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Application for Planning Permission.  
Town and Country Planning Act 1990

County of Herefordshire District Council  
Planning Services  
PO Box 230  
Blueschool House  
Blueschool Street  
Hereford  
HR1 2ZB



**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. Applicant Name, Address and Contact Details**

Title:	Mr	First name:	Nigel	Surname:	Braithwaite
Company name:	The Kingstone Partnership				
Street address:	The Mill			Country Code:	01993
	Ascott-under-Wychwood			National Number:	831282
				Extension Number:	
Town/City:	Chipping Norton			Telephone number:	
County:	Oxon			Mobile number:	
Country:				Fax number:	
Postcode:	OX7 6AP			Email address:	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

**2. Agent Name, Address and Contact Details**

Title:	Mr	First Name:	Michael	Surname:	Drake
Company name:	Michael Drake Architects Ltd				
Street address:	83 Greenbank Road			Country Code:	0117
	Greenbank			National Number:	951 2773
				Extension Number:	
Town/City:	Bristol			Telephone number:	
County:	Bristol, City of			Mobile number:	
Country:	United Kingdom			Fax number:	
Postcode:	BS5 6HE			Email address:	mail@michaeldrake.co.uk

**3. Description of the Proposal**

Please describe the proposed development including any change of use:

Change of use (land) from Use Class A4 Drinking Establishment to Use Class C3 Dwellinghouses. Construction of 2 new dwellings and a public footpath.

Has the building, work or change of use already started?

☐ Yes ☒ No



#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	BULL RING INN		
Street address:	<input type="text"/>		
	KINGSTONE		
Town/City:	HEREFORD		
County:	HEREFORDSHIRE		
Postcode:	HR2 9HE		

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:	<input type="text"/>
Northing:	<input type="text"/>

Description:

Land to the north and within the curtilage of The Bull Ring public house in Kingstone, Herefordshire

#### 5. 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:  Andrew Surname:  Prior

Reference:  DMS/113069/CE

Date (DD/MM/YYYY):  26/10/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Refer to Design & Access Statement item 3.1 for details of pre-application consultation.

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Refer to site plan as proposed (drawing) 1-220 for location of new public footpath.

#### 7. 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

#### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

#### 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):



## 9. (Materials continued)

### Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Brick facework and black stained timber as illustrated on rendered elevations (drawings 2-410 & 3-410)

### Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Reclaimed slates, replica slates or similar to local authority approval.

### Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

White double glazed sliding sash and casement windows.

### Doors - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

6-panel front doors, and white double-glazed french doors and rear doors as illustrated in drawings 2-410 & 3-410.

### Boundary treatments - description:

Description of *existing* materials and finishes:

Closeboard fencing, hedges and general planting.

Description of *proposed* materials and finishes:

Low-height brick walls, hedges and/or planted/grass banks to front. Closeboard fencing (new & existing) to rear.

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Bonded gravel

### Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawings 2-400, 2-410, 3-400 & 3-410.

## 10. Vehicle Parking

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	8	6	-2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

### 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐  
Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

### 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate 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

How will surface water be disposed of?

☒ Sustainable drainage system ☒ Main sewer ☐ Pond/lake  
☐ Soakaway ☐ Existing watercourse

### 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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

### 14. Existing Use

Please describe the current use of the site:

The site is currently use class A4, part car park hard standing and soft landscaped area within the curtilage of The Bull Ring public house.

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

### 15. 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 construction - Recommendations'.

### 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

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

☒ Yes☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			2		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

2

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

00.12

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes☒ No

24. 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? (Please select only one)

☒ The agent☐ The applicant☐ Other person

## 25. Certificates (Certificate B)

### Certificate of Ownership - Certificate B

#### Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Notice recipient		Date notice served
Name	Hem Lata Aggarwall	19/12/2011
Number:	171 Suffix:	
Street:	Banbury Road	
Locality:		
Town:	Oxford	
Postcode:	OX2 7AW	
Name	Martin Richard Harris	19/12/2011
Number:	Suffix:	
Street:	The Mount, Bletchingdon Road	
Locality:	Kirtlington	
Town:	Oxon	
Postcode:	OX5 3HF	
Name	Rupert Francis Sheppard	19/12/2011
Number:	2 Suffix:	
Street:	Churchill Place	
Locality:	Yarnton	
Town:	Oxford	
Postcode:	OX5 1GQ	
Title:	Mr First name: Michael Surname: Drake	
Person role:	Agent Declaration date: 19/12/2011	<input checked="" type="checkbox"/> Declaration made

## 25. Certificates (Agricultural Land Declaration)

### Agricultural Land Declaration

#### Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:	Mr First Name: Michael Surname: Drake	
Person role:	Agent Declaration date: 18/12/2011	<input checked="" type="checkbox"/> 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. ☒

Date 19/12/2011