

Mr Harry Tonge
Steven Abbott Associates LLP
130 Highgate
Kendal
LA9 4HE

South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
Cumbria
LA9 4DL

Tel: 01539 733333
www.southlakeland.gov.uk

Our Ref: SL/2016/0710/JCH

Your Ref:

Date:

27 July 2016

Dear Sir

LOCATION: OS Field Number 4283, Cartmel, Grange Over Sands

PROPOSAL: Retention of stable building, hardstanding and menage, and change of use of land for the keeping of horses.

Thank you for your FULL PLANNING application. It was received on **18 July 2016**.

Please note that we may have changed the description of the proposal. If you do not agree with the description please contact me. If you have provided an email address we will normally contact you by email.

The application appears to be in order. However, if we find that we need further information or an additional fee we will let you know as soon as we can.

Your application number is **SL/2016/0710** (Please use this whenever you contact us). The Planning Officer dealing with your application is **Michael Hoar**.

We will do our best to issue a decision within 8 weeks. If we cannot do so, we will contact you. If we do not issue a decision within 8 weeks you may lodge an appeal with:

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol, BS1 6PN

Alternatively you may contact them at: www.planning-inspectorate.gov.uk

PLEASE NOTE THAT YOU SHOULD CHECK WITH THE BUILDING CONTROL SECTION TO CONFIRM WHETHER OR NOT THE WORKS YOU PROPOSE REQUIRE CONSENT UNDER BUILDING REGULATIONS.

Yours faithfully

Jo Hutchinson
Senior Development Management Technician
Development Management
Email: development.management@southlakeland.gov.uk



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:	Ms	First Name:	Lisa	Surname:	Mills
Company name:					
Street address:	C/O Agent				
Town/City:					
Country:					
Postcode:					
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
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:	Mr	First Name:	Harry	Surname:	Tonge
Company name:	Steven Abbott Associates LLP				
Street address:	130 Highgate				
Town/City:	Kendal				
Country:	United Kingdom				
Postcode:	LA9 4HE				
Telephone number:	01539724766				
Mobile number:					
Fax number:					
Email address:	harryt@abbott-associates.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Retention of stable building, hardstanding and ménage, and change of use of land for the keeping of horses.

Has the building, work or change of use already started?	<input checked="" type="radio"/> Yes <input type="radio"/> No	If Yes, please state the date when the building, work, or use started:	01/01/2011
Has the building, work or change of use been completed?	<input checked="" type="radio"/> Yes <input type="radio"/> No	If Yes, please state the date when the building, work, or change of use was completed:	08/03/2016

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

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):

Boundary Treatments - description:

9. Materials

Description of *existing* materials and finishes:

Post and rail fences

Description of *proposed* materials and finishes:

Post and rail fences

Doors - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

Roof - description:

Description of *existing* materials and finishes:

Profile sheeting

Description of *proposed* materials and finishes:

Profile sheeting

Vehicle Access - description:

Description of *existing* materials and finishes:

Crushed slate

Description of *proposed* materials and finishes:

Crushed slate

Walls - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

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

Yes No

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	<input type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input checked="" type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

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:

Keeping of horses

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

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)
Other	30	0	0	0
Total	30	0	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

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? 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:

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 B)

Certificate of Ownership - Certificate B Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="Mr R. Rhodes"/>	<input type="text" value="18/07/2016"/>
Number: <input type="text" value="6"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text" value="Nursery Fold"/>	
Locality: <input type="text" value="Allithwaite Road"/>	
Town: <input type="text" value="Flookburgh"/>	
Postcode: <input type="text" value="LA11 7JR"/>	

Title: First name: Surname:

