



Aylesbury Area

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="The Elms"/>
Address line 1	<input type="text" value="Verwood Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Aylesbury"/>
Postcode	<input type="text" value="HP20 2AY"/>

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

Easting (x)	<input type="text" value="482431"/>
Northing (y)	<input type="text" value="214926"/>

Description

The site provides a large extra care housing scheme that comprises 28 flats with on site care staff (24/7) for the residents. The 3 storey building is accessed off Verwood Road and is completely wheelchair accessible. The boundary at the entrance is treated with a combination of low level railing and shrubbery to offer privacy. There is on site car parking including 2 disabled parking bays located closest to the entrance. Also accessible from the entrance/car park is a refuse store and a storage shed that abut a boundary brick wall to the north.

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Justin"/>
Surname	<input type="text" value="Folliard"/>
Company name	<input type="text" value="Housing Solutions"/>
Address line 1	<input type="text" value="Crown House"/>
Address line 2	<input type="text" value="Crown Square"/>
Address line 3	<input type="text" value="Waldeck Road"/>
Town/city	<input type="text" value="Maidenhead"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="SL6 8BY"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Jack"/>
Surname	<input type="text" value="Cheung"/>
Company name	<input type="text" value="Brock Carmichael"/>
Address line 1	<input type="text" value="19 Old Hall Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Liverpool"/>
Country	<input type="text"/>
Postcode	<input type="text" value="l3 9jq"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="3600.00"/>
Unit	<input type="text" value="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.

The client has confirmed the fire sprinklers will require an external water storage tank and pump set to be located within the curtilage of site. The proposed location of the enclosure is to replace the existing bin store and storage shed which has been confirmed as redundant as indicated on the attached plans. This location is deemed more suitable with respect to accessibility for installation and future maintenance as it has direct access from the car park and furthermore, reducing disruption to the residents. The proposal shows an open enclosure to be treated with a timber fence that provides a soft and natural façade which isn't too dissimilar to what the original bin enclosure and storage shed were. This enclosure will also be secured and only accessible by the correct personnel.

5. Description of the Proposal

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

The existing site is occupied by a two/three storey building that comprises twenty-eight apartments, and will be served by the new sprinkler installation. The building provides extra care housing with 24/7 on-site staff who take care of residents who are frail through illness, disability or old age. The whole site is accessible by wheelchair.
The site is accessed from Verwood Road, north-west of the site, which is fronted with car parking that includes nine standard sized bays and two disabled spaces with direct access to the main entrance of the building.
The boundary of the site comprises street trees and hedges that softens the fencing adjacent Verwood Road. The neighbouring site north-east is predominantly a garaged car park is separated with an existing brick wall about 1.8m high.

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):

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Stained larch timber fence to screen the water storage tank and pump set enclosure. The material is similar to the existing bin store and storage shed that it is replacing.

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

Design Statement_The Elms_HP20 2AY
20006d - BCA - XX - XX - DR - A - 01001 - S4 - P1 - Location Plan
20006d - BCA - XX - XX - DR - A - 02001 - S4 - P2 - Site plan
20006d - BCA - XX - XX - DR - A - 05001 - S4 - P2 - Existing Elevations
20006d - BCA - XX - XX - DR - A - 05002 - S4 - P2 - Proposed Elevations
20006d - BCA - XX - XX - DR - A - 90001 - S4 - P2 - Proposed pump and water storage tank enclosure

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

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

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' 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

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

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

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)