



## Application for a Lawful Development Certificate for a Proposed Use or Development

### 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

Archie

Surname

Montgomery

Company Name

Robert Montgomery LLP

### Address

Address line 1

Monkton Road Farm Seamark Road

Address line 2

Address line 3

Town/City

Birchington

County

Kent

Country

Postcode

CT7 0JL

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- Yes  
 No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Due to the business growth we require a separate shed to house our agricultural sprayer and store chemical. historically we have parked the sprayer outside. however due to concerns of contamination we would like to build a shed and hard standing the total area of hardstanding will be 123m2 with a shed 3m high x 5.3m wide constructed of steel and clad with blue corrugated steel (to match existing sheds on the premises).

Does the proposal consist of, or include, a change of use of the land or building(s)?

- Yes  
 No

Has the proposal been started?

- Yes  
 No

## Grounds for Application

### Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Part 6 Class A of the Town and Country Planning Order 2015 permits the development (A) Works for the erection of a building on a holding of greater than 5ha (we farm 182Ha). the building and hard standing will not exceed 465m2 the building is further than 25m from a highway (70 meters) there are no protected buildings. furtherer the building will be acted via the existing farm access and is sheltered in all directions by two buildings and will not be visible from any angle outside of the farm.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Plans of building

Select the use class that relates to the existing or last use.

Other

Other (please specify)

Class A – agricultural development on units of 5 hectares or more

### Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Class A – agricultural development on units of 5 hectares or more

Is the proposed operation or use

- Permanent  
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The building is of minor construction, located in a bit of utilised land within the farm yard and will be lower than existing buildings, thus not visible from any public view points.

### 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

### 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

## Interest in the Land

Please state the applicant's interest in the land

Owner

Lessee

Occupier

Other

## Declaration

I/We hereby apply for Lawful development: Proposed use 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

Archie Montgomery

Date

12/01/2024