Hinckley & Bosworth Borough Council
A Borough to be proud of
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Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Michael | Surname: Rogers

Company name:

Street address: Willow Farm, Wykin Lane, Stoke Golding

Town/City: Nr Nuneaton

County: Warwickshire

Country: United Kingdom

Postcode: CV13 6HW

	Country Code	National Number	Extension Number
Telephone number:	01455	212792	
Mobile number:	07729	043951	
Fax number:			

Email address: fergieman20@gmail.com

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Extension to existing Tractor and Implement store. Extension of 1 bay to rear of building measuring 24Feet Wide X 15 Feet Long and Lean To on the Right Hand side of building measuring 12 Feet Wide X 45 Feet Long.

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)

House: | Suffix:

House name: Willow Farm

Street address: Wykin Lane, Stoke Golding

Town/City: NUNEATON

County:

Postcode: CV13 6HW

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

Easting: 440122

Northing: 296695

Description:

DEVELOPMENT SERVICES
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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. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Sides clad to floor level in Green PVC Coted Metal box profile

Description of *proposed* materials and finishes:

Sides clad to floor level in Green PVC Coted Metal box profile (as existing building)

Roof - description:

Description of *existing* materials and finishes:

Roof clad with Eternit Reinforced natural grey, profile six sheets

Description of *proposed* materials and finishes:

Roof clad with Eternit Reinforced natural grey, profile six sheets (as existing Buliding)

Windows - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Doors - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Boundary treatments - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Existing Only

Description of *proposed* materials and finishes:

Existing Only

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

10. Materials (continued)

Others - description:

Type of other material: Guttering

Description of *existing* materials and finishes:

Black PVC Guttering

Description of *proposed* materials and finishes:

Black PVC Guttering (as existing Boulding)

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:

Drawing created by ourselves plus arial image showing proposed extension.

11. 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

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [ ] Package treatment plant [ ] Unknown [ ]

Septic tank [ ] Cess pit [ ]

Other

not applicable- GUTTERS ONLY to Soakaway

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

13. 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

How will surface water be disposed of?

[ ] Sustainable drainage system [ ] Main sewer [ ] Pond/lake

[X] Soakaway [ ] Existing watercourse

14. 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

15. Existing Use

Please describe the current use of the site:

Agricultural Land used for grazing

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

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

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. 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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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 construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain or change of use of non-residential floorspace? ○ Yes ◉ No

20. Employment

If known, please complete the following information regarding employees:

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

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 83.54 sq.metres

23. 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:

Building to be used for tractor and implement storage only .

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. 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