REF/2016/0879

IN THE PROPERTY CHAMBER (LAND REGISTRATION) FIRST-TIER TRIBUNAL (TITLE NUMBER SL147821)

MICHAEL MOORE

Applicant

-and-

(1) ANTHONY LIGHTFOOT (2) HELEN LIGHTFOOT

Respondents

IMPORTANT DOCUMENTS – M

This is Important Document "M" referred to in the Applicant's Statement of Case.

Planning Development Management, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Tel: 0345 678 9004

Email: customer.service@shropshire.gov.uk www.shropshire.gov.uk/planning



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 N	ame, Address and Contact Details						
Title: Mr & Mrs	First name: T	Surname: Lig	htfoot				
Company name							
Street address:	22 East View		Country National Code Number	Extension Number			
	Pipegate	Telephone number:					
		Mobile number:					
Town/City	Market Drayton						
County:	Shropshire	Fax number:					
Country:	United Kingdom	Email address:					
Postcode:	TF9 4HX						
2. Agent Name, Address and Contact Details							
Title: Mrs	First Name: Christine	Surname: Wil	lliams				
Company name:	Christal Planning Services Limited						
Street address:	'TZANEEN'		Country National Code Number	Extension Number			
	SYMONS WAY	Telephone number:	01630 661379				
	CHESWARDINE	Mobile number:					
Town/City	MARKET DRAYTON	Fax number:					
County:	Shropshire						
Country:	United Kingdom	Email address:					
Postcode:	TF9 2RY	christalplanning@supa	net.com				
3. Description	of the Proposal						
Please describe the proposed development including any change of use:							
Erection of equipment storage shed(18.5m x 12.2m); permissive footpath; creation of vehicular access; installation of solar panels.							
Has the building, work or change of use already started? Yes 🌘 No							

Full pears jakers of the site lincluding full postcode where available Description: Land off Spreet address: Land off Spreet address: Pripagate Properties Pripagate	4. Site Address	Details							
Notes name: And off	Full postal address o	of the site (including full postcode where available)	Description:						
Street address: Pipegate Pipe	House:	Suffix:	Land to rear of Phoenix Rise development.						
Pleggate Town/City; Market Dyston County; Shropshire Postcode: Description of location or a grid reference (must be completed if postcode is not known): Easting: 373521 Northing: 373521 34038 5. Pre-application Advice Has assistance or prior advice been sought from the local authority about this application? 6. Pedestrian and Vehicle Access, Roads and Rights of Way new or altered vehicle access proposed to or from the public highway? **Per or altered vehicle access proposed to or from the public highway? **Per or altered vehicle access proposed to or from the public highway? **Per or altered vehicle access proposed to or from the public highway? **Per or altered vehicle access proposed to or from the public highway? **Per or No 1s a new or altered vehicle access proposed to or from the public highway? **Per or No 1s a new or altered vehicle access proposed to or from the public highway? **Per or No 1s a new or altered vehicle access proposed to or from the public highway? **Per or No 1s a new or altered vehicle access proposed to or from the public highway? **Per or No 2s new or altered vehicle access proposed to or from the public highway? **Per or No Do the proposals require any diversions/extinguishments and/or creation of rights of way? **Per or No Do the proposals require any diversions/extinguishments and/or creation of fights of way? **Per or No Do the pipensis incorporate areas to store and aid the collection of waste? **Per or No	House name:	Land off							
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		coated metal sheets - green colour							
	• .	ng materials and finishes:							
N/A									
Description of proposed materials and finishes: Box profile Plastisol coated metal sheets - green colour									

9. (Materials continued)								
Doors - description: Description of existing materials and finishes:								
Description of existing materials and finishes: N/A								
Description of proposed materials and finishes:								
To match main building - green coloured								
Vehicle access and hard standing - description:								
Description of existing materials and finishes:								
N/A								
Description of proposed materials and finishes:								
Grasscrete surface to maintain appearance of grassed surf Standard lockable heavy metal double farm style gate	ace.							
Others - description:								
Type of other material: Solar Panels								
Description of <i>existing</i> materials and finishes:								
Description of <i>proposed</i> materials and finishes:								
See accompanying specifications								
Are you supplying additional information on submitted p		tatement?	Yes No					
If Yes, please state references for the plan(s)/drawing(s)/dr								
See accompanying Design and Access Statement; solar pa	anel details; grasscrete details.							
າບ. Vehicle Parking								
ioi vainaia i anning								
Please provide information on the existing and proposed	number of on-site parking spaces:	,						
Type of vehicle	Existing number	Total proposed (including spaces	Difference in					
	of spaces	retained)	spaces					
Cars	0	2	2					
Light goods vehicles/public carrier vehicles	0	0	0					
Motorcycles	0	0	0					
Disability spaces	0	0	0					
Cycle spaces	0	0	0					
Other (e.g. Bus)	0	2	2					
Short description of Other		Maintenance/animal vehicles						
2 1.								
11. Foul Sewage								
Please state how foul sewage is to be disposed of:								
Mains sewer	Package treatment plant	Unknown						
Similar Line	Cess pit							
Conter								
N/A	tom?	0						
Are you proposing to connect to the existing drainage sys	tem? Yes 🕞 I	No C Unknown						
12. Assessment of Flood Risk								
12. ABBERBING OF FIVOUR NIBA								
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 6 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								
K.5 7								

