

This form is specifically designed to be printed and completed offline.

Please complete this form in block capitals using black ink to facilitate scanning.

You are advised to read the accompanying guidance notes and per-question help text.

If you would rather make this application online, you can do so on our website: https://www.pianningportal.co.uk/apply

## **Application for Planning Permission**

Town and Country Planning Act 1990 (as amended)

#### **Privacy Notice**

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it.

Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

### Local Planning Authority details:



Minerals & waste & county council property applications Spatial Planning Unit
Hertfordshire County Council
CHN216, County Hail, Pegs Lane, Hertford SG13 8DN

Email: spatialplanning@hertfordshire.gov.uk Website: www.hertfordshire.gov.uk/home.aspx Telephone: 01992 556288

#### Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

RECEIVED 13 MAR 2023

1. Applic	ant Name and Address	2. Agent	Name and Address
Title:	MR. First name: JAMES	Title:	ME First name: SAMUEL
Last name:	CASH	Last name:	BROWN
Company (optional):		Company (optional):	PHILIP BROWN ASSOCIATES LTD
Unit:	House number: House suffix	Unit:	House number: 74 House suffix:
House name:	WHEELWRIGHTS FARM	House name:	
Address 1:	ROWNEY LANE	Address 1:	PARE ROAD
Address 2:	DANE END	Address 2:	
Address 3:		Address 3:	
Town:	WARE	Town:	RIGBT
County:	HERTFORDSHIRE	County:	WARWICKSHIRE
Country:		Country:	
Postcode:	SGIZ OTY	Postcode:	CV21 20X

3. Description of the Proposal	
Please describe the proposed development, including any chang	e of use:
PROPOSED STABLE BUILDING OF HARDSTANDING	and barn, incubing the laying
Has the building, work or change of use already started?	Yes ANO
If Yes, please state the date when building, work or use were started (DD/MM/YYYY):	(date must be pre-application submission)
Has the building, work or change of use been completed?	Yes No
If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY):	(date must be pre-application submission)
Reference number of permission in principle being relied on (technical details consent applications only):	
Is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)?	☐ Yes ☑ No
Please provide the full postal address of the application site.  Unit: House humber: House suffix: House name: WHEELWRIGHTS FARM  Address 1: ROWS LAWE  Address 2: DANE END  Address 3: Town: WARE  County: HERTFORDS HIRE  Postcode (optional): Sal 2 and Description of location or a grid reference. (must be completed if postcode is not known):  Easting: Northing: Description:	S. 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). Please tick if the full contact details are not known, and then complete as much as possible:  Officer name:  Reference:  Date (DD/MM/YYYY): (must be pre-application submission)  Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roa	ds and Rigi	hts of Way	7. Waste Storage and	Collection	
is a new or altered vehicle access proposed to or from the public highway?	Yes	☑ No	Do the plans incorporate at and aid the collection of wa	reas to store	s No
is a new or altered pedestrian access proposed to or from			If Yes, please provide detail	S:	المبالا
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	r No			
Do the proposals require any diversions /extinguishments and/or creation of rights of way?	Yes	No	Have arrangements been in for the separate storage and collection of recyclable was		. □ No
If you answered Yes to any of the above que details on your plans/drawings and state th (s)/drawings(s)	estions, pleas e reference d	se show of the plan	if Yes, please provide detail	t-out	
8. Authority Employee / Member It is an important principle of decision-makin	ng that the p	rocess is ope	n and transparent. For the pur	poses of this question, "r	elated to
means related, by birth or otherwise, closely conclude that there was bias on the part of t	enough that he decision-	t a fair-minde maker in the	d and informed observer, hav local planning authority.	ing considered the facts,	would
Do any of the following statements apply to	you and/or	agent? 🔲	(a) a memb (b) an elect (c) related t	ct to the authority, I am: ner of staff ed member to a member of staff to an elected member	
If Yes, please provide details of their name, r	ole and how	you are relat			