Person role: Declaration date: Declaration made

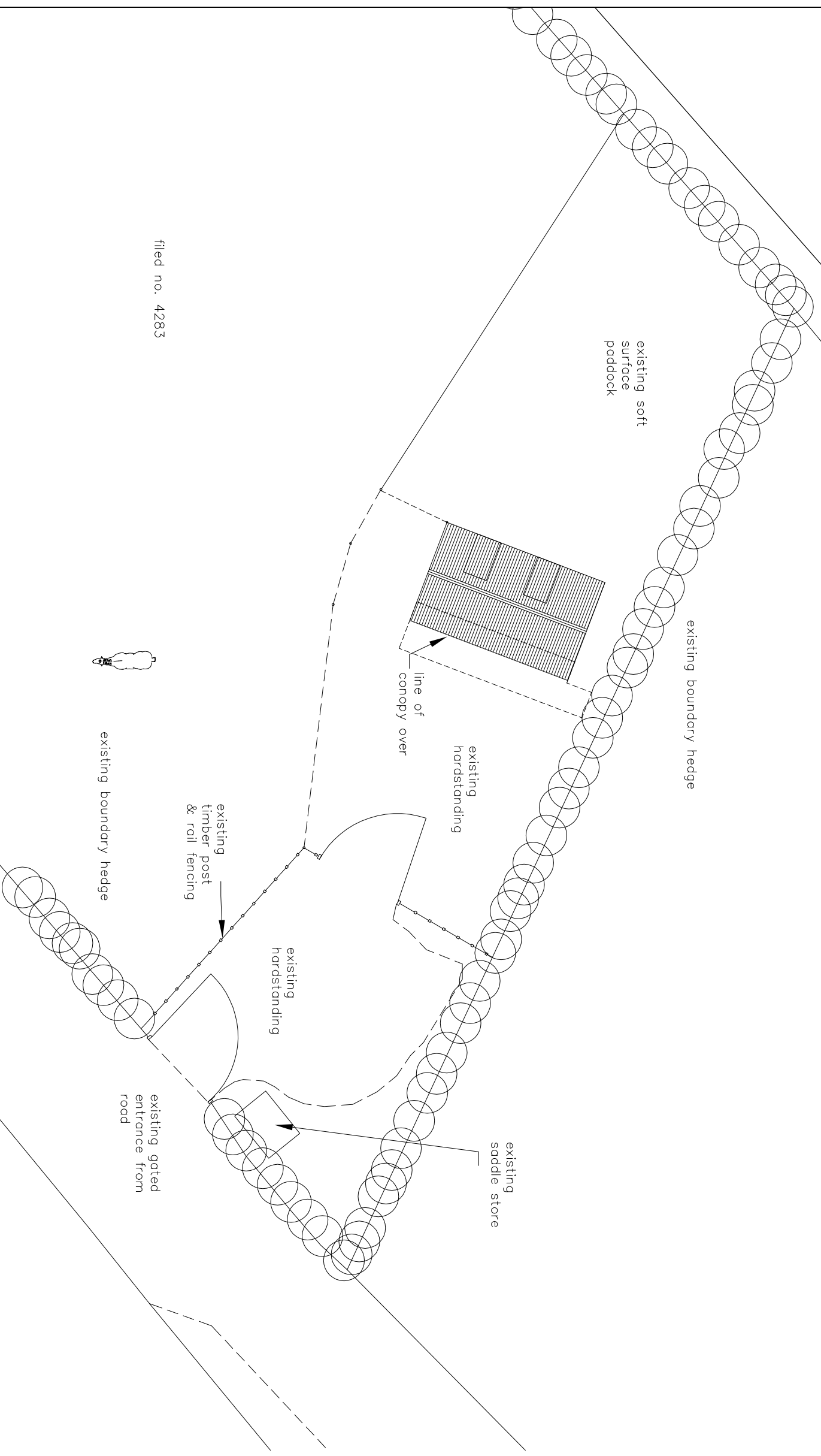
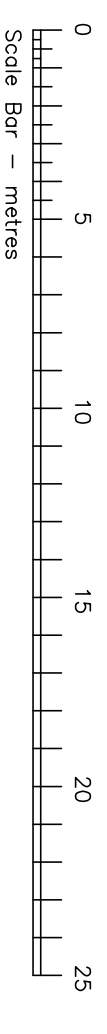
26. Declaration

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.

