

SE07/0539/F

APPLICATION FOR PLANNING PERMISSION

PLEASE READ ACCOMPANYING NOTES FIRST, THEN COMPLETE THE FORM
USING BLOCK CAPITALS



HEREFORDSHIRE
COUNCIL

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Name and address of applicant

Full name GABRIELLE HANSON SMITH

Address PLASTRE TUMP

BROCKHAMPTON HEREFORD

HR1 4TS

Postcode HR1 4TS

Tel. No.

2

Name and address of agent (if applicable)

Full name B.S. HAPGOOD ASSOC.

Address SUITE 3

96 MONMOUTH ST.

MONMOUTH

Postcode NP25 3EQ

Tel No. 01600 714206

Contact name BYRON HAPGOOD

3

Full postal address of the application site/building

Address PLASTRE TUMP

BROCKHAMPTON

HEREFORD

Postcode HR1 4TS

4

Description of proposed development

2 STOREY EXTENSION

AND ALTERATIONS.

RESIDENTIAL

5

Area of application site

0.28 hectares

6

Type of application (please tick **one** large and **any** applicable smaller boxes)

A. Change of use only

- external building works/alterations will be necessary ☐
- no external works/alterations are proposed ☐

B. Building works, external alterations etc.

- external alterations to building/structure ☒
- extension of building/structure ☒
- erection of detached building/structure ☐
- external plant or machinery ☐
- engineering/earth moving operation ☐
- No change of use is involved ☐

The proposal includes a change of use

C. Outline application

Please tick those matters which you wish to have 'reserved' for future consideration:

- | | | | |
|------------|--------------------------|-------------|--------------------------|
| Layout | <input type="checkbox"/> | Scale | <input type="checkbox"/> |
| Appearance | <input type="checkbox"/> | Access | <input type="checkbox"/> |
| | | Landscaping | <input type="checkbox"/> |

D. Reserved matters

Application number of outline permission:

Please tick those matters which you wish to have considered with this application:

- | | | | |
|------------|--------------------------|-------------|--------------------------|
| Layout | <input type="checkbox"/> | Scale | <input type="checkbox"/> |
| Appearance | <input type="checkbox"/> | Access | <input type="checkbox"/> |
| | | Landscaping | <input type="checkbox"/> |

E. Removal/variation of a condition

F. Application relating to unauthorised development already carried out

G. Renewal of permission, ref. no.

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Current uses

Please select **main** current use from the list in the notes and write relevant number here (eg 1.1 etc):

RESIDENTIAL

If vacant state the last use(s) of the site/building and date when site became vacant:

.....

Are you aware of any pollution or contamination of the site? (e.g. land filling/fuel or chemical storage)
 Please give details:

.....

If residential, state current number of dwellings (including self-contained or separate flats)

ONE

8

Proposed **non-residential** uses

How much additional floorspace is proposed? Please include both new development and change of use and divide floorspace between the following uses:

Industrial floorspace	sq. m.
Warehouse floorspace	sq. m.
Office floorspace	sq. m.
Retail floorspace	sq. m.
Agricultural floorspace	sq. m.
Other (please specify)	sq. m.
.....	

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Parking spaces

	Existing	Proposed
Number of car spaces	4	
Number of lorry spaces		

10

Access

Will there be a new access to a public road or alteration to any existing access to a public road? (please tick **one** box)

Yes ☐ No ☒

Name of road

11

Public Right of Way

Does a Public Right of Way cross the application site? (please tick **one** box in each case)

Yes ☐ No ☒

If yes, will your proposal affect or alter it?

Yes ☐ No ☒

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Waste

A. What waste materials will be generated during the construction/development of the proposal? (please tick as appropriate)

Soil/clay



Gravel/rock



Demolition materials



Other (please specify)

Will any of these be disposed of:

On the application site: Yes ☐ No ☒

On other land in your control: Yes ☐ No ☒

By contractor: Yes ☒ No ☐

Other (please specify)

DO NOT ANSWER QUESTION 12B IF THE APPLICATION IS FOR HOUSING

B. What waste materials will be generated during the course of operating/occupying/ using the site if permission is granted? (please tick as appropriate)

Commercial



Manufacturing (including food)



Metals



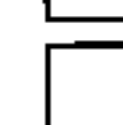
Chemicals



Packaging/paper



Plastics/rubber



Other (please specify)

Will any of these be disposed of:

On the application site: Yes ☐ No ☐

On other land in your control: Yes ☐ No ☐

By contractor: Yes ☐ No ☐

Other (please specify)

