



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. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr & Mrs"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="Sanbrook"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Bramley Byre,"/> <input type="text" value="Jack Hill"/>				
Town/City:	<input type="text" value="ALLITHWAITE"/>	Telephone number:	<input type="text"/>		
Country:	<input type="text"/>	Mobile number:	<input type="text"/>		
Postcode:	<input type="text" value="LA11 7RL"/>	Fax number:	<input type="text"/>		
		Email address:	<input type="text"/>		
Are you an agent acting on behalf of the applicant?		<input checked="" type="radio"/> Yes <input type="radio"/> No			

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Chris"/>	Surname:	<input type="text" value="Ashton"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Stramongate House"/> <input type="text" value="53"/>				
Town/City:	<input type="text" value="Kendal"/>	Telephone number:	<input type="text" value="01539751630"/>		
Country:	<input type="text"/>	Mobile number:	<input type="text"/>		
Postcode:	<input type="text" value="LA9 4BH"/>	Fax number:	<input type="text"/>		
		Email address:	<input type="text" value="ashtonplanning08@gmail.com"/>		

3. Description of the Proposal

Please describe the proposed development including any change of use:

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)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

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)

Details of the pre-application advice received:

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

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):

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

black coloured Onduline (natural fibre cellulose impregnated with bitumen, profiled sheeting)

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

black stained wood

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:

location map 01
site plan 02
floor and elevational drawing 03
planning statement
exhibit B colour and profile of roof sheeting

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

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

12. Assessment of Flood Risk

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:

paddock and an extended all weather exercise area (carried out in 2006)

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 design, demolition and 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
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

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

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

280.00

sq.metres

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:

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 clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

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

25. Certificates (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 (*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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:
Person role: Declaration date: 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

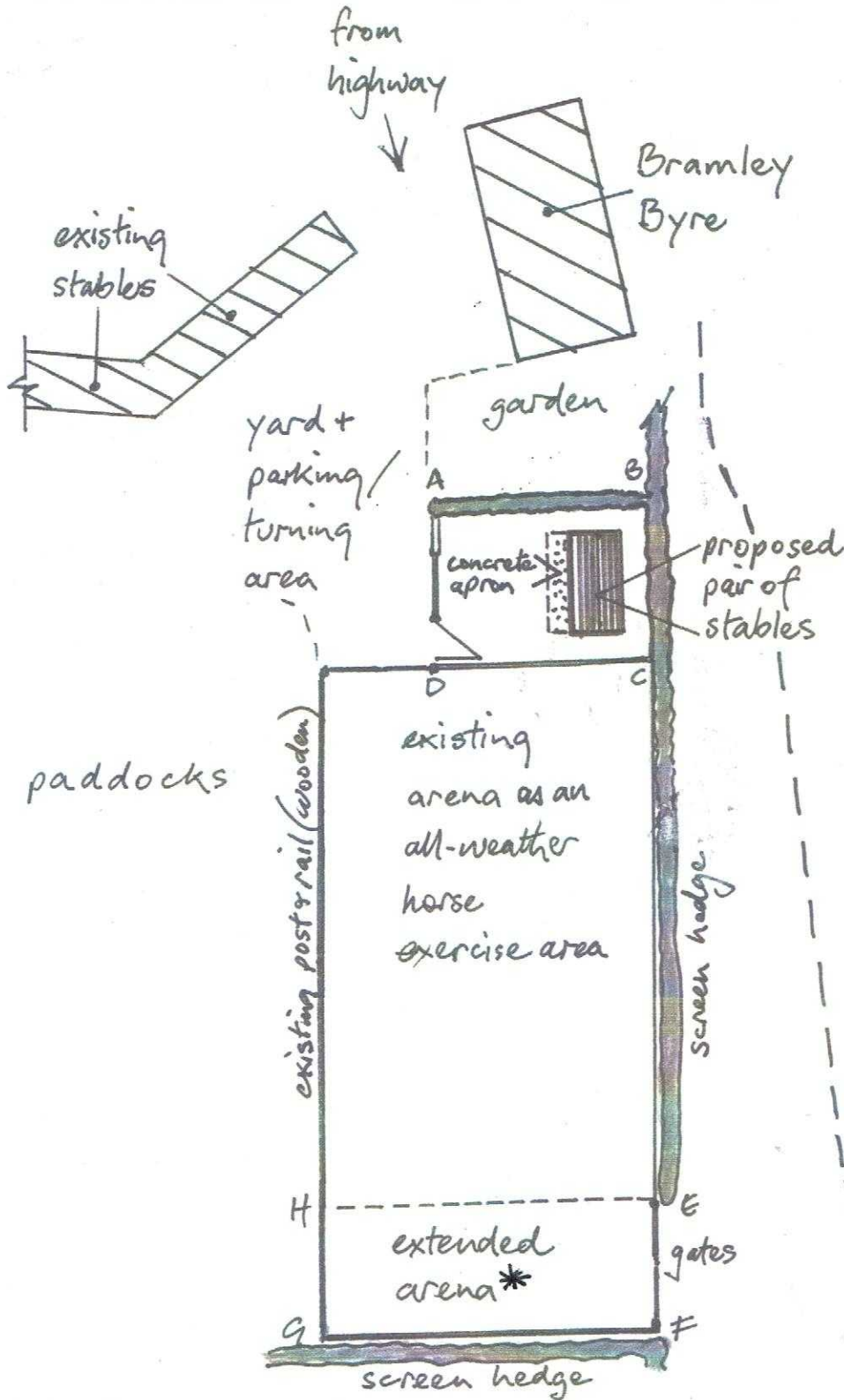
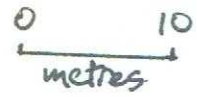
PROPOSED PAIR OF STABLES IN EXISTING PADDOCK (1)

