

Mr P Turner
Clerk to Lower Allithwaite Parish Council
Lower Allithwaite Parish Council
Sunnyside
Holme Lane
Allithwaite
GRANGE over SANDS
LA11 7QD

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

Tel: 01539 733333
www.southlakeland.gov.uk

Our Ref: SL/2016/0768

Your Ref:

Date: 12 August 2016

Dear Sir

LOCATION: The Pastures, Templand Lane, Allithwaite, Grange Over Sands
GEOCODE: Easting: 337870 Northing: 477230
DEVELOPMENT: Siting of three holiday lodges with hard standing
REFERENCE NUMBER: SL/2016/0768 (Please use this whenever you contact us)
PLANNING OFFICER: Chris Harrison

We have received the above application that you may wish to comment upon.

The following link will take you directly to the application: http://kdc-pam.southlakeland.gov.uk/AnitelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=DC&folder1_ref=SL/2016/0768

Or go to our website: <http://applications.southlakeland.gov.uk/planningapplications/welcome.asp> to view the documents.

Please send your comments by email: development.management@southlakeland.gov.uk before 21 day (**2 September 2016**).

If you do not reply within that period I will assume you have no comments.

Yours faithfully

Chris Harrison
Development Management



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:	Mr	First Name:	Andrew	Surname:	Cotter
Company name:	Woodset Ltd.				
Street address:	The Pastures				
	Templands Lane			Telephone number:	
	Allithwaite			Mobile number:	
Town/City:	Grange over Sands			Fax number:	
Country:					
Postcode:	LA11 7QY			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:	Chris	Surname:	Ashton
Company name:	Ashton Planning				
Street address:	Stramongate House				
	53			Telephone number:	01539751630
	Stramongate			Mobile number:	
Town/City:	Kendal			Fax number:	
Country:					
Postcode:	LA9 4BH			Email address:	ashtonplanning08@gmail.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

stationing 3 holiday lodges on hardstanding with parking adjacent accessed by slate drives and with waste water connections to existing treatment plants

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:

holiday lodge park

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

If Yes, please provide details:

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:

slate blue, black/grey roof cladding

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

stained wooden boarding

Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

wooden or PVC stained to match walls

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 plan 01
site plan 02
1: 100 scale floor and elevational drawing of double unit 3 bed lodge by Reiver plan 04
1:50 scale floor plan by Walker Bros for single width lodge ref 1/43-14-2 plan 03/1
elevational drawing for single width lodge 1:100 plan no. 03/2
1:50 survey of stable plan 06
holiday lodge proposed site plan and section on plot 3 plan 05
planning statement
photographs as exhibits A and B

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	0	3	3

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):

please see non-mains drainage form (4 pages) test sheet and statement, discharge consent for The Pastures plus drain runs and location of waste water treatment plants on block plan 02

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

12. Assessment of Flood Risk

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:

land at the lodge park

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					

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					

17. Residential Units

Proposed Key Worker Housing Total

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

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	4	4	
Proposed employees		1	

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

0.30

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

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: Mr and Mrs D & H Khan	01/08/2016
Number: <input type="text"/> Suffix: <input type="text"/> House name: The Pastures	
Street: Templand Lane	
Locality: Allithwaite	
Town: <input type="text"/>	
Postcode: LA11 7QY	