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Drainage (please complete part A and tick **one** box in part B)

A. Please state how storm water will be disposed

SOAKAWAY

B. Foul water will be disposed to:

Mains sewer	<input type="checkbox"/>	Existing cesspit	<input type="checkbox"/>
Existing septic tank	<input checked="" type="checkbox"/>	Proposed cesspit	<input type="checkbox"/>
Proposed septic tank	<input type="checkbox"/>	Other	<input type="checkbox"/>

If non-mains sewerage is proposed, further information is needed. Please enter details on the attached form

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Water supply (please tick **one** box)

- A. Water supply is not required to this development ☐
- B. There will be mains water supply to the development ☒
- C. There will be a private water supply and I have the permission of the owner of that supply ☐

15

Materials (please specify)

Walls STONE MASONRY / RENDER

Roof SLATE

Other

16

Trees (please tick **one** box)

Does the proposal involve the felling or pruning of one or more trees?

Yes ☐ No ☒

Questions 17-21 only relate to applications which involve **residential** development, if not applicable please tick box below and answer **Question 22**

Questions 17-21 not applicable ☐

17

Housing numbers

Number of dwellings proposed ☐

How many existing dwellings will be lost through demolition? ☐

How many existing dwellings will be lost through conversion? ☐

18

Size of proposed dwellings

No. of 1 bedroomed dwellings ☐

No. of 2 bedroomed dwellings ☐

No. of 3 bedroomed dwellings ☐

No. of dwellings with 4 or more bedrooms ☐

19

Type of dwellings proposed

No. of flats ☐

No. of bedsits ☐

No. of houses ☐

No. of bungalows ☐

20

Density of development

Where the proposal involves the development of more than 50 houses please indicate the area of the site which will be developed for housing and directly associated uses (see notes for guidance).

..... hectares

21

Affordable housing

Total number of affordable dwellings to be provided ☐

How many of the affordable housing would constitute subsidised housing? ☐

How many of the affordable housing would constitute low-cost market housing? ☐

(See notes for definition of what constitutes "affordable" housing)

EVERYONE PLEASE ANSWER THIS QUESTION

22

Propriety (please tick **one** box)

Does the application involve the property of:

- a member of Herefordshire Council ☐
- an officer of the Council who holds a politically restricted post ☐
- not applicable ☒

23

Free applications

If you think no fee is payable for this application, please tell us why, referring to the fees sheet first for guidance.

SUMMARY AND CHECK LIST

Please tick off each item you are submitting, as they apply to your proposal – you may not need to use them all. Enclosed with this form are the following documents:



Your Certificate of Ownership, signed and dated

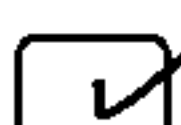


Cheque/PO No. 100214... made out to **Herefordshire Council** in the sum of £135.00



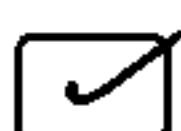
6 copies of a site location plan to scale 1:1250 or 1:2500

Drawing No(s):



6 copies of a block or layout plan to scale 1:500

Drawing No(s):



6 copies of scaled floor plans and elevations/sections for the **existing** building or land form

Drawing No(s):

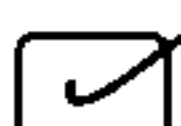
1820-01



6 copies of scaled floor plans and elevations/sections for the **proposed** building or land form

Drawing No(s):

1820-02



Design and Access Statement



Non-mains sewerage information sheet



Other supporting items, photographs, documents or letter/s

If you have had preliminary discussions about this proposal, please tell us with which Officer:

MRS Y. COLEMAN

Please telephone the Registration Section at the Planning Office if you need any advice about plans, fees or forms, on 01432 383081, 01432 260458 or 01432 261953

PLEASE REMEMBER TO SIGN AND DATE THE FORM

Applicants are advised that information forming this application may be made available to the public by virtue of the obligations imposed under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004

Signed

38 [Signature]

(Applicant/Agent)

Date

12.1.09

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**TOWN & COUNTRY PLANNING (GENERAL
DEVELOPMENT PROCEDURE) ORDER 1995
CERTIFICATE UNDER ARTICLE 7
OWNERSHIP INFORMATION CERTIFICATE**



HEREFORDSHIRE
COUNCIL

CERTIFICATE A

I certify that:

1. On the day 21 days before the date of the accompanying application, nobody except the applicant was the owner of any part of the land to which the application relates.
2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed B. S. J. Smith

On behalf of MS G. HANSON SMITH

Date 12.11.07

Note:

Part 1 - A applies if you/and your partner hold exclusive ownership of the application site.

