

Application for Planning Permission.  
Town and Country Planning Act 1990

N / 111418 / F

**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:	Ms	First name:	JOANNA	Surname:	BRUCE
Company name	Garden Tea Room & Delicatessen				
Street address:	STONELEIGH		Country Code	National Number	Extension Number
	KINGSLAND		Telephone number:	01568 709142	
			Mobile number:	07798 0331	
Town/City	LEOMINSTER		Fax number:		
County:	Herefordshire, County of		Email address:		
Country:	United Kingdom				
Postcode:	HR6 9QS			jo.bruce@talk21.com	
Are you an agent acting on behalf of the applicant? <input type="radio"/> Yes <input checked="" type="radio"/> No					

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

No Agent details were submitted for this application

**3. Description of the Proposal**

Please describe the proposed development including any change of use:

- 1) Change of use of part of Stoneleigh from dwelling to A1 retail (limited)
- 2) Variation of application DMNW/10086/F condition 6
- 3) Variation of application DMNW/10086/F condition 4

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:		Suffix:	
House name:	STONELEIGH		
Street address:			
	KINGSLAND		
Town/City:	LEOMINSTER		
County:			
Postcode:	HR6 9QS		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	344747		
Northing:	261409		

Description:

HEREFORDSHIRE COUNCIL  
APPLICATION VALID  
03 JUN 2011  
PLANNING SERVICES

HEREFORDSHIRE COUNCIL  
PLANNING SERVICES  
DEVELOPMENT CONTROL  
3 JUN 2011

To: \*\*\*\*\*  
Ack'd: \*\*\*\*\* File: \*\*\*\*\*

## 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:  First name:  Surname:

Reference:

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

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Details of the pre-application advice received:

- 1) To submit a full planning application for change of use and variation to tea room times to ensure the two operations can operate similar hours
- 2) To gain a letter from the Village Green Store/post office stating their future trading plans
- 3) Which evidence and statement to submit
- 4) That the department would welcome an application as the proposed change of use proposed fits with the view of a hub village and is in a central location

## 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

## 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Careful purchasing and stock rotation will minimise waste. Any waste will be disposed of using Herefordshire Council trade waste orange bags

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

All recyclable waste will be disposed of with the Tea Room waste using Herefordshire Council trade waste orange bags

## 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):

Others - description:

Type of other material:

not applicable

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

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:

- Appendix 1 - Access & design statement
- Appendix 2 - Site plan
- Appendix 3 - 1:50 plan of internal layout
- Appendix 4 - Heritage statement
- Appendix 5 - Village Green Store future trading confirmation
- Appendix 6 - 1:1250 O/S locality plan (site marked red)

**10. Vehicle Parking**

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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
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	1	1	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**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:

Dwelling - the room proposed to alter to A1 retail is currently the owners ground floor living room/study

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

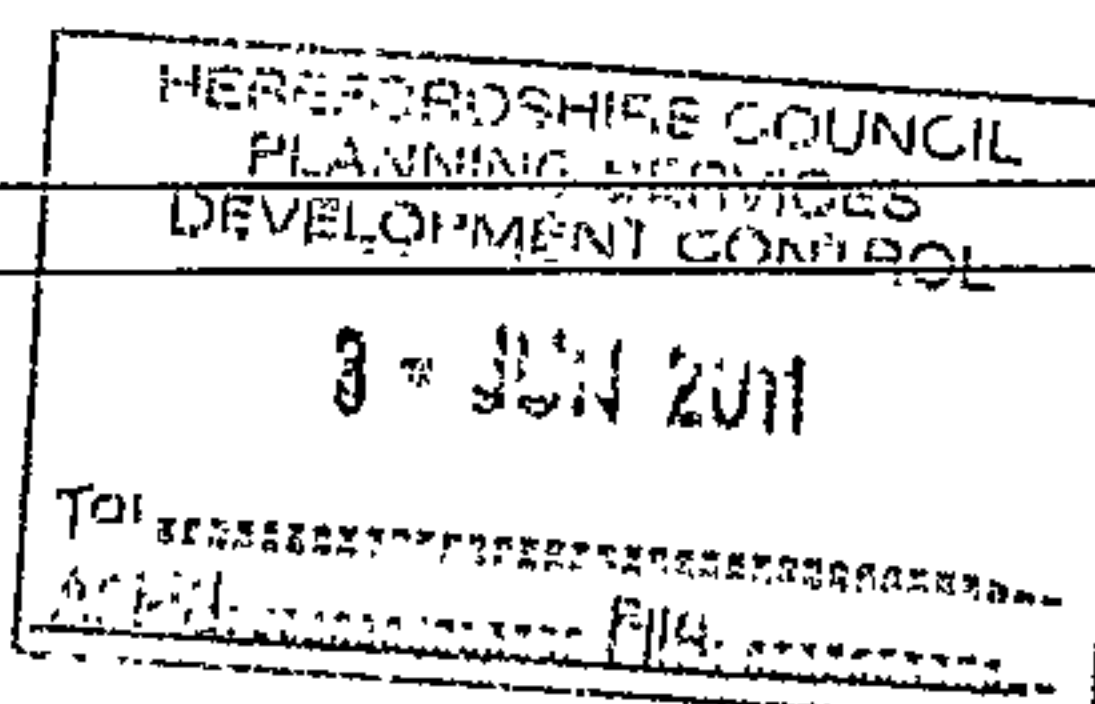
If yes, you will need to submit an appropriate contamination assessment with your application.

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 **N / 112418 / F**

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Small volume (approx 1 bag per week) of trade waste (out of date stock) through Herefordshire Council's trade waste orange bag scheme

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	14.7	14.7
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	14.7	0.0	-14.7
Total		0.0	14.7	14.7	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	2	2
Proposed employees	2	3	3

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	
A1	09.00	18.30	09.00	18.30	10.00	17.30	<input type="checkbox"/>



## 20. Hours of Opening (continued)

UKP SCANNED

A4	09.00	18.30	09.00	18.30	10.00	17.30	<input type="checkbox"/>
Other	08.00	19.00	08.00	19.00	08.00	19.00	<input type="checkbox"/>

## 21. Site Area

What is the site area?

14.70

sq.metres

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## 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:

The sale of fresh, packaged, chilled and frozen foods, soft drinks, vegetables, bread, local produce, basic food stuffs and wholefoods.

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 A)

## Certificate of Ownership - Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant 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 the application relates.

Title: Ms First name: Joanna Surname: Bruce  
 Person role: Applicant Declaration date: 19/05/2011 ☒ Declaration made JH Bruce

## 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: Ms First Name: Joanna Surname: Bruce  
 Person role: Applicant Declaration date: 19/05/2011 ☒ Declaration Made JH Bruce

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



JH Bruce

Date 19/05/2011

