

Directorate for Planning, Growth and Sustainability The Gateway, Gatehouse Road, Aylesbury, Buckinghamshire, HP19 8FF

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Aylesbury Area

Application for Planning Permission

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				
Cuffin				
Suffix				
Property Name				
Cherry Tree Barn				
Address Line 1				
Bragenham Lane				
Address Line 2				
Address Line 3				
Buckinghamshire				
Town/city				
Soulbury				
Postcode				
LU7 0EE				
Description of site location must	be completed if pos	stcode is not known:		
Easting (x)	1	Northing (y)		
490655		228676		
Description				

Applicant Details

Name/Company

Title

First name

Jonjo

Surname

Stickland

Company Name

Address

Address line 1

Cherry Tree Barn

Address line 2

Bragenham Lane

Address line 3

Town/City

Soulbury

County

Buckinghamshire

Country

Postcode

LU7 0EE

Are you an agent acting on behalf of the applicant?

⊘ Yes

ONo

Contact Details

Primary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Garry

Surname

Hutchinson

Company Name

Smith Jenkins Planning and Heritage

Address

Address line 1

7 Canon Harnett Court

Address line 2

Address line 3

Wolverton Mill

Town/City

Milton Keynes

County

Country

Postcode

MK12 5NF

Contact Details

Primary numbe

Imary number	
***** REDACTED *****	
econdary number	
ax number	
mail address	
***** REDACTED *****	

Site Area

What is the measurement of the site area? (numeric characters only).

1625.00

Unit

Sq. metres

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. <u>View government planning</u> 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 <u>view government planning guidance on determination periods</u>.

Description

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

Erection of storage building and associated works

Has the work or change of use already started?

⊖ Yes ⊘ No

Existing Use

Please describe the current use of the site

Paddock land

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

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: Walls Existing materials and finishes: n/a Proposed materials and finishes: 150 X 25mm WESTERN RED CEDAR planks (Cladding) Type: Roof Existing materials and finishes: n/a Proposed materials and finishes: CLADCO corrugated profile sheeting (dark grey) Are you supplying additional information on submitted plans, drawings or a design and access statement? ⊘ Yes **O**No If Yes, please state references for the plans, drawings and/or design and access statement Refer to Covering Letter.

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? \bigcirc Yes \oslash 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

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

⊘ Yes

ONo

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type: Light goods vehicles / Public carrier vehicles Existing number of spaces: 0 Total proposed (including spaces retained): 2 Difference in spaces: 2

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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's <u>Flood map for planning</u>. You should also refer to national <u>standing advice</u> and your local planning authority requirements for information as necessary.)

⊖ Yes

⊘ No

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

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

 \bigcirc Yes, on the development site

- O 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

- \bigcirc Yes, on the development site
- \bigcirc Yes, on land adjacent to or near the proposed development \oslash No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

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
- OUnknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

⊘ Yes

ONo

If Yes, please provide details:

See Site Plan Proposed – SD.CTB.02

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

⊖ Yes

⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

⊖ Yes ⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

⊖ Yes ⊘ No

All Ty	pes of Devel	opment: Non-Residentia	I Floorspace			
•		e loss, gain or change of use of non-re his context covers all uses except Use				
⊘ Yes ⊃ No						
lease a	dd details of the Use	Classes and floorspace.				
Use C B8 - S	iass:	1				
Existing gross internal floorspace (square metres) (a): 0						
Gross 0	internal floorspace	e to be lost by change of use or dem	nolition (square metres) (b):			
Total (874	gross new internal	floorspace proposed (including cha	nges of use) (square metres) (c):			
Net additional gross internal floorspace following development (square metres) (d = c - a): 874						
ir	Existing gross nternal floorspace square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)		
Γ	0	0	874	874		

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

⊘ Yes

ONo

Existing Employees

Please complete the following information regarding existing employees:

Full-time

1

Part-time

0

Total full-time equivalent

1.00

Proposed Employees

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

Full-time

1

Part-time

0

Total full-time equivalent

1.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

⊖ Yes

⊘ No

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

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

⊖ 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?

 $\ensuremath{\boxdot}$ The agent

○ The applicant

 \bigcirc Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes

ONo

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

First Name		
***** REDACTED ******		
Surname		
***** REDACTED ******		
Reference		
23/01484/COMM		
Date (must be pre-application submission)		
30/06/2023		
Details of the pre-application advice received		
See Planning Statement.		

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? ② Yes

ONo

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

⊖ Yes

⊘ No

Certificate Of Ownership - Certificate A

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

Garry

Surname

Hutchinson

Declaration Date

30/11/2023

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Jennifer Smith

Date

13/12/2023