	Existing (where applicable)	Proposed	Poc	Don't
Walls		BLOCKWORK & CLADDING METAL SHEET C	TIMBER	
		GREN TILES	CADDING G	
Roof		METAL CLADO	ING [	
Windows		TIMBER FRAN	163	
Doors		TIMESER BOAR		
Boundary treatments (e.g. fences, walls)	TWO METER HIGH CLOSE- BOARDED FUNCE & 1:2M PORT & RAIL TIMBER FENC	FONCE	CAILTIMBER	
Vehicle access and hard-standing	GRAVEL	GRAVEL		
Lighting	BULKHEAD LIGHTS			
Others (please specify)			Z	
í Yes, please state refer	tional information on submitted plan(s)/drawin ences for the plan(s)/drawing(s)/design and acc	ess statement:	Manufi	No
0. Vehicle Parking				
	nation on the existing and proposed number of	on-site parking spaces: tal proposed (including	Difference	
Type of Vehicle	Existing	spaces retained)	In spaces	
Cars Light goods vehic	0	2	+2	
public carrier vehi	cles	2	+2	
Motorcycles				
Disability space	S <sup>*</sup>			
Cycle spaces				
Other (e.g. Bus)				
Other (e.g. Bus				

(aa m. 1a	
11. Foul Sewage	12. Assessment of Flood Risk
Please state how foul sewage is to be disposed of:  Mains sewer  Cess pit	Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)
Septic tank Other	Yes 7 No
Package treatment plant	If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.
Are you proposing to connect to the existing drainage system?  Yes  No	is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?
If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):	Will the proposal increase the flood risk elsewhere?
Frantsh at sixty 2400	How will surface water be disposed of?
	Sustainable drainage system Existing watercourse
	Soakaway Pond/lake
	Main sewer
13. Biodiversity and Geological Conservation	14. Existing Use
To assist in answering the following questions refer to the guidance	Places describe the growns are of the stee.
notes for further information on when there is a reasonable	MIKED USE FOR EBEPING OF HORSES
likelihood that any important biodiversity or geological conservation features may be present or nearby and whether	AND AS RESIDENTIAL DARAVAN
they are likely to be affected by your proposals,	SITE FOR ONE QUPSY FAMILY
Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved	is the site currently vacant?
and enhanced within the application site, or on land adjacent to	If Yes, please describe the last use of the site:
or near the application site?	
a) Protected and priority species:	
Yes, on the development site	
Yes, on land adjacent to or near the proposed development No	When did this use end (if known)?
	(date where known may be approximate)
b) Designated sites, important habitats or other biodiversity features:	Does the proposal involve any of the following?
Yes, on the development site Yes, on land adjacent to or near the proposed development	If yes, you will need to submit an appropriate contamination assessment with your application.
No	Land which is known to be contaminated? Yes No
c) Features of geological conservation importance:	Land where contamination is suspected for all or part of the site?  Yes  No
Yes, on the development site	A proposed use that would
Yes, on land adjacent to or near the proposed development	be particularly vulnerable to the presence of contamination?
No No	A rue biasaire or collegististrio())
15. Trees and Hedges	16. Trade Effluent
Are there trees or hedges on the proposed development site? Yes No	Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No
And/on Are there trees or hedges on land adjacent to the	If Yes, please describe the nature, volume and means of disposal
proposed development site that could influence the levelopment or might be important as part Yes No	of trade effluents or waste
f Yes to either or both of the above, you may need to provide a full ree Survey, at the discretion of your local planning authority. If a	
ree Survey is required, this and the accompanying plan should be ubmitted alongside your application. Your local planning outhority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to	
lasion, damolition and construction - Recommendational	