BRAMLEY BYRE OFF JACK HILL ALLITHWAITE

(1) RETENTION OF ARENA EXTENSION

SITE PLAN 2

1:500 scale



KEY E-F gates F-G-H wooden post + rail fence 1.45m. high + hedge

A-B: 1.5m high native hedge & B-C-E: 3.5m high native hedge exists

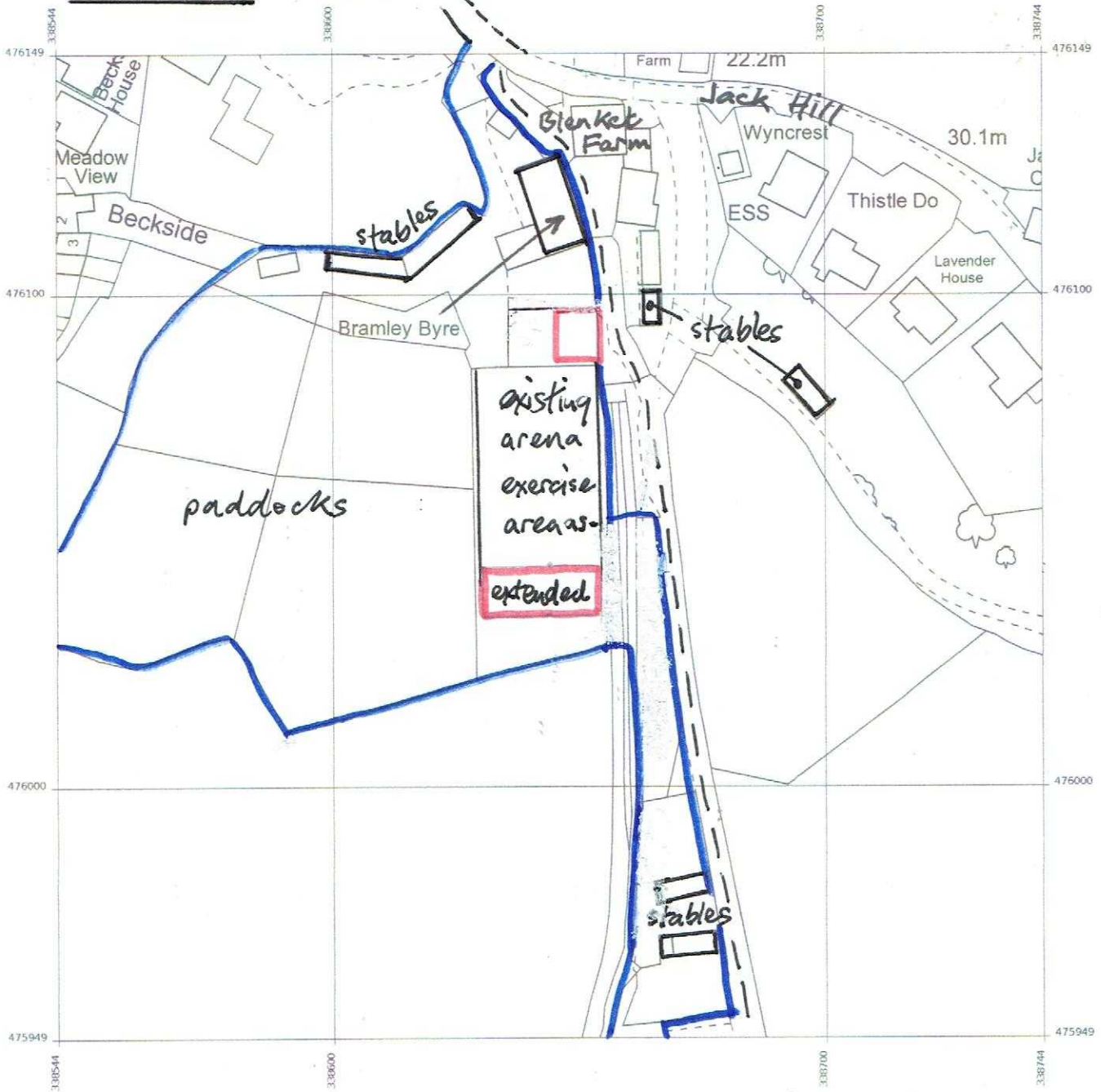
C-D + A-D wooden post + rail fence 1.45m high.

* 50mm rubber over 150mm silica sand.

ASHTON PLANNING

PROPOSED PAIR OF STABLES &
RETENSION OF
EXERCISE AREA
EXTENSION from BS277

LOCATION PLAN 1



Produced 27 Oct 2016 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



1:1250



'Bramley Byre' adjacent
Blenkett Farm, Jack Hill, Allithwaite,
Grange Over Sands
LA11 7RL

Supplied by: Stanfords 27 Oct 2016
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Order Licence Reference: OI1054689
Centre coordinates: 338644 476049

- application
- other applicant land

PROPOSED TWIN STABLE UNIT AND RETENTION OF EXTENSION TO EQUESTRIAN EXERCISE AREA AT BRAMLEY BYRE OFF JACK HILL ALLITHWAITE LA11 7RL: PLANNING STATEMENT

INTRODUCTION

Pre-planning advice was sought (IE/2016/0200). The response was to support the proposal, by reference to the development management letter to the applicant of 10 October.

LOCATION

The siting for the stable unit is in a small paddock immediately adjacent the garden as shown on location plan 1 and site plan 2. They also show the extended all-weather exercise area. Plan 1 also shows the stables on the applicants' and nearby land, the latter being of similar scale to the proposal.

THE PROPOSAL

The stable is detailed on Tigna's dimensioned floor and elevational drawing. They are a specialist Cumbrian designer and manufacturer of stables. The dimensions are approximately 7.2m x 3.6m. to meet British Horse Society recommended space standards for two stalls. The ridge height is just 3.1m. The paddock width is just the right size to accommodate the building, leaving ample clearance from the screen boundary hedging, as indicated on site plan 2.