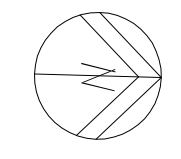


Date

this drawing is for Planning use only



filed no. 4283



site block plan
scale 1:200

DRAWN SK		
DRAWING STATUS Planning		
REVISIONS		
PROJECT Stables at: Field No.4283 Carmel LA11 7NR		
CLIENT L. Mills		
DRAWING TITLE site block plan as existing		
DRWG NO 2913-101	SCALE 1:200 @ A3	DATE 22.06.2016
Steven Abbott Associates LLP 130 HIGHGATE KENDAL CUMBERIA LA9 4HE		
TEL 01539 724766 FAX 01539 740951		



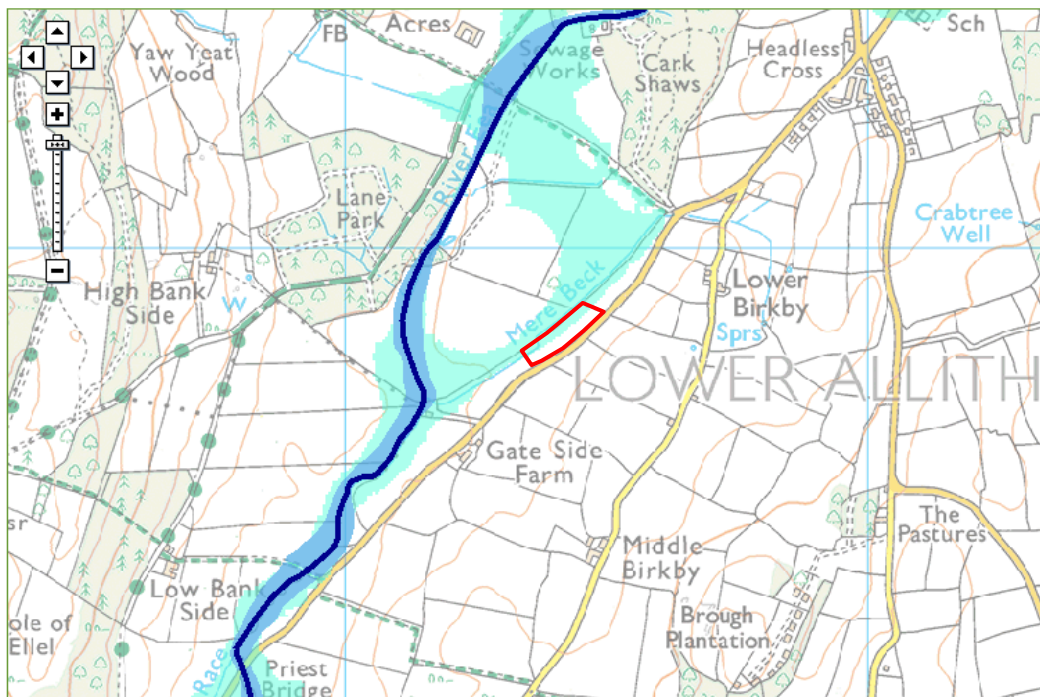
FLOOD RISK ASSESSMENT

Client:	Ms L Mills	Prepared By:	HT
Job Number:	2913	Date:	July 2016
Project:	Retention of stable building, hardstanding and ménage, and change of use of land for the keeping of horses		
Address:	Field Number 4283, Cartmel, Grange Over Sands, LA11 7NR		

- 1.1. This report has been prepared to support a planning application by Ms L. Mills to support a planning application to retain a stable building, hardstanding and ménage, and for the change of use of land for the keeping of horses.
- 1.2. The report has been prepared because part of the application site is located within Flood Zone 2 as identified on the Environment Agency Flood Map.

LA11 7NR at scale 1:10,000

[Other maps](#) [Data search](#) [Text only version](#)



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
© Environment Agency copyright and database rights 2016. © Ordnance Survey Crown copyright. All rights reserved. Environment Agency, 100026380.
Contains Royal Mail data © Royal Mail copyright and database right 2016.
This service is designed to inform members of the public, in line with our terms and conditions. For business or commercial use, please contact us.