	Propo	sed	Hou	sing	1				Exist	tina	Наи	sina			
Market	Not		Nun	berc		lrooms	Total	Market	Not			-		rooms	Tot
Housing	known	1	. 2	3	44	Unknow	n	Housing	know	1	2	3	4+	Unknow	
Houses								Houses							
Flats/maisonettes								Flats/maisonettes							1
Sheltered housing								Sheltered housing							
Bedsit/studios								Bedsit/studios							d
Cluster flats								Cluster flats							19
Other								Other							
		To	tals (	3+6.	+ + +	d+e+f)=	4			To	tals (	a+b-	+ C+ C	d+e+f)=	
Social, Affordable	Not		Num	ber o	f Bed	rooms	Total	Social, Affordable	1		Num	bero	f Radi	rooms	Tota
or Intermediate	known	1	2	3	4+	Unknow	-	or intermediate	Not known	1	2	3	4+		-
Houses			F	Ť	<b>+</b>			Houses		<u> </u>	-	-	77	OTRATOW	-
Flats/malsonettes								Flats/malsonettes			-	-	-	-	+
Sheltered housing								Sheltered housing	+=				-		-
Bedsit/studios				1	-			Bedsit/studios					-		-
Cluster flats		-		-		-		Cluster flats			-				-
Other								Other	1 2	_	-	-	-	-	-
- 01(01	land .	To	tale (c	1+64	100	1+e+f)=		Otties	1 "	· ·	hala /	1 6 4	21.0	1+e+f)=	
	T. 1			_			m . 1		-	10	•	-			- 14
Affordable Home Dwnership	Not	1	Numi 2	per of	-	ooms Unknowr	Total	Affordable Home Ownership	Not	1	Num 2	per of		ooms	Tota
Houses		Ė			-	O I I I I I I I I I I I I I I I I I I I		Houses			-	3	ol-de.	Unknown	,
Flats/maisonettes								Fiats/malsonettes							
Sheltered housing						<b>!</b>		Sheltered housing			-				2.00
Bedsit/studios								Bedsit/studios							
Cluster flats								Cluster flats							
Other						-		Other		-	_	-			
	- I triand	Tot	als (a	+6+	C+0	+e+f)=	-1	Other		Tol	nle /e	464	m 3. nd	+e+0=	-
	T T	_					W. Ab I		_				_		
Starter Homes	Not known	1	num:	Per or		ooms Unknown	Total	Starter Homes	Not	1	Numb 2	er of		oms Unknown	Total
louses			-		*,	<b>4</b> 111411	,	Houses			_	2	-de-da	OHROOWN	
lats/malsonettes							10	Flats/malsonettes							
Bedsit/studios								Bedsit/studios	151						
Other								Other	Tā						
	1		To	tals (	1+6	+c+d)=				_	To	tals /	2+6	+c+d)=	
ielf Build and	Not	_	Numb				Total	Self Build and	1,, 1	_	_				
Lustom Build	known	1	2	3		Unknown		Custom Build	Not known	1	Nume 2	er of		Unknown	Total
louses							35	Houses					•	O THAT COVER	19.
lats/malsonettes							21	Flats/malsonettes							
ledsit/studios							c	Bedsit/studios							
ther								Other	13						
			Tot	tals (	1+6	+c+d)=				_	To	tals (d	1+6+	-c+d)==	
Total proposed res	idential u	nite	IA.	LRA	C+D	+ E) =	$\neg$ I	Total existing re	aldonála.	Lamb		210	ш.	. 6.	_