Title: Mr & Mrs First name: Andrew Surname: Cotter

Person role: APPLICANT Declaration date: 02/08/2016 Declaration made

26. Declaration

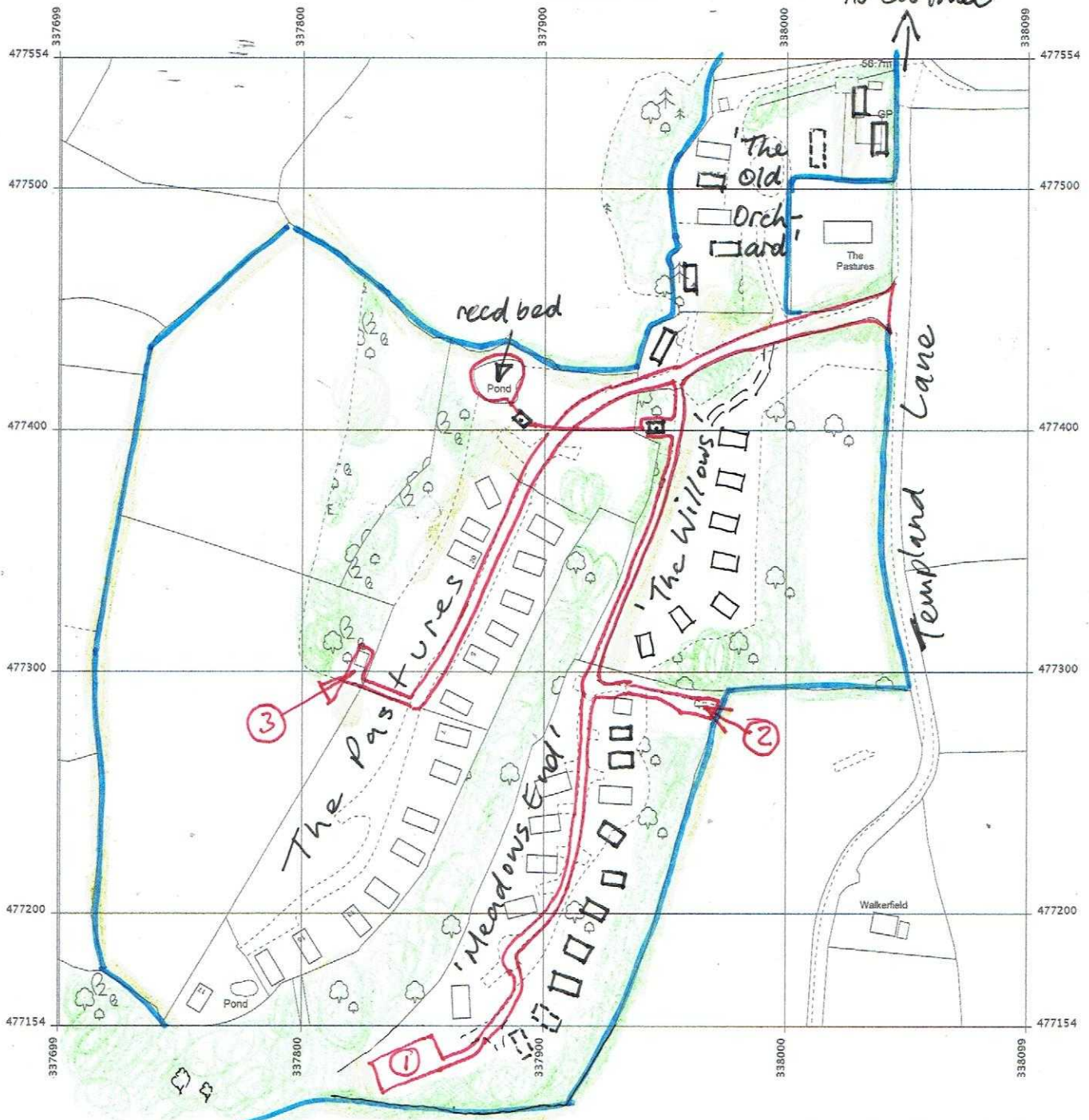
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

04/08/2016

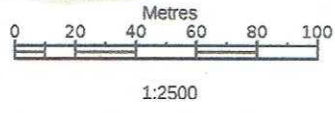
PROPOSED HOLIDAY LODGES: ① ② & ③ : LOCATION PLAN 01



Produced 23 Jan 2014 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown Copyright 2014.

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

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.



