



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR

Tel: 01768 899 773 Email: office@penrithtowncouncil.gov.uk

DATE: 12 December 2023

NOTICE IS HEREBY GIVEN that an **EXTRA ORDINARY MEETING** of **THE PLANNING COMMITTEE** will be held on **Monday 18 December 2023**, at **4.15pm** and you are hereby **SUMMONED** to attend to transact the business as specified in the agenda and reports hereunder.

The meeting will be held at Unit 1, Church House, 19-24 Friargate, Penrith.

To assist in the speedy and efficient dispatch of business, Members should read the agenda and reports in advance of the meeting. Members wishing to obtain factual information on items included on the agenda are asked to enquire of the relevant officer **PRIOR** to 9.00am on the Friday prior to the meeting.

Members are asked to indicate if they wish to speak on an item **PRIOR** to the meeting (by 1.00pm on the day of the meeting at the latest) by emailing office@penrithtowncouncil.gov.uk

COMMITTEE MEMBERSHIP

Cllr Bowen
Cllr Holden
Cllr Jackson
Cllr D Jayson

Pategill Ward
Carleton Ward
North Ward
West Ward

Cllr Knaggs
Cllr Lawson
Cllr. Shepherd
Cllr. Snell

East Ward
Carleton Ward
East Ward
West Ward

Mr I. Parker, Acting Town Clerk

Public Participation

Members of the public are welcome to attend. Details about how to comment on an agenda item are available on the Town Council Website.

Filming

Please note that this meeting may be filmed for live or subsequent broadcast via the internet or social media.

Please be advised that the Town Council does not record or live stream meetings.

Penrith Town Council fully supports the principle of openness and transparency and has no objection to filming and reporting at its Full Council, and Committee meetings that are open to the public. It also welcomes the use of social networking websites, such as Twitter and Facebook, to communicate with people about what is happening, as it happens. Filming will only commence at the beginning of a meeting when the Chair opens the meeting with apologies and will finish when the meeting is closed or when the public may be excluded from an exempt item. The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded.

General Power of Competence

The Town Council resolved from 15 May 2023, until the next relevant Annual Meeting of the Council, that having met the conditions of eligibility as defined in the Localism Act 2011 and SI 965 The Parish Councils (General Power of Competence)(Prescribed Conditions) Order 2012, to adopt the General Power of Competence.

AGENDA FOR THE EXTRA ORDINARY MEETING OF PLANNING COMMITTEE MONDAY 18 DECEMBER 2023

PART I

1. Apologies For Absence

Receive apologies from Members.

2. Declarations of Interests and Requests for Dispensations

Receive declarations by Members of interests in respect of items on this agenda and apply for a dispensation to remain, speak and/or vote during consideration of that item.

ADVICE NOTE:

Members are reminded that, in accordance with the revised Code of Conduct, they are required to declare any disclosable pecuniary interests or other registrable interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting.) Members may, however, also decide, in the interests of clarity and transparency, to declare at this point in the meeting, any such disclosable pecuniary interests which they have already declared in the Register, as well as any other registrable or other interests. If a Member requires advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote, he/she is advised to contact the Monitoring Officer at least 24 hours in advance of the meeting

3. Public Participation

Receive any questions or representations which have been received from members of the public. A period of up to 15 minutes for members of the public to ask questions or submit comments.

ADVICE NOTE:

Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. The public must make a request in writing to the Town Clerk **PRIOR** to the meeting, when possible. A member of the public can speak for up to three minutes. A question shall not require a response at the meeting nor start a debate on the question. The chair of the meeting may direct that a written or oral response be given.

4. EXCLUDED ITEM: Public Bodies (Admissions to Meetings) Act 1960

Determine whether item 6 should be considered without the presence of the press and public, pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act, 1960, as publicity relating to that (any of those) matter/s may be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for the other special reasons noted in relation to that matter on the agenda.