Does ye			ne que	astion above ple	se add details	In the follow	Ing table:	No		
	Jse class/type		Not applicable	Existing gross Internal floorspace (square metres)	Gross internation to be lost by use or de (square	ni floorspace / change of molition	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following developmen (square metres)		
A1	S	hops	卤							
	Net trac	dable area:	卤							
A2		cial and nal services	凶							
АЗ	The state of the s	nts and cafes	Z							
A4	Drinking es	stablishments	Z							
A5	Hot food	takeaways	凶							
B1 (a)	Office (ot	her than A2)								
B1 (b)		rch and	Z							
B1 (c)	1	opment ndustrial	力							
B2		industrial	Z							
88		distribution								
C1	Hotels a	nd halls of	7							
C2		dence Institutions	Z							
D1	Non-re	sidential	Z)							
D2		utions and leisure	d							
THER					0		West State			
Please	STABL			0			109.7	109.7		
pecify	BARN	-		•	0		100	100		
		otal		0	0		209.7	209.7		
Ilaa				itutions and hos ig rooms to be id			cate the loss or gain of ro proposed (including			
lass	Type of use	applicable	D (10 61)	of use or demo	lition	, cha	nges of use)	Net additional rooms		
C1	Hotels					1				
CZ .	Residential Institutions									
THER										
ease pecify										
	ployment implete the 1		rmatic	on regarding em	ployees:	/				
			1	Full-time	Part-	time		fu <b>ll-time</b> iv <b>a</b> lent		
	sting employ				1		, 50			
Prop	posed emplo	yees			/					
	ars of Ope	_	penl	na (e.a. 15:30) fo	reach non-res	/ idential use p	roposad:			
				o Friday	r each non-residential use p Saturday		Sunday and Bank Holidays	Not known		

22. Industrial or Commercial Proc			achinery			
Please describe the activities and processes be carried out on the site and the end prod- plant, ventilation or air conditioning. Please type of machinery which may be installed or	ucts in	cluding	NA			
is the proposal a waste management devel	opme	nt?	Yes No			
if the answer is Yes, please complete the fo	llowin	g table:				
	<b>Not</b> applicable	The to including allows tonno	otal capacity of the volc ng engineering surcha ince for cover or restor es if solid waste or litre	ge and makin ation material	g no	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill						
Non-hazardous landfili						
Hazardous landfill						
Energy from waste incineration						
Other incineration						
Landfill gas generation plant						
Pyrolysis/gasification						
Metal recycling site						
Transfer stations		n e				
Material recovery/recycling facilities (MRFs)						
Household divic amenity sites						
Open windrow composting	ā					
In-vessel composting					_	
Anaerobic digestion					-	
Any combined mechanical, biological and/ or thermal treatment (MBT)						
Sewage treatment works						
Other treatment						
tecycling facilities construction, demolition and excavation waste						
Storage of waste						
Other waste management						
Other developments						
lease provide the maximum annual operat	onalt	hroughpe	ut of the following was	te streams:		
Municipal						
Construction, demolition and e	xcavat	tion				
Commercial and industr	fal					
Hazardous						
f this is a landfill application you will need to planning authority should make clear what I	prov	ide fürthe	er information before y	our applicatio	n can b	e determined. Your waste
3. Hazardous Substances				,		
loes the proposal involve the use or storage he following materials in the quantities stat	ed bel	ow?	Yes No	Notap	plicable	
Yes, please provide the amount of each sui	ostano	e that is i	nvolved:			
Acrylonitrile (tonnes)			dde (tonnes)			Phosgene (tonnes)
Ammonia (tonnes)	Hydro	gen cyar	nide (tonnes)		Sulph	ur dioxide (tonnes)
Bromine (tonnes)	LI	quid oxy	gen (tonnes)			Flour (tonnes)
Chlorine (tonnes)	juld pe	etroleum	gas (tonnes)	Re	fined w	hite sugar (tonnes)
ther:			Others			
mount (tonnes):			Amount (to	nnes):		

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# 24. Ownership Certificates and Agricultural Land Declaration One Certificate A, B, C, or D, must be completed with this application form 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\*\* 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. "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. Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY): 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. 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 Name of Owner / Agricultural Tenant Address **Date Notice Served** Signed - Applicant: Or signed - Agent Date (DD/MM/YYYY):