FLOOD RISK ASSESSMENT

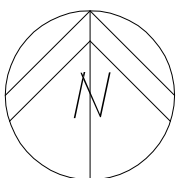
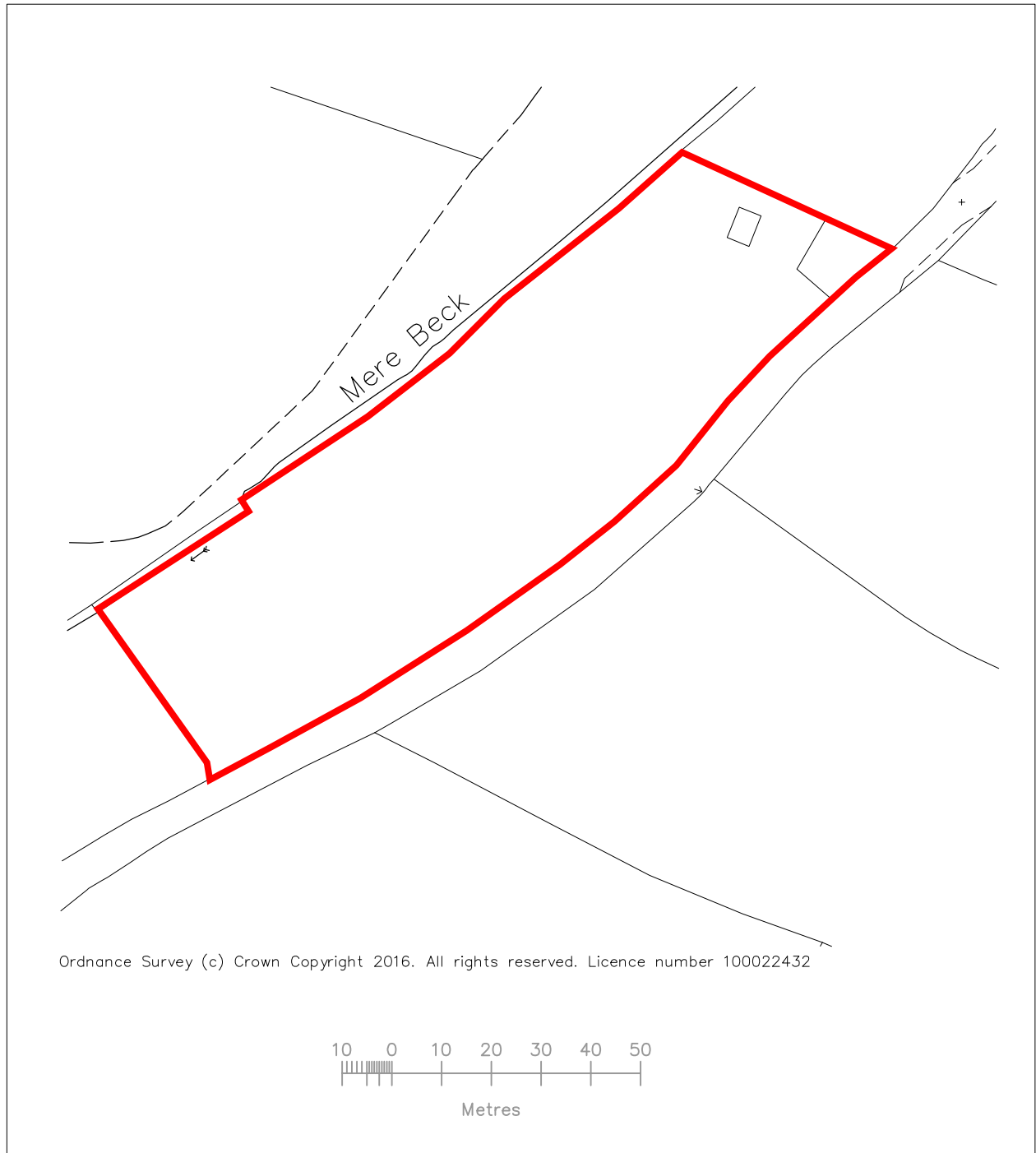
- 1.3. Land within Flood Zone 2 is considered to have a medium probability of flooding.
- 1.4. The National Planning Policy Guidance identifies Flood Risk Vulnerability Classifications¹ in Table 2 of the Flood Zone and Flood Risk Tables. There is no specific reference to the use of land for the keeping of animals; however “*land and buildings used for agriculture*”, fall within the ‘*Less Vulnerable*’ category. It is considered that the keeping of horses fall within the same category as agriculture.
- 1.5. Table 3 sets out Flood risk vulnerability and flood zone ‘compatibility’². Development which falls within the ‘*Less Vulnerable*’ category is deemed to be appropriate in Flood Zone 2.
- 1.6. The proposed development is considered to be an appropriate form of development for a site which is partially within Flood Zone 2.

