



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	
Suffix	
Property name	Land on east side of Howden Dyke road
Address line 1	Howden Dyke road
Address line 2	Howdendyke
Address line 3	
Town/city	goole
Postcode	DN147RA

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

Easting (x)	476065
Northing (y)	427413

Description

Field for the use of keeping horses. erection of stables and hay store

2. Applicant Details

Title	Mr
First name	David
Surname	Orton
Company name	
Address line 1	Greenbay
Address line 2	Boothferry Road
Address line 3	
Town/city	Howden
Country	United Kingdom

2. Applicant Details

Postcode

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).

Unit

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.

Change of use from agricultural to the keeping of horses.
Erection of 4 stables and hay store with lockable tool store.
Creation of hard standing area for winter use.
Creation of access with dropped curb.
Fencing of perimeter with post and rail fence with electric fencing attached

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

If yes, please state the date when the work or change of use started (date must be pre-application submission) DD/MM/YYYY

Has the work or change of use been completed? Yes No

6. Existing Use

Please describe the current use of the site

We have been renting the site from the previous owners for the past 2 years for the purpose of keeping horses, we have now purchased from the owner and want to make sure we have everything correct in place.

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):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Wood, Painted finish in green

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Bitumen corrugated sheet in green

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	wood post and rail, to the north and south boundaries, hedge to the west and hedge to the east
Description of proposed materials and finishes:	wood post and rail, to the north and south boundaries, hedge to the west and panel fencing to the east to a height of 2.4m

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Hard standing to the east of the field made from road planings
Description of proposed materials and finishes:	Hard standing to the east of the field made from road planings drop kurb entrance to the east end of the field for parking off road for 2 vehicles made from hard core road planings

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	lighting to inside and external to stables and store battery or solar powered as no mains to the property, west facing

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	wood finish in keeping with the walls

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	open for ventilation for stables

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

1:1250 location plan No 1. with outline of stables marked in red.
1:500 site plan No 2. with outline of stables marked in red.

7. Materials

Access to field is through original access to the east end with the addition of railings and steel gate for security, sufficient parking space made off road prior to gate for 2 vehicles obstructing other road users. surface to be compacted hard core (road planings).
The field is segregated into 4 areas to allow for hard standing for winter and bad weather use and 3 equal size paddocks for feeding and exercise of horses. Electric fencing for the safety of horses mounted to the internal facing of all boundary fencing. Electric fencing warning notices posted at each end of the north fence (road facing).

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

1:1250 scale location plan No1
1:500 scale plan No2

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

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	2	2	0

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

11. Assessment of Flood Risk

- 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

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:

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

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? Yes No
Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

Please add details of the use classes and floorspace (if the relevant use class is not shown, please select 'Other' and provide details)

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 0	0	0	62.7	62.7
Total	0	0	62.7	62.7

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

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

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

Date (Must be pre-application submission)

Details of the pre-application advice received

Advice on type of application required for change of use from agricultural to horses with stables. wasn't clear on the start of application and wasn't in the help files so phoned up to ask for a bit of advice where to start. very good friendly advice received, thanks

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; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

Owner/Agricultural Tenant

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	GREENBAY
Address line 1	Boothferry Road
Address line 2	
Town/city	Howden
Postcode	DN14 7DP
Date notice served (DD/MM/YYYY)	01/08/2020

Person role

- The applicant
 The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="David"/>
Surname	<input type="text" value="Orton"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="26/08/2020"/>

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)