



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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="White House"/>
Address line 1	<input type="text" value="Church Barn"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Eaton Bishop"/>
Postcode	<input type="text" value="HR2 9QD"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="344227"/>
Northing (y)	<input type="text" value="239147"/>

Description	<input type="text"/>
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2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Jules"/>
Surname	<input type="text" value="Hudson"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="White House"/>
Address line 2	<input type="text" value="Church Barn"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Eaton Bishop"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

HR2 9QD

Are you an agent acting on behalf of the applicant?

YesNo

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).

0.20

Unit

Hectares

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

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.

We propose to establish a small scale glamping business that will utilise a limited area of a three acre field immediately adjacent and to the west of the White House in Eaton Bishop. Currently the field is grazed sheep pasture, and covers approximately 3 acres. The Proposal requires change of use for a glamping business (plus ancillary family guest accommodation), in order to provide for one shepherds hut approximately 24ft x 8 ft, plus associated structures of a secure bike store and all small all-weather outdoor dining area. Sewage disposal will be via a macerator and pumped back directly into the mains sewer that serves our home approximately 150m away from the proposed site of the hut, with additional services also supplied from the site of the White House, of water, power and phone line.

As seen on the accompanying plan, access to the field would be through an existing gateway in the Southern Boundary which itself is accessed via the green lane that runs along the southern boundary of the White house and which was once historically the main access route to the farm. I would describe this a Rural Access Lane.

An area for parking that would allow for turning is proposed inside the field. It will have a gravel surface, and be stock fenced and then planted with mixed hedge plants. It will incorporate a new gate for livestock, whilst a smaller picket gate will allow access for guests to a roped off footpath that will lead northwards to the site of the Hut at the north eastern corner of the field. The roped path is deliberately removable for timely pasture and hedge management throughout the year. The site of the hut will also be stock fenced and hedged with native mixed hedging plants.

The amount of land required from the field itself - including the temporary path is approximately 0.5 acre.

Lighting. No additional external illumination is proposed on this site.

General. The idea is very simply to create a real sense of rural isolation, with a low impact footprint. The use of a shepherds hut we feel fits well within the context of an existing sheep pasture. It also borrows from the vernacular architecture of the neighbouring and historic rolled corrugated barn. Notwithstanding gravelled parking to allow for robust practicality and easy drainage, cars have been deliberately kept as far from the hut site as possible, with barrows provided for guest use and luggage etc. The hut is designed as a two person getaway, that makes best use of the views to the south, west and north and offers immediate access to local footpaths and the River Wye. In general it also gives visitors easy access to the regions most popular destinations. There is a bus route within walking distance.

Has the work or change of use already started?

YesNo

6. Existing Use

Please describe the current use of the site

Normal Grazing entirely for sheep.

Is the site currently vacant?

YesNo

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

YesNo

Land where contamination is suspected for all or part of the site

YesNo

6. Existing Use

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

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Corrugated Metal sheet, in a dark colour TBC with the Hut Makers (Riverside Shepherds Huts), but either anthracite/dark green

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Rolled (curved) Corrugated steel sheet in Black

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Natural Oak or painted hardwood depending on price. If painted, dark grey, if oak oiled and left to age to silver.

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Natural oak, left to weather grey or painted grey if painted hardwood

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

See attached. There are no reference numbers.

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

9. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	2	2
Cycle spaces	0	2	2

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

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:

12. Biodiversity and Geological Conservation

- ☐ 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

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

The White House is connected to the mains sewer. It is proposed that the foul waste from the Hut, approximately 150m away is pumped directly from a holding tank/Macerating system into the existing house mains system.

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

If Yes, please provide details:

Recycled waste would be collected from the hut on changeover days, having been placed with clearly identified recycle bins. These would then be added to the waste disposal of the parent property, White House Eaton Bishop.

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' covers ALL uses execept 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

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees		1	

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. 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:

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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

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

24. Authority Employee/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 A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Jules"/>
Surname	<input type="text" value="Hudson"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="10/05/2020"/>

☒ 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)	<input type="text" value="23/06/2020"/>
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