¹ Paragraph: 066 Reference ID: 7-066-20140306

² Paragraph: 067 Reference ID: 7-067-20140306

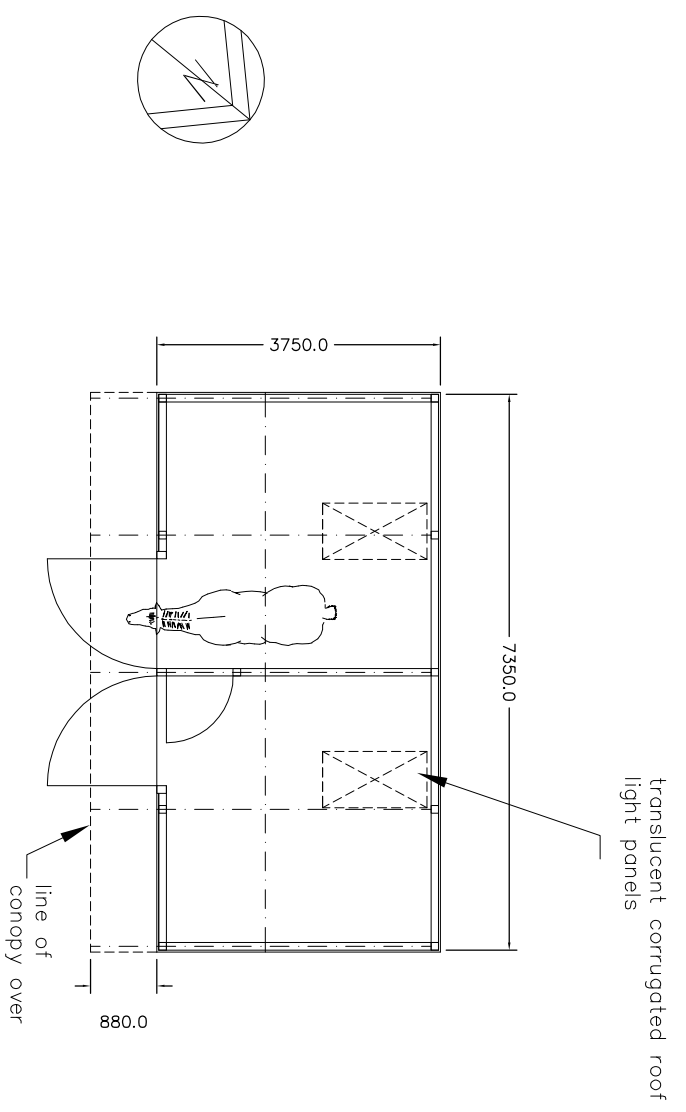
Ordnance Survey
OS Sitemap

Proposed Stables at:
Field Number 4283
Cartmel
LA11 7NR

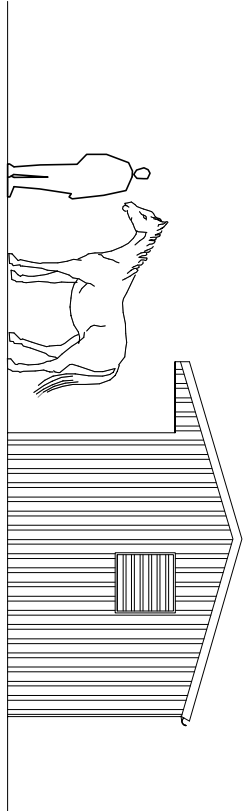


Dwg.no.
SAA.2913-001
scale 1:1250

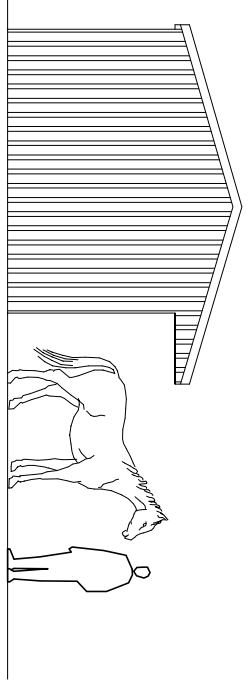
this drawing is for Planning use only



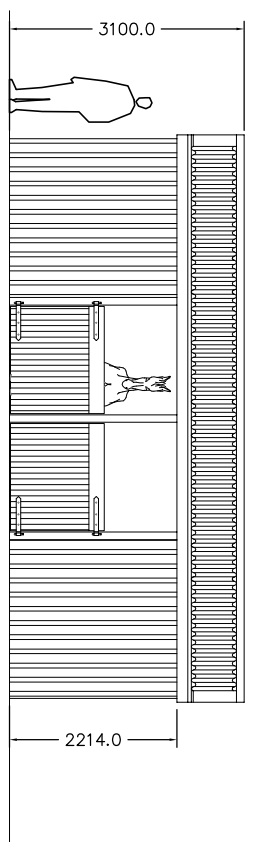
plan



