



Development Management
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Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

mr

First name

Gary

Surname

Thorogood-Page

Company Name

Blue

Address

Address line 1

Trinity House,

Address line 2

8 Holly Gardens

Address line 3

Thorneywood

Town/City

Nottingham

Country

United Kingdom

Postcode

ng32pb

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Creation of gravel access track and road junction to existing lane.

A report was submitted by a member of the public pertaining to an allegation of a breach of planning control. The report centred on the creation of a track/extended access to the highway and the siting of shipping containers on the land.

During a visit from the planning enforcement officer he stated that:

1. That the siting of shipping containers on the land is unlawful and permission is required for their retention.
2. That the track and the importation of hard-core material requires planning permission.
3. The created access requires planning permission.
4. To regularise both the shipping containers and the track and access a planning application is required.

The planning officer stated that the land which the track has been constructed on is an agricultural use class and the land with the immediate curtilage of the house is domestic. The client has been using all the land as garden(domestic) and not agricultural gaining access to it from the original field gate. As the land is prone to flood a gravel track was installed to aid with the access of garden machinery and associated storage. Subject to resolving the drainage issues the long term plans for the area may include the planting of an orchard within a wild flower meadow.

Has the work already been started without consent?

- Yes
 No

If Yes, please state when the development or work was started (date must be pre-application submission)

Has the work already been completed without consent?

- Yes
 No

If Yes, please state when the development or work was completed (date must be pre-application submission)

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)

Type:

Vehicle access and hard standing

Existing materials and finishes:

Grass track

Proposed materials and finishes:

Limestone chippings

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

BL/PC(08)001

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes

No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

BL/PC/(08)001

Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PLANNING ENFORCEMENT CASE NO 22/00136/UBW3

Date (must be pre-application submission)

23/09/2022

Details of the pre-application advice received

The land where the track has been laid and where the shipping containers stand and where the access has been formed has been assessed as agricultural land and as you have previously confirmed is not utilised by the owner for such purposes. The land which immediately sits adjacent to the house and is separated by a hedge and fence and gate from the rest of the land would be classed as garden curtilage. I have attached photos as recorded on my site visit which shows the various aspects under discussion. I have also attached an up-to-date Google Earth aerial photo showing the layout of the land including the shipping containers, the track and the garden curtilage around the house.

As the owner utilises the agricultural land for other than its intended use, then a change of use application is required along with permission for those other development works.

Given the current situation it is requested that you clarify what your intentions are in respect to regularising the unauthorised development. If your intentions are to submit a planning application, then this should be submitted within 28 days from the date of this email.

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.

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?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

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 left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Person Role

- The Applicant
 The Agent

Title

mr

First Name

Martin

Surname

Kingsbury

Declaration Date

03/10/2022

Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Gary Thorogood-Page

Date

04/10/2022