5. Planning Applications

a) PLANNING APPLICATIONS FOR CONSIDERATION

Consider the following applications for which information can be found on the Westmorland and Furness Council Website

<https://planningregister.westmorlandandfurness.gov.uk/> by inserting the appropriate planning reference number.

Planning Application 17/0375 – Land North of Raiselands Farm, Penrith

To consider an outline application for residential development. Please note that a re-consultation is being carried out as the agent has submitted a revised red line site location and layout plan.

6. Next Meeting

Note the next meeting is scheduled for 8 January 2024, Unit 2, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR.

PART II PRIVATE SECTION

There are no further items in this part of the Agenda

**FOR THE ATTENTION OF ALL
MEMBERS OF THE PLANNING COMMITTEE
AND FOR INFORMATION TO ALL REMAINING
MEMBERS OF THE TOWN COUNCIL**

Access To Information

Copies of the agenda are available for members of the public to inspect prior to the meeting. Agenda and Part I reports are available on the Town Council website at <https://www.penrithtowncouncil.gov.uk/> or, in the case of planning applications, the link to applications on the Westmorland & Furness Council Website can be found at <http://eforms.eden.gov.uk/fastweb/search.asp>

Background Papers

Requests for the background papers to the Part I reports, excluding those papers that contain exempt information, can be made to the Town Clerk address overleaf between the hours of 9.00 am and 3.00 pm, Monday to Wednesday via office@penrithtowncouncil.gov.uk

Application for Outline Planning Permission With All Matters Reserved

Town and Country Planning Act 1990 (as amended)

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning Development Management Procedure' (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



**Westmorland
& Furness
Council**

Planning
Town Hall
Corney Square
Penrith
CA11 7QF
Telephone 0300 373 3300
Web westmorlandandfurness.gov.uk

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	MR	First name:	ROSS
Last name:	COWPERTHWAITTE		
Company (optional):	ATKINSON HOMES LTD		
Unit:	1	House number:	
		House suffix:	
House name:			
Address 1:	BRANCANA COURT		
Address 2:	EAST LAKES BUSINESS PARK		
Address 3:			
Town:	PENRITH		
County:	CUMBRIA		
Country:	UK		
Postcode:	CA11 9BB		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Description of the Proposal

Please describe the proposal:

RESIDENTIAL DEVELOPMENT

Has the building or works already started?

☐ Yes

☒ No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the building or works been completed?

☐ Yes

☒ No

If Yes, please state the date when the building or works were completed (DD/MM/YYYY):

(date must be pre-application submission)

Is the proposal for public service infrastructure development within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)?

☐ Yes

☒ No

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: LAND NORTH OF RAISELANDS FARM

Address 1:

Address 2:

Address 3:

Town: PENRITH

County:

Postcode (optional):

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

Easting: 350617 Northing: 531456

Description:

5. 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 a 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

☒ Existing watercourse

☐ Soakaway

☐ Pond/lake

☐ Main sewer

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

7. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? ☐ Yes

☒ No

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

If Yes, please provide details of their name, role and how you are related to them.

8. Site Area

Please state the site area in hectares (ha)

2.7

9. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
f Yes, please complete details of the changes in the tables below:

☒ Yes ☐ No

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>			7	3		10	Houses	<input type="checkbox"/>						0
Flats/maisonettes	<input type="checkbox"/>						0	Flats/maisonettes	<input type="checkbox"/>						0
Sheltered housing	<input type="checkbox"/>						0	Sheltered housing	<input type="checkbox"/>						0
Bedsit/studios	<input type="checkbox"/>						0	Bedsit/studios	<input type="checkbox"/>						0
Cluster flats	<input type="checkbox"/>						0	Cluster flats	<input type="checkbox"/>						0
Other	<input type="checkbox"/>						0	Other	<input type="checkbox"/>						0
Totals (a + b + c + d + e + f) =							10	Totals (a + b + c + d + e + f) =							0