B applies if someone else owns any of the site, in which case please sign B and send the owner/s the completed notice at the foot of this sheet.

Please delete whichever does not apply.

Part 2 asks you to declare that there are no agricultural tenants on the site (if there are, please contact the Planning Office)

CERTIFICATE B

I certify that:

1. I have/The applicant has given the requisite Notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name

Address at which Notice was served

.....

.....

..... Postcode

Date of service of Notice

2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed

On behalf of

Date

NOTICE

**UNDER ARTICLE 6 OF THE TOWN & COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**



HEREFORDSHIRE
COUNCIL

An application for planning permission is being made to Herefordshire Council and you are owner/part owner of the property, the subject of the application, or are the holder of a lease with an unexpired term of at least 7 years.

Proposed development at

.....

.....

Name of applicant

Signed

Date

On behalf of

Description of proposed development

.....

.....

.....

.....

.....

.....



Please make any representations on this proposal within 3 weeks of receiving this Notice to: Planning Services, PO Box 230, Blueschool House, Blueschool Street, Hereford, HR1 2ZB
N.B. The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

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USE OF NON-MAINS SEWERAGE ARRANGEMENTS
(THIS FORM TO COMPRISE PART OF THE PLANNING APPLICATION)



HEREFORDSHIRE
COUNCIL

Site address:

PLASTRE TUMP BROCKHAMPTON

Please enter details where relevant and use the tick boxes

Package Sewage Treatment Plant

Product type:

Capacity:

A copy of the manufacturer's specification/brochure is enclosed

Has a maintenance contract been agreed for the plant?

Final discharge will be to:- ground soakaway

watercourse

Note: if discharge is to soakaway, a percolation test is necessary. (see below)
If to a watercourse, a Discharge Consent is necessary.

Has a Discharge Consent been granted by the Environment Agency? if yes enclose copy

EXISTING

Septic Tank

Capacity of tank:

2800 ltr

Number of chambers:

Number of persons the tank will serve:

a percolation test is necessary. (see below)

Please use this section for either option:

A percolation test to BS 6297 has been carried out and

The result (percolation value) is an average of

(Further advice on the test is available from the Council's Building Control Section)

Percolation tests should not be carried out in extreme weather

EXISTING

seconds

A block plan showing the location of the tank or plant, test holes, any watercourses, the soakaway length and discharge area, or any other drainage arrangements is enclosed (all applications)

If you wish to use an **alternative system**, (for example a reed-bed) please enter the specific arrangements here and include a plan

RECEIVED
DEVELOPMENT
15 JUL 2007

DETR CIRCULAR 03/99 – PLANNING REQUIREMENTS IN RESPECT OF THE USE OF NON-MAINS SEWERAGE FOR NEW DWELLING UNITS

EXPLANATORY NOTES TO ACCOMPANY THE FORM

DETR Circular 03/99, relating to the use of non-mains sewerage arrangements, came into effect on 1st April 1999 and places the responsibility on the developer to demonstrate that a new development is to be effectively served by an adequate sewerage system. Applications for planning permission where foul drainage is to discharge to any new non-mains sewerage now need to be supported **prior to registration** by an assessment of the likely effects of using septic tanks, cesspools and package sewage treatment plants. This also applies for an existing system if extra use will be made of it, for example in the conversion of farm buildings to dwellings or holiday lets.

For **Septic Tanks** soil porosity (percolation) tests are seen as an integral part of the assessment and should be carried out before submitting a planning application. Where septic tanks are unlikely to produce an acceptable solution the advice is that the application may be refused. This decision would of course take into account the views of the Environment Agency and other bodies including the Council's own Environmental Health and Building Control Departments.

Cesspools will now be discouraged, but any proposal will need to be supported by full details of capacity and size, and may need an agreement as to maintenance and regular emptying.

Package sewage treatment plants are considered a sustainable alternative to septic tanks, but we will need details of the product type, capacity, and whether the final discharge will be to a ground soakaway or watercourse. The Environment Agency advise that for soakaways, percolation tests will still be needed, and if discharge is to be to a watercourse, a Consent to Discharge will be needed. However we can register applications of this type prior to receiving the results.

For all types of non-mains sewerage we will need a **block plan** showing the location of the chosen system, and the extent of any soakaway area.

The form overleaf asks you for the basic information, and will comprise part of your application. You may wish to hold your application pending percolation test results, as applications may be delayed or refused if adequate information is not supplied.

If you need further advice, please contact the Planning Officer for your area, or Building Control Section.