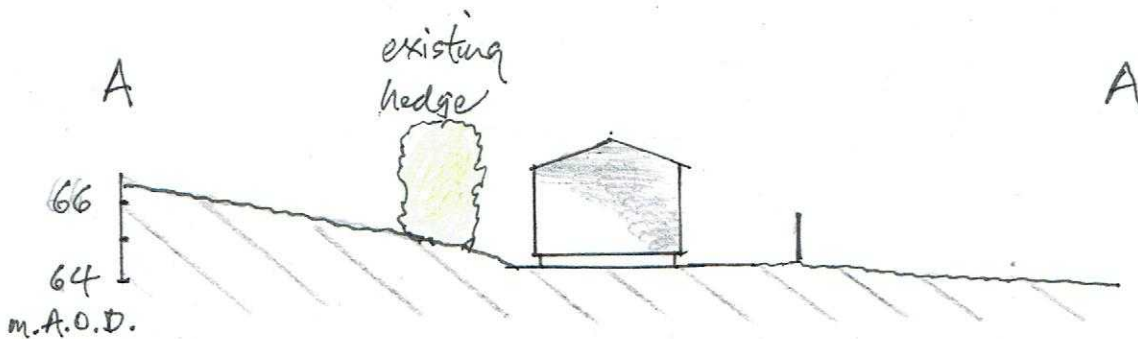
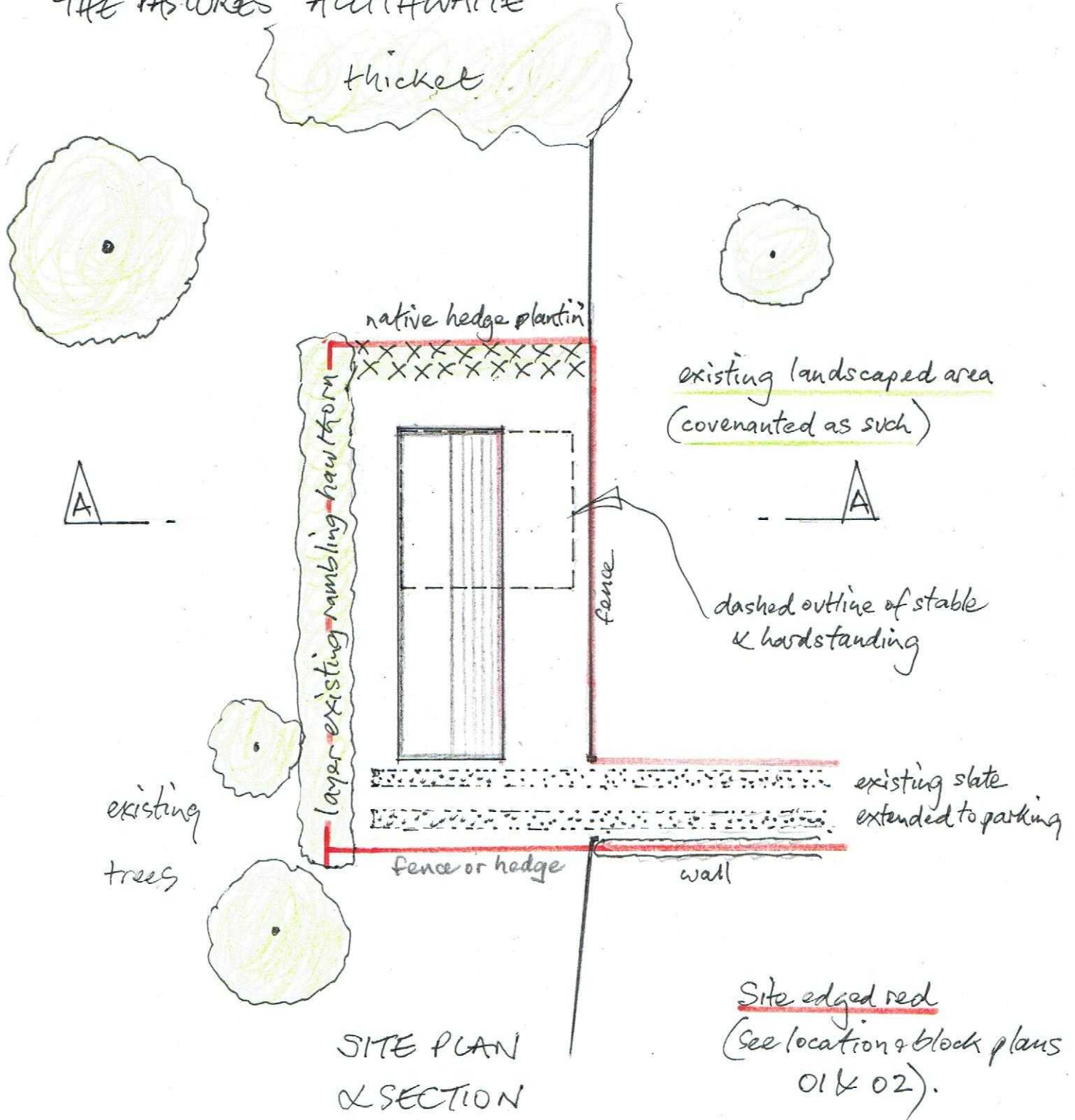
THE PASTURES LODGE PARK
TEMPLANDS LANE
GRANGE-OVER-SANDS
LA11 7QY

Supplied by: **Stanfords 23 Jan 2014**
 Stanfords Ordnance Survey Partner
 Licence: 100035409
 Order Licence Reference: OI667456
 Centre coordinates: 337899 477354

- ① ② ③ The application site, access + drainage
- Other applicant land.
- hedges/trees (existing)

HOLIDAY LODGE TO REPLACE STABLE - PLOT ③
 "THE PASTURES" ALWITHWAITE

PLAN 05.



1:200 scale

metres 10



Ashton Planning

274

Planning Drainage Supplement Form PA3

1 Please indicate the distance, in metres, between any part of the site and the nearest public sewer (Information regarding the position of public sewer systems can be obtained from United Utilities. Alternatively, such information can be viewed in the reception area of South Lakeland House, Kendal).

c. 1000 m.

2 Please circle whether you are connecting to a new or existing non-mains foul drainage system.

New
(Go to Q7)

Existing
(Go to Q3)

3 Have you provided information relating to the size / capacity of the existing foul drainage treatment system and the number of properties currently connected to it? *Please see Matrix's 'CF' package treatment documents (2 pages)*

Yes No

4 Using table 1 below, estimate the current daily flow that the system is taking.

Property	Volume per person (Litres per day)	Property	Volume per person (Litres per day)
Domestic*	180	Offices	55
Hotels/ Guest Houses	250	Factories	65
Restaurants	25	Public Houses	15
Campsites (tents)	75	Caravans	120
Day School	50	Rest Homes	300
Boarding School	180	Hospitals	450

*Usually calculated as 1 person per bedroom + 0.5 person per house.
e.g. A 4 bedroom house would equal a flow rate of 4.5 x 180 = 810 litres per day

N/A.
(Matrix system)

5 Using table 1 above, estimate the proposed increase in daily flow that the system will take should this development be approved.

— || —

6 Have you included information relating to the soakaway or other final effluent disposal arrangements? Include evidence of any Consent to Discharge granted by the Environment Agency. *- see certificate (ref. 017390403)*

Yes No