



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="Rookery Farm"/>
Address line 1	<input type="text" value="Rookery Lane"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Redlingfield"/>
Postcode	<input type="text" value="IP23 7QP"/>

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

Easting (x)	<input type="text" value="618060"/>
Northing (y)	<input type="text" value="270044"/>

Description

**2. Applicant Details**

Title	<input type="text"/>
First name	<input type="text" value="Andrew &amp; Katie"/>
Surname	<input type="text" value="Abbott"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Rookery Farm, Rookery Lane"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Redlingfield"/>
Country	<input type="text"/>

## 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

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

## 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.

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

## 5. Description of the Proposal

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

01/01/2020

Has the work or change of use been completed?

Yes  No

## 6. Existing Use

Please describe the current use of the site

Agricultural

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):

None

Description of proposed materials and finishes:

Timber

Roof

Description of existing materials and finishes (optional):

None

Description of proposed materials and finishes:

Corrugated steel or pitched felted

Windows

Description of existing materials and finishes (optional):

None

Description of proposed materials and finishes:

Timber or uPVC

Doors

Description of existing materials and finishes (optional):

None

Description of proposed materials and finishes:

Timber or uPVC

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Mainly hedges and trees

## 7. Materials

Description of proposed materials and finishes:	Mainly hedges and trees
Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Part tarmac, part concrete and part stoned track access way from the adopted highway.
Description of proposed materials and finishes:	The individual shepherds huts will have either concrete surfaced or hardcore and shingle surfaced pads for car parking. Minimum 2 parking spaces per hut.

Lighting	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	1 no PIR light per shepherds hut

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

- Planning, Design and Access Statement with Photographic Schedule
- General Arrangement Site Plan 1 : Scale 1/1250
- Location Plan : Scale 1/1250
- Location Plan : Scale 1/50000
- Plan 2 Farm Plan indicating the holding in the control of the applicants.
- Pre-App Statement
- Formal District Council Pre-Application Enquiry Response DC/21/00952

## 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	2	6	4

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

## 10. Trees and Hedges

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

### 13. Foul Sewage

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:

Bin storage will be provided to each of the three shepherds huts separating the general waste from the recyclable waste. This waste will be collected by the District Council in the normal course of refuse collection.

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

Yes  No

If Yes, please provide details:

Bin storage will be provided to each of the three shepherds huts separating the general waste from the recyclable waste. This waste will be collected by the District Council in the normal course of refuse collection.

### 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 workaroud 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.

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 Holiday Accommodation configured in this case as three shepherds huts	0	0	75	75
Total	0	0	75	75

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:

## 18. Employment

Full-time	<input type="text" value="0"/>
Part-time	<input type="text" value="1"/>
Total full-time equivalent	<input type="text" value="0.33"/>

### Proposed Employees

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

Full-time	<input type="text" value="0"/>
Part-time	<input type="text" value="1"/>
Total full-time equivalent	<input type="text" value="0.67"/>

## 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	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	<input type="text" value="DC/21/00952"/>

Date (Must be pre-application submission)

### 23. Pre-application Advice

Details of the pre-application advice received

Principle of development in accordance with Development Plan Policies RT16 and RT17 and in line with NPPF which promotes rural growth.  
Site and surroundings - the public footpath will not be impacted.  
Design - To be subservient and modest within the immediate farm setting and wider agricultural landscape  
Landscaping Impact - should be primarily soft (see landscaping plan produced following the receipt of the pre-App response). The proposal is unlikely to have a significant or unacceptable landscape impact.  
Historic Environment - No immediate listed buildings and the site does not form part of a conservation area.  
Ecology - No recordings of protected species or their habitats in the immediate area.  
Flood Risk - Zone 1 only.  
Highways, Access and Parking - Vehicles should be accommodated in the design parameters.  
Transport Impact - Unlikely the proposal would adversely impact the public footpath.  
Residential Amenity - Unlikely to give rise to undue loss of amenity.

Conclusions : The proposal appears to be in accordance with National and Local objectives and policies.

### 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

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Rookery Cottage
Address line 1	Rookery Lane
Address line 2	Redlingfield
Town/city	Eye
Postcode	IP23 7QP
Date notice served (DD/MM/YYYY)	11/06/2021

Person role

- The applicant
- The agent

Title



## 25. Ownership Certificates and Agricultural Land Declaration

First name	<input type="text" value="Nick"/>
Surname	<input type="text" value="Durrant"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="11/06/2021"/>

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="11/06/2021"/>
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