# Planning Application - part 1

## A1. Applicant Details

| | | | |
|---|---|---|---|
| **Organisation** | Cawrey Limited | | |
| | **Title** | **Forename** | **Surname** |
| **Name** | Mr | John | Cawrey |

## A1.1 Address Details

| | |
|---|---|
| **Name or flat number** | |
| **Property number or name** | Kirby Grange Farm |
| **Street** | Taverner Drive |
| **Town** | Leicester |
| **Locality** | Ratby |
| **County** | Leicestershire |
| **Postal Town** | Leicester |
| **Postcode** | LE6 0HQ |

## A1.2 Communication Details

| | **Nat Code** | **Extn No.** |
|---|---|---|
| **Telephone No.** | 01162390600 | |
| **Daytime Telephone No.** | 01162390600 | |
| **Fax No.** | 01162390446 | |
| **Email Address** | cawrey@cawrey.co.uk | |
| **DX Number** | | |

# A2. Agent Details

| | | | |
|---|---|---|---|
| **Organisation** | Geoffrey Prince Associates Limited | | |
| | **Title** | **Forename** | **Surname** |
| **Name** | Mr | Geoffrey | Prince |

## A2.1 Address Details

| | |
|---|---|
| **Name or flat number** | 16 |
| **Property number or name** | |
| **Street** | Kimble Close |
| **Town** | Southam |
| **Locality** | Knightcote |
| **County** | Warwickshire |
| **Postal Town** | Coventry |
| **Postcode** | Cv47 2SJ |

## A2.2 Communication Details

| | **Nat Code** | **Extn No.** |
|---|---|---|
| **Telephone No.** | 01295770772 | |
| **Daytime Telephone No.** | 01295770772 | |
| **Fax No.** | | |

| | |
|---|---|
| **Email Address** | gpkim16@aol.com |
| **DX Number** | |

# 1. Site Address Details

## 1.1 Address Details

| | |
|---|---|
| **Name or flat number** | |
| **Property number or name** | Pear Tree Farm |
| **Street** | Desford Lane |
| **Town** | Leicester |
| **Locality** | Ratby |
| **County** | Leicestershire |
| **Postal Town** | Leicester |
| **Postcode** | |
| **UPRN** | 0 |
| **Location** | Derelict farm buildings on edge of village off Desford Lane |

# 2. Description of the Proposed Development

**Development Description**

Demolition of Existing Derelict Farm Buildings and Replacement with New Build Business Units (B1 and B8 uses) comprising three separate blocks with a gross floorspace of 1,151 sq m.

# 3. Type of Application

**Type**

__ **Outline**
__ **Approval of Reserved Matters**
**X** **Full**
__ **Renewal of temporary permission**
__ **Renewal of unexpired permission**
__ **Removal of Condition**
__ **Variation of Condition**

**Outline or Reserved Matters Applications**

| | | |
|---|---|---|
| **Siting** | __ Yes | **X** No |
| **Design** | __ Yes | **X** No |
| **External Appearance** | __ Yes | **X** No |
| **Means of Access** | __ Yes | **X** No |
| **Landscaping** | __ Yes | **X** No |

| | |
|---|---|
| **Reference Number of existing application** | |
| **Date of previous decision (yyyy-mm-dd)** | |
| **Condition Number** | |

| Proposal Type | | | |
|---|---|---|---|
| | **New building(s)** | X Yes | __ No |
| | **Alteration or Extension to building(s)** | __ Yes | X No |
| | **Change of use** | __ Yes | X No |
| | **Demolition** | X Yes | __ No |
| | **Other operations** | __ Yes | X No |

## 4. Access

| | | | |
|---|---|---|---|
| **Is existing access affected?** | **Pedestrian** | X Yes | __ No |
| | **Vehicular** | X Yes | __ No |
| **Is a new access type proposed?** | **Pedestrian** | X Yes | __ No |
| | **Vehicular** | X Yes | __ No |

**Disability Access**

The buildings will be designed having regard to DDA regulations and disabled parking bays will be provided.