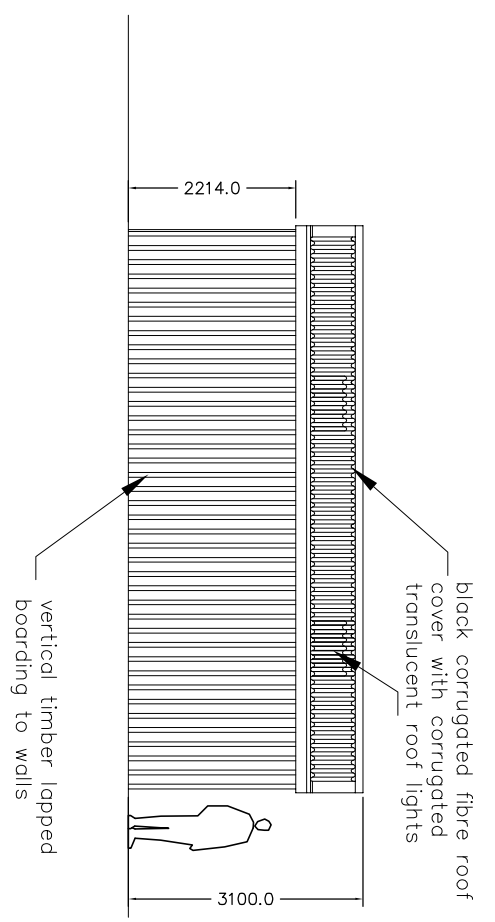
North elevation



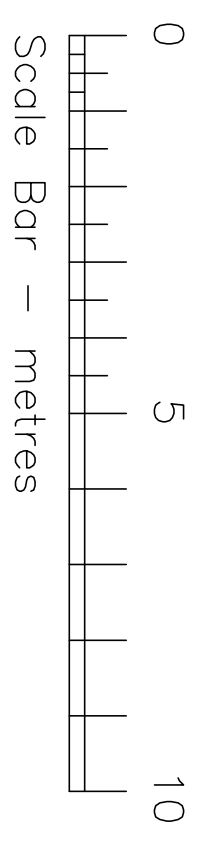
South elevation



East elevation



West elevation



DRAWN SK	
DRAWING STATUS Planning	
REVISIONS	
PROJECT Stables at: Field No.4283 Carmel LA11 7NR	
CLIENT L. Mills	
DRAWING TITLE plan & elevations	
DRAWG NO 2913-100	SCALE 1:100 @ A3
	DATE 22.06.2016
Steven Abbott Associates LLP	
130 HIGHGATE KENDAL CUMBERIA LA9 4HE	
TEL 01539 724766 FAX 01539 740951	