



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	
Suffix	
Property name	Grainge Cottage
Address line 1	Perkins Lane
Address line 2	
Address line 3	
Town/city	Dilhorne
Postcode	ST10 2BY
Description of site location must be completed if postcode is not known:	
Easting (x)	398766
Northing (y)	344615
Description	

2. Applicant Details

Title	Mr
First name	Damien
Surname	Handley
Company name	
Address line 1	Grainge Cottage, Perkins Lane
Address line 2	
Address line 3	
Town/city	Dilhorne
Country	

2. Applicant Details

Postcode	ST10 2BY
Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	175.00
Unit	Sq. metres

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.

Overview:

This planning application seeks to enable independent residential vehicular access to Grainge Cottage (ST102BY) through the granting of authorisation to use a pre-existing, highways compliant, agricultural access (authorised under SMD/2016/0732) along with pre-existing agricultural hard-standing, for transit and parking purposes. No additional infrastructure development is sought as part of this application.

Background:

In 2016, DET/2016/0035 enabled the conversion of a pre-existing agricultural building into a single dwelling (Grainge Cottage) under a Class Q conversion. Work was completed in 2020 with the curtilage defined in 20211130_Planning_Curtilage. At that time, the applicant was a joint owner of Birchenfields Farm which comprised the main farm complex along with Grainge Cottage with vehicular access to the cottage provided on the west aspect of the property using existing agricultural hard standing. Concurrently, an application (SMD/2016/0732) was made to create vehicular access for agricultural purposes on the east aspect of Grainge Cottage to enable use of the remaining agricultural land. This access was instated via approved contractor, joins the agricultural hard-standing to the east of the cottage, is not limited to a specific vehicle type and meets all highways requirements.

In early 2021, a joint decision was made to sell the Birchenfields Farm element of the property whilst retaining ownership of Grainge Cottage. To enable this, a revised boundary was constructed which can be seen in 20211130_Planning_Supporting Graphic. IAW with the vehicular access granted under DET/2016/0035, this would require a substantial easement to be put in place which would cause significant disruption to the new owners of Birchenfields Farm and the 3 holiday cottages which adjoin the site. Additionally, the area of hard standing to the west of Grainge Cottage which was initially authorised for transit and parking use, has been degraded by weather and wear-and-tear since 2016 and is now unsuitable for parking and transit use.

A requirement therefore exists for independent residential vehicular access to Grainge Cottage through authorisation to use the pre-existing agricultural access (SMD/2016/0732) along with pre-existing agricultural hard-standing for transit and parking purposes. This proposal does not seek any element of new development and will use existing infrastructure to achieve its ends. It does not seek to increase the curtilage of DET/2016/0035 but does seek to transfer the authority to use pre-existing hard standing to the west of the property for access and parking, to the east of the property in conjunction with SMD/2016/0732. Additional information can be found in 20211130_Planning_Supporting Graphic.

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Mixed agricultural and residential use. Residential use is currently confined to the curtilage detailed within 20211130_Planning_Curtilage. Vehicle access SMD/2016/0732 is currently defined as agricultural although no vehicle types are specified for its use and it is fully compliant with highways regulations.

6. Existing Use

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

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	2	2	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

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

11. Assessment of Flood Risk

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

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

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	Mr
First name	
Surname	
Reference	Change of use enquiry following SMD/2016/0732

Date (Must be pre-application submission)

23. Pre-application Advice

30/11/2021

Details of the pre-application advice received

That 'where a Class Q development takes place alongside already developed hard standing within the farm as a whole (planning) are sometimes able to accept that the Class Q site parking will take place within the existing hard standing without using up space that could more valuably be allotted to provide garden amenity. This is exactly the principle that we (SMDC) followed with the DET/2016/0035 application to provide the access via the Birchenfields entrance. Therefore, (that I should) make a full application to have the access that was granted under the SMD/2016/0732 also made permissible for residential use to Grainge Cottage. The curtilage in the DET/2016/0035 application did not include parking as this was already authorised using existing agricultural hardstanding which was authorised in the site visit.

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 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; 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 to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Grainge Cottage
Address line 1	Perkins Lane
Address line 2	
Town/city	Dilhome
Postcode	ST102BY
Date notice served (DD/MM/YYYY)	30/11/2021

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Birchenfields Farm
Address line 1	Birchenfields Lane
Address line 2	
Town/city	Dilhorne
Postcode	ST102PX
Date notice served (DD/MM/YYYY)	30/11/2021

Person role

- ☒ The applicant
☐ The agent

Title	Mr
First name	Damien
Surname	Handley
Declaration date (DD/MM/YYYY)	30/11/2021

☒ 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)	30/11/2021
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