## 5. Other Information

| | | |
|---|---|---|
| **A. Planting of trees, shrubs or hedges** | X Yes | __ No |
| **B. Lopping or topping of trees or the removal of trees shrubs or hedges** | __ Yes | X No |
| **C. Storage of waste** | __ Yes | X No |

## 6. Public Rights Of Way

| | | |
|---|---|---|
| **Do you propose to alter or divert a Public Right of Way?** | __ Yes | X No |
| **Is the site adjacent to a Public Right Of Way?** | __ Yes | X No |

**Describe the proposed alteration of the Public Right of Way**

## 7. Materials

**Walls**

Brickwork

**Roof**

Grass

**Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas**

Site Boundaries will be defined by existing hedgerows which will be strengthened with additional planting;

## 8. Site Area & Floor Space

**Site Area**

0.447

**Units**

__ **square metres**
X **hectares**

**Width of site frontage**

131

**metres**

**Is the application for new building works?** X Yes __ No

**Please state the existing floorspace of the building**

622

**sq.m**

**Please state the proposed new floorspace**

1132

**sq.m**

**Is the proposal for a change of use?** __ Yes X No

**Please state the floorspace related to the change of use**

0

**sq.m**

**Does the proposal involve the removal or demolition of any part of the existing building?** X Yes __ No

**Description of removal/demolition**

All existing buildings/structures will be demolished - these comprise 6 derelict farm buildings and structurers comprising 622 sq m in total.

## 9. Existing Uses

**Current use of land or building**

Derelict farm buildings - not currently in use

**If vacant what was the land or building last used for?**

Storage of agricultural equipment

## 10. Residential Information

**Select the type of land the development is on**

**X Brown-field**
**__ Green-field**
**__ Part Greenfield, Part Brownfield**
**__ Don't Know**

**Is the number of residential units changing?** __ Yes X No

**If Yes, fill out the table below:**

| | Existing | Proposed | Net Gain |
|---|---|---|---|
| **Houses or Bungalows** | 0 | 0 | 0 |
| **Flats/Maisonettes/Apartments** | 0 | 0 | 0 |
| **Bedsits** | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |

## 11. Interest

**State the applicant's interest in the land**

**X Owner**
**__ Lessee**
**__ Prospective purchaser**
**__ Other**

**If Other give details**

**Does the applicant own or control any adjoining land?** X Yes __ No
**Has any part of the site been in council ownership?** __ Yes X No

## 12. Height

**State the height of the new development**

6
**metres**

## 13. Car Parking

**Please fill out the car parking space details in the table below:**

| | Existing | Proposed | Net Gain |
|---|---|---|---|
| **Car Spaces** | 0 | 38 | 38 |
| **Goods Vehicle Spaces** | 0 | 0 | 0 |
| **Cycle Spaces** | 0 | 5 | 5 |
| **Disability Spaces** | 0 | 0 | 0 |

## 14. Drainage

**State method of disposal for surface water**

Drainage to main surface water drains along Desford Lane

**State method of disposal for foul sewage**

Into Mians Sewer along Desford Lane

**If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application** _ Yes X No

## 15. Previous Applications

**Any previous known applications for this proposal?** _ Yes X No

**Reference Number**

**Date of Application (yyyy-mm-dd)**

## 16. Details

**Has the proposal for works or development already been carried out?** _ Yes X No

**Is the application for any of the following purposes listed below?**

| | | |
|---|---|---|
| **Industry** | X Yes | _ No |
| **Office** | X Yes | _ No |
| **Warehousing** | _ Yes | X No |
| **Storage** | _ Yes | X No |
| **Shopping** | _ Yes | X No |
| **Any commercial use involving staff/parking/operating hours** | X Yes | _ No |

