

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"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text"/>

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

Easting (x)	<input type="text" value="243451"/>
Northing (y)	<input type="text" value="100342"/>

Description

From the mini roundabout in the centre of Halwill Junction, travel in a west north westerly for a distance of 1.05km until you reach the junction on your left signposted Halwill. The site subject to this planning application will be located on the right hand side of this road, Immediately opposite the junction to Halwill

2. Applicant Details

Title	<input type="text" value="Mr & Mrs"/>
First name	<input type="text"/>
Surname	<input type="text" value="Down"/>
Company name	<input type="text"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>

2. Applicant Details

Country	<input type="text" value="Devon"/>
Postcode	<input type="text"/>
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="Andy"/>
Surname	<input type="text" value="Anderson"/>
Company name	<input type="text" value="AHA Designs"/>
Address line 1	<input type="text" value="Horton Farm Bungalow"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Bradworthy"/>
Country	<input type="text" value="Devon"/>
Postcode	<input type="text" value="EX22 7RB"/>
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="0.15"/>
Unit	<input type="text" value="Hectares"/>

5. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - 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.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

5. Description of the Proposal

The development is application is for small single storey dwelling that has been specifically designed to cater for the medical needs of Mrs Brenda Down

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

The site was previously used to accommodate a transport café and associated parking and also as a road material store by Devon County Highways. Since the cessation of the former use, the site has continued to be used by Brenda and Roy Down for storage, vegetable growing, parking, etc. and is continues to be occupied by areas of hardstanding, a number of small buildings, storage sheds, greenhouses, planting beds, etc.

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:Block/timber frame with rendered finish

Roof

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:Natural Slate

Windows

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:Anthracite UPVC

Doors

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:Anthracite UPVC

Other Roofline

Description of existing materials and finishes (optional):

7. Materials

Description of proposed materials and finishes:	Roofline White UPVC Guttering black UPVC
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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

Drawing No. AHA-01 Location Plan
- Drawing No. AHA-02 Block Plan
- Drawing No. AHA-08 Proposed Floor Plan
- Drawing No. AHA -12 Proposed Roof Plan
- Drawing No. AHA – 09 Orthographic – Elevations
- Drawing No. AHA – 17 Contextual NE
- Drawing No. AHA – 16 Contextual NW
- Drawing No. AHA 16b Contextual SE
- Drawing No. AHA -15 Contextual SW
- Drawing No. AHA – 14 Elevations Contextual

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	4	4	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

11. Assessment of Flood Risk

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

Please select the proposed housing categories that are relevant to your proposal.

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☒ Self-build and Custom Build

Add 'Self-build and Custom Build - Proposed' residential units

Self-build and Custom Build - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	1	0	0	1
Total	0	0	1	0	0	1

Please select the existing housing categories that are relevant to your proposal.

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Total proposed residential units	1
Total existing residential units	0
Total net gain or loss of residential units	1

17. All Types of Development: Non-Residential Floorspace

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. 👤 Yes 👤 No

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	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	FPEG/0086/2021

Date (Must be pre-application submission)

26/02/2021

Details of the pre-application advice received

An earlier Pre-Application Enquiry (Reference FPEG/0086/2021 dated 26th. February 2021) did describe the site as within 'open countryside' but in doing so acknowledged that due to the prevailing pandemic no site inspection had been undertaken. As noted, the application site is located on the north western edge of the designated Local Centre of Halwill Junction with its wide range of facilities and services in a location characterised by a mix of residential and other development. The site fronts on to the principal road to Halwill Junction and is already served by two vehicular access points that reflects the previous commercial use of the land. Access arrangements may be improved should this be required so as to ensure safe and convenient access to serve the proposed development as suggested by Devon County Council as Local Highway Authority in its response to the above noted pre-application enquiry. Extensive parking is available on the land for occupants and visitors to the site whilst traffic generation will be minimised when compared with the previous commercial uses accommodated on the land; in these respects the proposal is in full accordance with Policy DM05 : Highways and also Policy DM06: Parking of the above noted Local Plan. The modest unobtrusive design of the dwelling will not give rise to any unacceptable visual or landscape impact and indeed will enhance the site and improve its present informal appearance to reflect the requirements of Policy DM04: Design Principles and also Policy DM08A as the submitted scheme shows biodiversity net gain with increased indigenous planting to the site and its boundaries. The above noted pre-application enquiry acknowledged that the site 'would be relatively well screened due to the existing landscaped boundaries, consisting of established hedgerow, grassed banks, and trees' and it is not intended that these are removed but instead will be retained and enhanced so as to further assimilate the dwelling into the site and secure biodiversity net gain.

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**

25. Ownership Certificates and Agricultural Land Declaration

* '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)