

# 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 MR + MRS. M. BAILEY.

Address WHITECROSS FARM.

BRIDSTON

ROSS - ON - WYE

HEREFORDSHIRE Postcode HR9 6JU

Tel. No. [REDACTED]

2

Name and address of agent (if applicable)

Full name PATRICIA SMART DESIGNS

Address STONE END FARM

CHURCHAM

GLoucestershire

Postcode GL2 8AA

Tel No. 01452 750204

Contact name TRISH SMART

3

Full postal address of the application site/building

Address FURNACE FARM BARN

ST NEONARDS

HEREFORDSHIRE

Postcode

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Description of proposed development

REVISION OF PREVIOUSLY

APPROVED APPLICATION TO

CONVERT BARN FOR

WORK / ONE ACCOMODATION

WITH NEW CARPORT IN

ADDITION.

5

Area of application site

4.21 ACRES 2.611 acres hectares

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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 ☐

Outline application

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

External appearance ☐

Means of access ☐

Siting ☐

Design ☐

Landscaping ☐

D. Reserved matters

Application number of outline permission:

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

External appearance ☐

Means of access ☐

Siting ☐

Design ☐

Landscaping ☐

E. Removal/variation of a condition

F. Application relating to unauthorised development already carried out

G. Renewal of permission, ref. no.

HEREFORDSHIRE COUNCIL  
PLANNING & DEVELOPMENT CONTROL

17 JAN 2007

To: .....  
Ack'd: .....

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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):

12.3

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

AGRICULTURAL BARN  
(STONE)

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

No

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

1

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.
STUDIO / PHOTOGRAPHIC AREA 245.5	

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## Parking spaces

	Existing	Proposed
Number of car spaces	4	4
Number of lorry spaces		

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## 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 MINOR LANE

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## 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

SOAKAWAYS.

B. Foul water will be disposed to:

Mains sewer

☐

Existing cesspit

☐

Existing septic tank

☐

Proposed cesspit

☐

Proposed septic tank

☐

Other

☒

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

☐

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Materials (please specify)

Walls EXISTING STONE

Roof EXISTING 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

☐

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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 bedrooomed dwellings

No. of 2 bedrooomed dwellings

No. of 3 bedrooomed 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)

HEREFORDSHIRE COUNCIL  
PLANNING SERVICE  
DEVELOPMENT CONTROL

17 JAN 2007

To:

Ack'd:

File

**EVERYONE PLEASE ANSWER THIS QUESTION**

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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 ☒

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Free applications

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

**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

*P. Smart*

(Applicant/Agent)

Date

15/1/07

**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

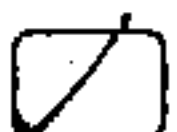


Cheque/PO No. 000151 made out to **Herefordshire Council** in the sum of £. 265.00



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):



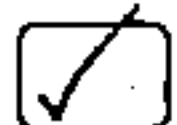
6 copies of scaled floor plans and elevations/sections for the **proposed** building or land form

Drawing No(s):

06/17/01 - 06/17/04.



Non-mains sewerage information sheet



A set of  photographs



Other supporting items, documents or letter/s

} D+A STATEMENT

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

No

Please telephone the Registration Section at the Planning Office if you need any advice about plans, fees or forms, on **01432 261785 for Leominster, or 01432 260458 for Hereford.**



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



**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. N/A.

Signed Donna  
 On behalf of MIR + MRS M. BAILEY  
 Date 15/1/07

**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 Donna

On behalf of MIR + MRS M. BAILEY

Date 15/1/07

**NOTICE**

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

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 .....

Description of proposed development .....

Name of applicant .....