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) Protec	ted and priority species									
C Yes,	Yes, on the development site Yes, on land adjacent to or near the proposed development No									
b) Design	nated sites, important habitats or other biodive	ersity features								
(Yes,	Yes, on the development site Yes, on land adjacent to or near the proposed development • No									
c) Featur	es of geological conservation importance									
C Yes,	, on the development site Yes,	on land adjacent to or near th	e proposed development	⊚ Ne	0					
14. Exis	sting Use									
Please de	escribe the current use of the site:									
Maintain	ed open land									
1	e currently vacant? Yes	No								
	proposal involve any of the following? u will need to submit an appropriate contamina	ation assessment with your ap	pplication.							
I and wh	ich is known to be contaminated?	Yes 🕟 No								
d wh	ere contamination is suspected for all or part of	f the site?	Yes 🕟 No							
A propos	sed use that would be particularly vulnerable to	the presence of contamination	on? C Y	es 💽 No						
15. Tre	es and Hedges									
l			C 11							
1	e trees or hedges on the proposed developmen	****	s C No							
	Are there trees or hedges on land adjacent to the ment or might be important as part of the local		that could influence the	C Yes No						
If Yes to	either or both of the above, you <u>may</u> need to p	rovide a full Tree Survey, at th								
	anying plan should be submitted alongside you nce with the current 'BS5837: Trees in relation to				urvey should contain, in					
16. Tra	de Effluent									
Does the	proposal involve the need to dispose of trade	effluents or waste?	(Yes (No						
=										
17. Res	sidential Units									
s your proposal include the gain or loss of residential units?										
18. All Types of Development: Non-residential Floorspace										
Does your proposal involve the loss, gain or change of use of non-residential floorspace? One Yes No										
		Eyisting gross	Gross	Total gross new internal	Net additional gross					
	internal internal floorspace to be floorspace proposed internal floorspace									
	floorspace demolition (Including changes of use) following development (square metres)									
A1		(square metres)	[EMILIANA MARAMAA]							
733	Shops Net Tradable Area	0.0	(square metres)	0.0	0.0					
A2	Shops Net Tradable Area Financial and professional services	0.0			0.0					
-			0.0	0.0						
A2	Financial and professional services	0.0	0.0	0.0	0.0					

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0.0

0.0

B1 (a)

B1 (b)

B1 (c)

88

Office (other than A2)

Research and development

Light industrial

General industrial

Storage or distribution

18. All Types of Development: Non-residential Floorspace (continued)											
· Cı	1 Hotels and halls of residence		0.0		0.0	0.0			0,0		
C2	Residen	tial institutio	ons		0.0		0.0		0.0)	0.0
D1	Non-residential institutions		ıtions		0.0		0.0		0.0)	0.0
D2		bly and leisu	ıre		0.0		0.0		0.0		0.0
Other	Plea	ase Specify			0.0		0.0		225.0	-	225.0
		Total		11.1	0.0		0.0		225.0	9	225.0
	Jse Class		stels, please add s of use	ditionally indicate the loss or gain of rooms: Existing rooms to be lost by change of use Total rooms		oms proposed (including Net additional rooms		rooms			
	, se cius	.,,,,	0, 450		or demolition		ch	anges of use)			
_	oloyment										3
If known,	please complete the	e following i						Facilitate		Al	
	Existing employee:	ς	Full-tim 0	e	Part-time 0			Equivalent	number of full-	time	
	Proposed employee		0		0				0		
20 1100	of On only a										==
	rs of Opening please state the hot	urs of openis	ng (e.g. 15:30) fo	or each n	on-residential use pr	oposed:					
Use		day to Frida	•		Satu				day and Bank H		Not
	Start Tim	e Enc	d Time		Start Time	End Time		Start	: Time Er	nd Time	Known
21. Site	Area										
What is th	e site area?	2,200	sq.met	res							
22. Indi	ustrial or Comn	nercial Pr	ocesses and	l Machi	inery						
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 m	achinery which may	be installed	d on site:								
	posal for a waste ma	anagement (development?		C	Yes 📵 1	No				
23. Haz	ardous Substai	nces									=
Is any hazardous waste involved in the proposal? Yes No											
? Site Visit											
Can the si	ite be seen from a p	ublic road, p	oublic footpath,	bridlewa	y or other public lan	d?	(Yes (N	ło		
If the plar	ning authority need	ds to make a	n appointment	to carry	out a site visit, whon	n should they o	ontact? (Ple	ase select only	one)		
The agent The applicant Other person											
25. Certificates (Certificate A)											
Certificate of Ownership - 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).											
M	Ft		-1				TAZIII:				
Title: Mr		t name:	Christine				ame: Willi		Dodamtica	nado.	
Person role: Agent Declaration date: 16/04/2015 Declaration made											
26. Declaration											
additiona	information. I/we c	onfirm that,	to the best of r	ny/our kr	n this form and the a nowledge, any facts				⋈ -	. [
opinions given are the genuine opinions of the person(s) giving them. Date 16/04/2015											