# Planning Application - part 2

## 17. Industrial Or Commercial Processes and Machinery

**Describe processes carried out and the end products**

Small rural workshops - light industrial activities, storage and office uses

**What type of machinery will be installed?**

Minor workshop machinery and equipment

## 18. Related Development

**Is the proposal related to any of the following:**

**An existing use on or nearby the site, or elsewhere** _ Yes X No

**If Yes give details**

**A larger scheme for which planning permission is not yet sought** _ Yes X No

**If Yes give details**

## 19. Floorspace

**Please complete the floorspace details in m2 in the table below:**

| | Existing | Lost or removed | Proposed | Total |
|---|---|---|---|---|
| **Shop** | 0 | 0 | 0 | 0 |
| **Professional / Financial services (Bank, Estate Agent, etc)** | 0 | 0 | 0 | 0 |
| **Restaurant/Cafe** | 0 | 0 | 0 | 0 |
| **Offices** | 0 | 0 | 565 | 565 |
| **Industrial** | 0 | 0 | 567 | 567 |
| **Warehouse** | 0 | 0 | 0 | 0 |
| **Hotel / Hostel / Nursing home** | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 |
| **Total** | 0 | 0 | 1132 | 1132 |

## 20. Employment

**Please complete the employee details table below:**

| | Full Time | Part Time | Total |
|---|---|---|---|
| **Existing Employees** | 0 | 0 | 0 |
| **Proposed Employees** | 50 | 0 | 50 |
| **Total** | 50 | 0 | 50 |

## 21. Traffic Flow

**How many vehicles will visit the site during a normal working day. Please complete the Traffic flow details table below:**

| | Existing | New | Total |
|---|---|---|---|
| **Employees vehicles** | 0 | 38 | 38 |
| **HGV's** | 0 | 0 | 0 |
| **Other vehicles** | 0 | 20 | 20 |

## 22. Servicing

**What provisions will be made for loading, unloading and turning vehicles within the site?**

Turning Head along Access Road; parking and turning facilities within development area (Refer layout Plan for details)

## 23. Hours Of Working / Opening

### 23. 1 Working

**Please specify the working hours (hh:mm) in the table below:**

| | Existing | | Proposed | |
|---|---|---|---|---|
| | **From** | **To** | **From** | **To** |
| **Monday** | | | 07:00 | 07:00 |
| **Tuesday** | | | 07:00 | 07:00 |
| **Wednesday** | | | 07:00 | 07:00 |
| **Thursday** | | | 07:00 | 07:00 |
| **Friday** | | | 07:00 | 07:00 |
| **Saturday** | | | 07:00 | 13:00 |
| **Sunday** | | | | |

### 23. 2 Opening

**Please specify the opening hours (hh:mm) in the table below:**

| | Existing | | Proposed | |
|---|---|---|---|---|
| | **From** | **To** | **From** | **To** |
| **Monday** | | | | |
| **Tuesday** | | | | |
| **Wednesday** | | | | |
| **Thursday** | | | | |
| **Friday** | | | | |
| **Saturday** | | | | |
| **Sunday** | | | | |

## 24. Hazardous Substances

**Please state the nature, volume and means of disposal of trade effluents or waste**

Normal Inert Wastes

**Does the proposal involve the storage of Hazardous Substances?** _ Yes X No

**If Yes, please specify the hazardous material and the quantity stored in tonnes.**

**Signature** **Electronically submitted; no signature required.**

# Certificate A

**I certify that:**

**on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.**

## Signatory

| | Title | Forename | Surname |
|---|---|---|---|
| **Signatory** | Mr | John | Cawrey |
| **Signature** | **Electronically submitted; no signature required.** | | |
| **Date (yyyy-mm-dd)** | 2008-01-24 | | |

**Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.**

# Agricultural Holdings Certificate

__ None of the land to which the application relates is, or is part of, an agricultural holding. __ I have/the applicant has given the requisite notice to every person other than my/him/herself 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 the application relates as follows:

## Signatory

| | Title | Forename | Surname |
|---|---|---|---|
| **Signatory** | | | |
| **Signature** | **Electronically submitted; no signature required.** | | |
| **Date (yyyy-mm-dd)** | | | |

**Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.**