Facing materials are wooden boarding to be stained black like the existing nearby stables on the applicant' land and the adjacent wooden rail fencing marked C-D on the site plan. The roof is to be 'Onduline' the bitumastic impregnated, recycled cellulose fibre, corrugated sheet as a proprietary light weight durable material and coloured black.

A concrete base would have a 'toe' to provide an all-weather apron in front of the doors, for stable craft etc. using recycled concrete from the site of other stables on the applicants' land (the subject of a concurrent application).

Bedding of straw would absorb the limited equine waste and be barrowed to an existing trailer before reuse as manure locally. So *no* drainage or sediment pan are needed.

Roof water would be minimal of the small area and be captured in butts, again for recycling on site.

The exercise area was extended in 2006 by approximately 10m to 50m length. The width of 25m was apparently unchanged. As the works were 10 years ago, a certificate of lawfulness was considered, but given the need to compile the available evidence to convince the Authority of the facts; the pre-application invitation to regulate the development as part of this application is taken up.

For the record the exercise area was laid out with sand in about 1998 shortly after the applicant purchased the property (edged red and blue on the location plan). The extension is also of sand over stone for drainage and dressed with rubber shreads to cushion the horses and rider movements. The rubber is virtually black like the finish of the extended enclosing wooden rail fencing, to blend them visually into their surroundings along with the now mature and maintained native hedging (plan2).

Car parking exists close to the siting as shown on the site plan.

POLICY COMPLIANCE

Saved Local Plan L9 criteria for equestrian developments are satisfied, as follows:

- a) *The proposal and exercise area are integral parts a loose-knit group of buildings and paddocks for the keeping of horses as the personal enjoyment of the applicant family;*
- b) *The design is sympathetic to the local landscape, as the necessary welfare accommodation and exercise area one would expect where horses are kept and where there are similar stables that are long established close by;*
- c) *The proposals are visually contained by the existing site boundary hedging, already at about stable height (with users of the pedestrian right of way and residents of Jack Hill in mind. The native hedge was planted by the applicants many years ago. The stable unit is also to be separated from the garden by another hedge;*
- d) *No residential amenities would be adversely affected, because it is the applicants who live adjacent the site. To safeguard future such amenities, a condition could be attached limiting the use to the horses or ponies kept by the occupants of Bramley Byre. Also they have been told by a nearby resident that he enjoys seeing the horses being exercised.*
- e) *The siting is also very close to the paddocks where the horses would graze and exercise on the applicants' land (edged blue on plan 1);*
- f) *Existing car parking and turning as hardstanding adjoins the site on the applicants' land too.*

Saved policy S2 about design and the corresponding CS 10 are satisfied too, because (quote) "the siting, design, scale and materials are of a character that maintains or enhances the quality of the landscape". The enhancement has taken place by way of native hedging as site enclosure, for which a condition is invited to retain and maintain.

Policy CS8.2 about settlement and landscape character is also met because the relatively small, visually contained building, primarily of dark stained wood is not going to adversely affect that character. Rather it would be in character with the nearby stables that are an established part of the immediate landscape. That applies to the extended exercise area too.

Policy CS8.1 about green infrastructure has already been met, by the above mentioned 'advance planting' by the applicant. So the necessary landscaping has been provided for the small proposal and has already enhanced biodiversity 'where possible' (in accordance with NPPF paragraph 109).

Therefore conditional approval is merited, as indicated in the Authority's response to the applicants' seeking of pre-application advice.