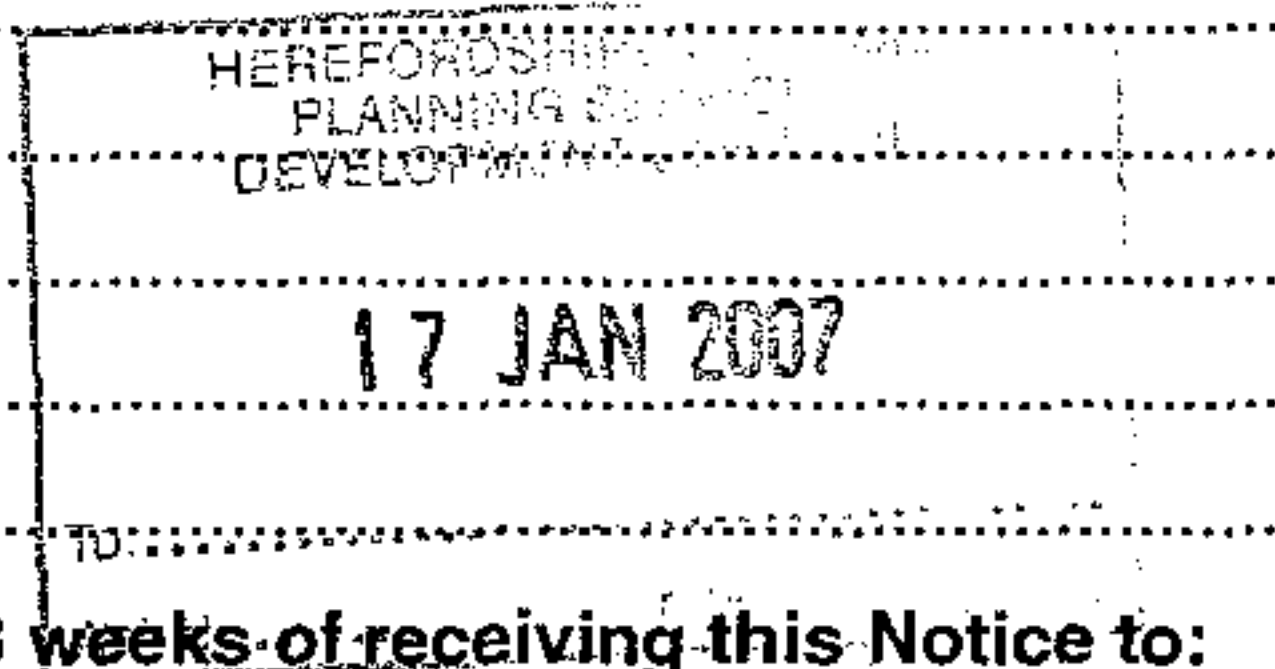
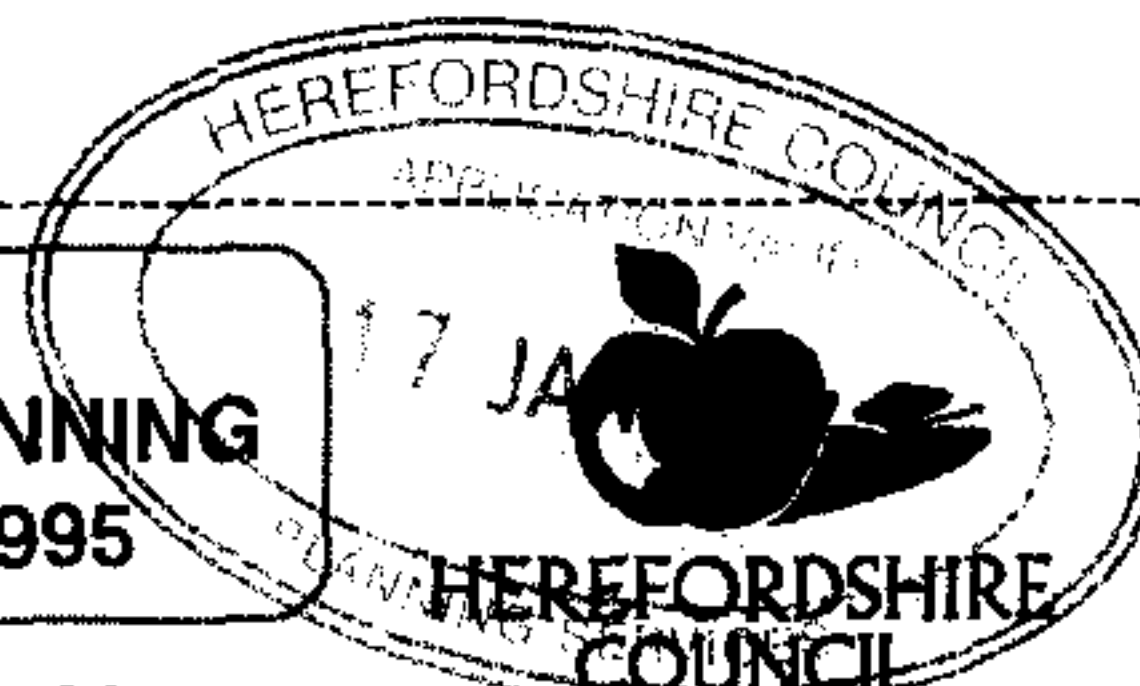
Signed .....