Town and Country Planning (Devilentify) The applicant certifies that:  Neither Certificate A or B can be is All reasonable steps have been ta the land or building, or of a part of ""owner" is a person with a freehold interest	gricultural Land Declaration (continued) CERTIFICATE OF OWNERSHIP - CERTIFICATE C elopment Management Procedure) (England) Order ssued for this application ken to find out the names and addresses of the other or fit, but I have/ the applicant has been unable to do so, or leasehold interest with at least 7 years left to run. en in section 65(8) of the Town and Country Planning Act	wners* and/or agricultural tenants** of
Name of Owner / Agricultural Tenant	Address	Date Notice Served
iotice of the application has been publish circulating in the area where the land is sit		wing date (which must not be earlier s before the date of the application):
circulating in the area where the land is sit		s before the date of the application):
igned - Applicant:  Town and Country Planning (Develoration)  Town and Country Planning (Develoration)  Entity/ The applicant certifies that:  Certificate A cannot be issued for the All reasonable steps have been taked date of this application, was the owner of the applicant has been unable towner is a person with a freehold interest of agricultural tenant has the meaning given	Or signed - Agent:  CERTIFICATE OF OWNERSHIP - CERTIFICATE D opment Management Procedure) (England) Order 2 is application in to find out the names and addresses of everyone else ner* and/or agricultural tenant* of any part of the land	Date (DD/MM/YYYY)  O15 Certificate under Article 14  who, on the day 21 days before the d to which this application relates, but I
Town and Country Planning (Develoration)  Town and Country Planning (Develoration)  Entity/ The applicant certifies that:  Certificate A cannot be issued for the All reasonable steps have been take date of this application, was the owner the applicant has been unable owner is a person with a freehold interest of	Or signed - Agent:  CERTIFICATE OF OWNERSHIP - CERTIFICATE D opment Management Procedure) (England) Order 2 his application on to find out the names and addresses of everyone else ner* and/or agricultural tenant** of any part of the land e to do so. r leasehold interest with at least 7 years left to run. in section 65(8) of the Town and Country Planning Act 19  d in the following newspaper  On the follow	Date (DD/MM/YYYY)  O15 Certificate under Article 14  who, on the day 21 days before the d to which this application relates, but I

25. Planning Application Requi			
Please read the following checklist to ma information required will result in your a the Local Planning Authority (LPA) has b	pplication being deemed im	e information in support of your proposal. Fallure to submit valid. It will not be considered valid until all information rec	all quired by
The original and 3 copies" of a complete	ed and dated	The correct fee:	7
application form: The original and 3 copies* of the plan w	hich identifies the land	The original and 3 copies* of a design and access statem if required (see help text and guidance notes for details)	
to which the application relates drawn t and showing the direction of North:	o an identified scale	The original and 3 copies* of a fire statement, if required (see help text and guidance notes for details):	
The original and 3 copies* of other plans information necessary to describe the su	and drawings or abject of the application.	The original and 3 copies* of the completed, dated Own Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):	ership
total of four copies), unless the application LPAs may also accept supporting docum	on is submitted electronically ents in electronic format by	iginal plus three copies of the form and supporting docume y or, the LPA indicate that a smaller number of copies is req post (for example, on a CD, DVD or USB memory stick). anning department to discuss these options.	ents (a ulred.
Plans can be bought from one of the Pla	anning Portal's accredited su	ppliers: https://www.planningportal.co.uk/buyaplanningm	ар
26. Declaration  I/we hereby apply for planning permission  information. I/we confirm that, to the beginning opinions of the person(s) giving	st of my/our knowledge, any	his form and the accompanying plans/drawings and addition facts stated are true and accurate and any opinions given a	onal are the
Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):	
			cannot be pplication)
27. Applicant Contact Details		28. Agent Contact Details	
Telephone numbers		Telephone numbers	
Country code: National number:	Extension number:		Extension number:
Country code: Mobile number (option	nal):	Country code: Mobile number (optional):	
Country code: Fax number (optional):		Country code: Fax number (optional):	
Email address (optional):		Email address (optional):	
		) (.	
29. Site Visit			
Can the site be seen from a public road, p	oublic footpath, bridleway or	r other public land? Yes No	
f the planning authority needs to make a out a site visit, whom should they contac	n appointment to carry t? (Please select only one)	Agent Applicant Other (if differen	
Other has been selected, please provid	e:		
Contact name:		Telephone number:	
		L	
Email address:			