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total	Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>		27	44	8		79	Houses	<input type="checkbox"/>						0
Flats/maisonettes	<input type="checkbox"/>						0	Flats/maisonettes	<input type="checkbox"/>						0
Sheltered housing	<input type="checkbox"/>						0	Sheltered housing	<input type="checkbox"/>						0
Bedsit/studios	<input type="checkbox"/>						0	Bedsit/studios	<input type="checkbox"/>						0
Cluster flats	<input type="checkbox"/>						0	Cluster flats	<input type="checkbox"/>						0
Other	<input type="checkbox"/>						0	Other	<input type="checkbox"/>						0
Totals (a + b + c + d + e + f) =							79	Totals (a + b + c + d + e + f) =							0

Affordable Home Ownership	Not known	Number of Bedrooms					Total	Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						0	Houses	<input type="checkbox"/>						0
Flats/maisonettes	<input type="checkbox"/>						0	Flats/maisonettes	<input type="checkbox"/>						0
Sheltered housing	<input type="checkbox"/>						0	Sheltered housing	<input type="checkbox"/>						0
Bedsit/studios	<input type="checkbox"/>						0	Bedsit/studios	<input type="checkbox"/>						0
Cluster flats	<input type="checkbox"/>						0	Cluster flats	<input type="checkbox"/>						0
Other	<input type="checkbox"/>						0	Other	<input type="checkbox"/>						0
Totals (a + b + c + d + e + f) =							0	Totals (a + b + c + d + e + f) =							0

Starter Homes	Not known	Number of Bedrooms					Total	Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						0	Houses	<input type="checkbox"/>						0
Flats/maisonettes	<input type="checkbox"/>						0	Flats/maisonettes	<input type="checkbox"/>						0
Bedsit/studios	<input type="checkbox"/>						0	Bedsit/studios	<input type="checkbox"/>						0
Other	<input type="checkbox"/>						0	Other	<input type="checkbox"/>						0
Totals (a + b + c + d) =							0	Totals (a + b + c + d) =							0

Self Build and Custom Build	Not known	Number of Bedrooms					Total	Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						0	Houses	<input type="checkbox"/>						0
Flats/maisonettes	<input type="checkbox"/>						0	Flats/maisonettes	<input type="checkbox"/>						0
Bedsit/studios	<input type="checkbox"/>						0	Bedsit/studios	<input type="checkbox"/>						0
Other	<input type="checkbox"/>						0	Other	<input type="checkbox"/>						0
Totals (a + b + c + d) =							0	Totals (a + b + c + d) =							0

Total proposed residential units (A + B + C + D + E) =	89	Total existing residential units (F + G + H + I + J) =	0
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TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 89

10. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No ☐ Unknown

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Unknown	Total gross internal floorspace proposed (including change of use)(square metres)	Unknown	Net additional gross internal floorspace following development (square metres)
A1	Shops	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
	Net tradable area:	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
A2	Financial and professional services	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
A3	Restaurants and cafes	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
A4	Drinking establishments	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
A5	Hot food takeaways	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
B1 (a)	Office (other than A2)	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
B1 (b)	Research and development	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
B1 (c)	Light industrial	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
B2	General industrial	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
B8	Storage or distribution	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
C1	Hotels and halls of residence	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
C2	Residential institutions	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
D1	Non-residential institutions	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
D2	Assembly and leisure	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
OTHER		<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Please Specify		<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Total								

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
C2	Residential Institutions	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
OTHER		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Please Specify		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

11. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

12. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

13. 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 a waste management development? ☐ Yes ☒ No ☐ Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational throughput in tonnes (or litres if liquid waste)	Unknown
Inert landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Non-hazardous landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Hazardous landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Energy from waste incineration	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other incineration	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Landfill gas generation plant	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Pyrolysis/gasification	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Metal recycling site	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Transfer stations	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Household civic amenity sites	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Open windrow composting	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
In-vessel composting	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Anaerobic digestion	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Sewage treatment works	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other treatment	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Storage of waste	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other waste management	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other developments	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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.