C Ashton MRTPI 27/10/16 cc the Sanbrook family

PLAN 3

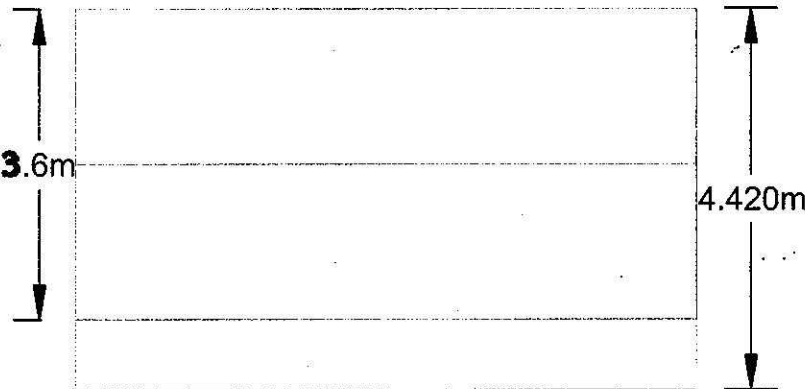
Proposed pair of stables adj. Bramley Byre : Sautbrook.

±1/100 scale

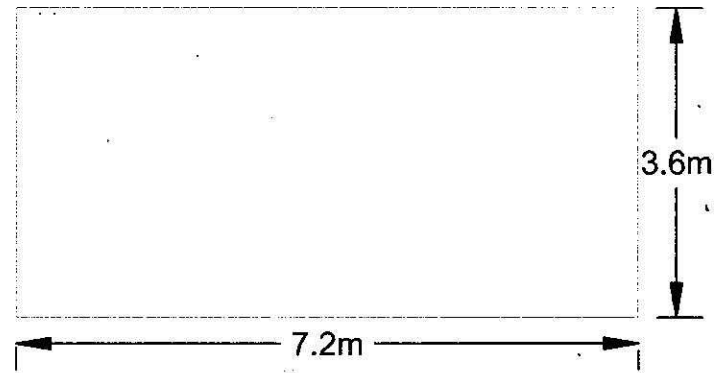


Drawn by 'Tigna' (maker)

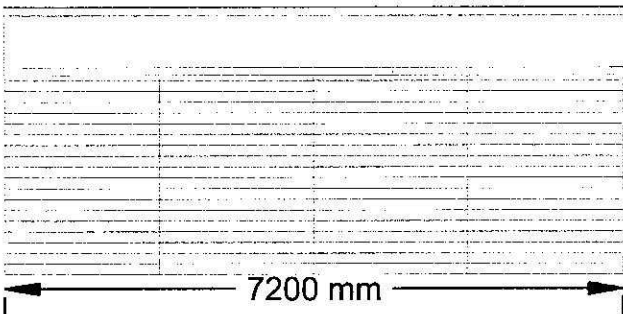
Plan view



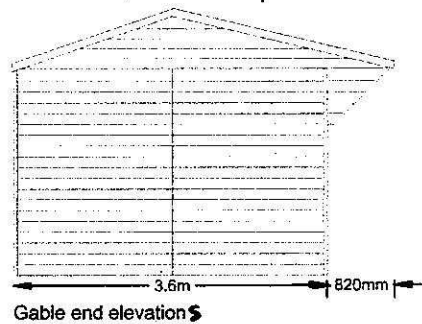
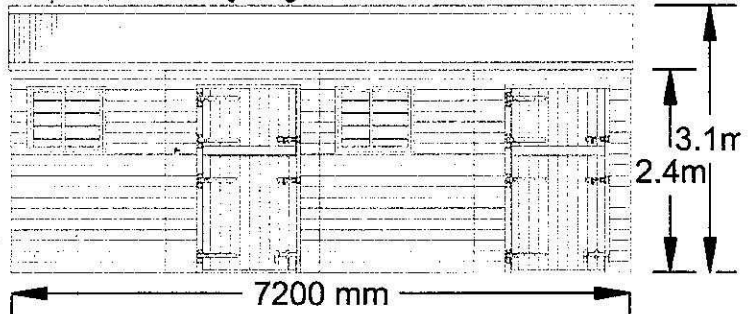
Base plan size



Rear elevation



Front elevation



Materials

Black stained wooden boarding & 'Onduline' roofing which is:—
Black bitumen coated recycled cellulose fibres as corrugated sheets.