

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="Todenham Manor Farm"/>
Address line 1	<input type="text" value="Todenham Manor Farm"/>
Address line 2	<input type="text" value="Lower Manor Farm"/>
Address line 3	<input type="text" value="Todenham"/>
Town/city	<input type="text" value="Moreton in Marsh"/>
Postcode	<input type="text" value="GL56 9PQ"/>

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

Easting (x)	<input type="text" value="424697"/>
Northing (y)	<input type="text" value="236742"/>

Description

Field in question that our change of use application applies to will be outlined in all supporting documentation within the red line.

**2. Applicant Details**

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Toby"/>
Surname	<input type="text" value="Baggott"/>
Company name	<input type="text" value="Roots and Seeds Ltd"/>
Address line 1	<input type="text" value="Corner Cottage"/>
Address line 2	<input type="text" value="Back Street"/>
Address line 3	<input type="text" value="Ilmington"/>
Town/city	<input type="text" value="Shipston upon Stour"/>

## 2. Applicant Details

Country

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 proposal for existing agricultural field to the commercial use of a restaurant.

Our pop-up restaurant brings a new and intimate dining experience to the Cotswold Hills. The Scenic Supper mixes an intimate dining experience - an exciting menu and a gin bar packed with wine, beer and cocktails - plus the breath-taking scenery provided by the cascading Cotswold landscape.

Our 2021 restaurant dates would be Wednesday, Thursday, Friday and Saturday nights from 1st April to 30th September. Use of the field would be from 1st April to 17th October 2021.

Site Plan

Our 10ft x 20ft converted shipping container kitchen will be sited and need sleepers to rest on with electric and water supplied directly. A waste pump to an IBC container that can then be emptied weekly.

The King Stone Gin Bar will be a temporary 10ft x 10ft timber clad lean to with corrugated roof. The bar will share water and waste direct from the kitchen.

The Scenic Supper temporary signature glass houses will be timber framed and glazed for 2021 with added doors and feather boarded backs. 7 stand-alone structures 6ft square, an installation themselves without feeling alien within the landscape.

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

## 6. Existing Use

Please describe the current use of the site

Current use of land is for cows and sheep grazing.

Is the site currently vacant?  Yes  No

If Yes, please describe the last use of the site

Last use of the site was for grazing before Christmas 2020.

When did this use end (if known)?   
DD/MM/YYYY

**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 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:	Pine clad frames. Burnt and oiled using a Japanese burning of the wood technique called 'shou sugi bahn'.

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Burnt timber with glazed panels.

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

In attached PDF with site plans, an artists impression of glasshouses and burnt timber is included.

## 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

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	14	14	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

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

Other

2 Portaloo toilets to be emptied once a week by a professional company.

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:

2 portaloos with hot wash stations to be left in the field for the duration of our event, these will be housed discreetly and in keeping with The Scenic Supper. These will be emptied every Friday before 5pm.

All waste to be disposed of once a week via a professional waste management company and bins to be located on hardstanding ground near staff parking.

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

Yes  No

If Yes, please provide details:

All glass to be stored separate and to be recycled by a professional waste management company. Compostable waste to be used on the farm.

### 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' in this context covers all uses except Use Class C3 Dwellinghouses.

### 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

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

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.

If you do not know the hours of opening, select the Use Class and tick 'Unknown' in the popup box.

## 19. Hours of Opening

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other E(b) Restaurants and Cafes	Start Time: 17:00 End Time: 23:30	Start Time: 12:00 End Time: 23:30	Start Time: 12:00 End Time: 23:30	

## 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

Andrew and myself have had correspondence via email over the telephone regards the original request for a change of use using the Class R application for agriculture to flexible commercial use. After a formal application in writing was approved as our footprint within the field is less than 150 square metres ( 48 square metres) it was decided that as we are not changing the use of an existing building on the farm; a full planning application was needed for change of use of land to E(b) Restaurants and Cafe.

## 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

## 24. Authority Employee/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

Name of Owner/Agricultural Tenant	
Number	1
Suffix	T
House Name	Todenham Manor Farm
Address line 1	Todenham Manor Farm
Address line 2	Lower Manor Farm
Town/city	Moreton in Marsh
Postcode	GL56 9PQ
Date notice served (DD/MM/YYYY)	01/12/2020

Person role

- The applicant  
 The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Toby Edward"/>
Surname	<input type="text" value="Baggott"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="15/02/2021"/>

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)