluent			
Does the proposal involve the need to dispose of trade effluents or trade waste?	O Yes	● No	
16. Residential/Dwelling Units			
Please note: This question has been updated to include the latest information requirements specified by govern	ment.	round t	hic iceua
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how			nis issuc.
Does your proposal include the gain, loss or change of use of residential units?	∪Yes	® No	
17. All Types of Development: Non-Residential Floorspace			
	~~	6.11	
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.	O Yes	⊙ No	
40 Empleyment			-
18. Employment			
Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?	○ Yes	⊙ No	
19. Hours of Opening			
Are Hours of Opening relevant to this proposal?	O Yes	● No	
20. Industrial or Commercial Processes and Machinery			
20. Industrial or Commercial Processes and Machinery		25.44	
Does this proposal involve the carrying out of industrial or commercial activities and processes?	∪ Yes		
Is the proposal for a waste management development?	O Yes		
If this is a landfill application you will need to provide further information before your application can be determine should make it clear what information it requires on its website	mea. You	ır waste	planning authority

21. Hazardous S	Substances				
Does the proposal involve the use or storage of any hazardous substances?					
22. Site Visit					
Can the site be seen	from a public road, public footpath, bridleway or other public land?	Yes	○ No		
If the planning author	rity needs to make an appointment to carry out a site visit, whom should they contact?				
The agent The applicant					
Other person					
23. Pre-applicati	on Advice				
Has assistance or pri	ior advice been sought from the local authority about this application?	○ Yes	⊕ No		
24. Authority En	nployee/Member				
With respect to the / (a) a member of staf	Authority, is the applicant and/or agent one of the following:				
(b) an elected memb (c) related to a memb (d) related to an elec	ber of staff				
For the purposes of the	ciple of decision-making that the process is open and transparent. his question, "related to" means related, by birth or otherwise, closely enough that a fair-mind	○Yes ded and	● No		
informed observer, ha the Local Planning Au	eving considered the facts, would conclude that there was bias on the part of the decision-ma	aker in			
Do any of the above :	statements apply?				
	ertificates and Agricultural Land Declaration				
CERTIFICATE OF OV under Article 14	WNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management	t Procedure) (En	igland) Order 2015 Certificate		
I certify/The applicar part of the land or bu holding**	nt certifies that on the day 21 days before the date of this application nobody except muliding to which the application relates, and that none of the land to which the application	yself/the application relates is, or	ant was the owner* of any is part of, an agricultural		
* 'owner' is a person reference to the defi	with a freehold interest or leasehold interest with at least 7 years left to run, ** 'agricul nition of 'agricultural tenant' in section 65(8) of the Act,	Itural holding' h	as the meaning given by		
NOTE: You should s	ign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building an agricultural holding.	ng to which the a	application relates but the		
Person role	an agricultural notuing.				
The applicant					
The agent					
Title	Mr				
First name	Jake				
Surname	Sallsbury				
Declaration date (DD/MM/YYYY)	19/01/2021				
☑ Declaration made					
26. Declaration					

Planning Portal Reference: PP-09434346

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)
		19/01/2021

Planning Portal Reference: PP-09434346