Date .....

On behalf of .....

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.



SW07/0146/F

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

Site address: FURNACE FARM BARN  
ST NEONARDS  
HEREFORDSHIRE.



Please enter details where relevant and use the tick boxes

## Package Sewage Treatment Plant

Product type: MINI FOUL WATER TREATMENT  
PLANT SHARED WITH FARMHOUSE

Capacity: AS APPROVED WITH  
PREVIOUS APPLICATION

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

Has a maintenance contract been agreed for the plant? ☐ if yes enclose copy

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  
**CHECK PREVIOUS**

**APPROVAL NOTE**

## Septic Tank

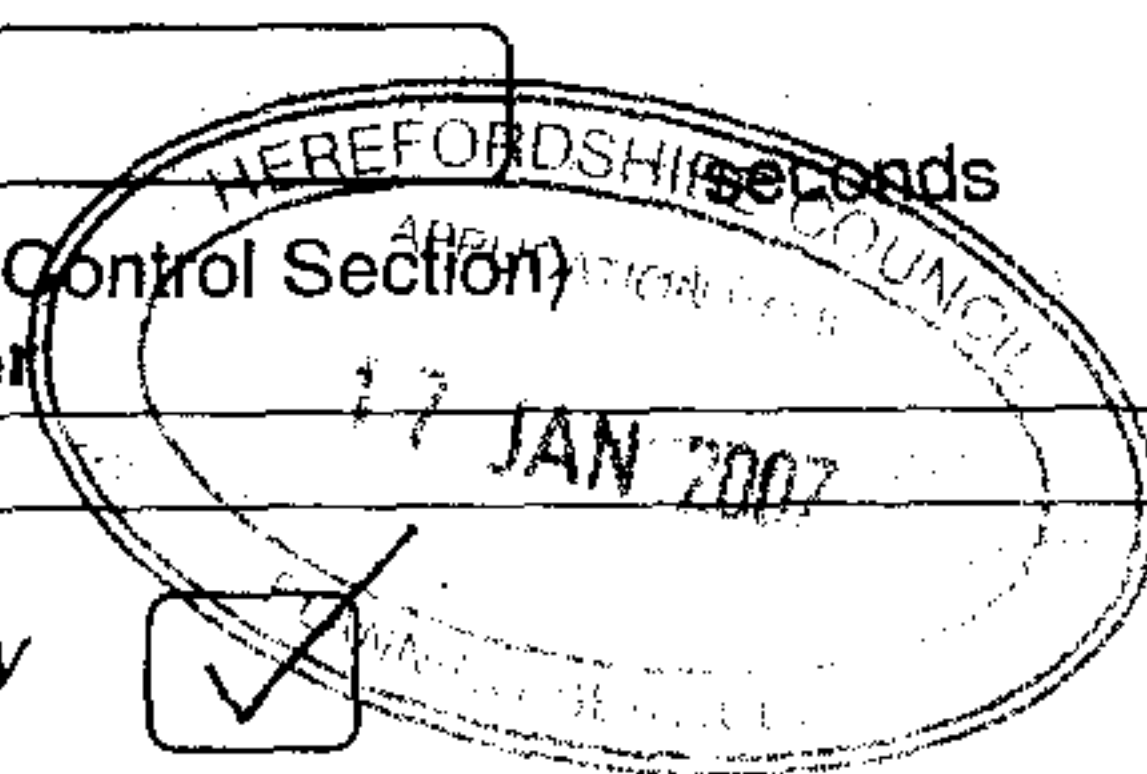
Capacity of tank:  Number of chambers:

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**

**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

HEREFORDSHIRE COUNCIL  
PLANNING & DEVELOPMENT

17 JAN 2007

To: .....

Ack'd: .....

## 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 1<sup>st</sup> 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.