14. Existing Use

Please describe the current use of the site:

AGRICULTURAL - ALLOCATED FOR HOUSING

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

...and which is known to be contaminated?

☐ Yes ☒ No

...and 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. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served
		14/09/23

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

14/09/2023

15. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

16. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:



The correct fee:



The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):



*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

Plans can be bought from one of the Planning Portal's accredited suppliers: <https://www.planningportal.co.uk/buyapanningmap>

17. 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

14/09/2023

(date cannot be pre-application)

18. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

19. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

20. 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)



Agent



Applicant



Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

ACCOMMODATION SCHEDULE					
REF	TYPE	No.	GIA	GIA SQFT	%
2B3P (Int & Aff)	2B3P House	21	71.6	770.7	23.6
3B4P (Int & Aff)	3B4P House	44	85.9	924.6	49.4
4B6P (Int & Aff)	4B6P House	8	107.6	1158.2	9.0
2B3P (Int & Aff)	2B3P Bungalow	6	62.1	668.4	6.7
3B5P (OMU)	3B5P House	7	81.6	878.3	7.9
4B6P (OMU)	4B6P House	3	104.2	1121.6	3.4
TOTAL		89			100



Proposed Site Plan Scale 1:1500

Notes

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Contractors shall verify and be responsible for all dimensions and conditions and shall report any discrepancies to the issuing office before proceeding with any work. Drawings shall not be scaled.

**PRELIMINARY
FOR COMMENT**

P3	Road configuration, house types and layout amended	MJ	MJ	RG
P2	Layout amended and pumping station indicated	MJ	MJ	RG
Ver.	Details	Author & Date	Checked & Date	Approved & Date
align PROPERTY PARTNERS				
Hackthorpe Hall Business Centre, Unit 10, Hackthorpe, Penrith, CA10 2HX Tel: 01228381602				
Client ATKINSON HOMES				
Project name Proposed Housing Development Raiselands Farm, Penrith				
Drawing Title Proposed Site Plan				
Purpose For Comment				
Scale	Drawn	Checked	Approved	
1:500	JA / MJ	MJ	RG	
Original Size	Date	Date	Date	
A1	21/01/22	21/01/22	21/01/22	
Drawing Number	Version			
PV2126-APP-ZZ-ZZ-DR-A-01	P3			

ACCOMMODATION SCHEDULE					
REF	TYPE	No.	GIA	GIA SQFT	%
2B3P (Int & Aff)	2B3P House	21	71.6	770.7	23.6
3B4P (Int & Aff)	3B4P House	44	85.9	924.6	49.4
4B6P (Int & Aff)	4B6P House	8	107.6	1158.2	9.0
2B3P (Int & Aff)	2B3P Bungalow	6	62.1	668.4	6.7
3B5P (OMU)	3B5P House	7	81.6	878.3	7.9
4B6P (OMU)	4B6P House	3	104.2	1121.6	3.4
TOTAL		89			100



TREES

Denotes tree root protection areas

Denotes Category 'C' & 'U' trees to be removed (as identified on the tree survey)

Note:-
Compensatory tree planting to be provided where trees are proposed to be removed - details to be agreed.

Notes

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PRELIMINARY
FOR COMMENT

P4	Additional colour / hatching added to plan	MJ	27/06/23	MJ	27/08/23	RG	27/08/23
P3	Road configuration, house types and layout amended	MJ	30/05/23	MJ	30/05/23	RG	30/05/23
P2	Layout amended and pumping station indicated	MJ	04/02/22	MJ	04/02/22	RG	04/02/22
Ver.	Details	Author & Date	Checked & Date	Approved & Date			



Client
ATKINSON HOMES

Project name
Proposed Housing Development
Raiselands Farm, Penrith

Drawing Title
Proposed Site Plan

Purpose For Comment			
Scale	Drawn	Checked	Approved
1:500	JA / MJ	MJ	RG
Original Size	Date	Date	Date
A1	21/01/22	21/01/22	21/01/22
Drawing Number	Version		
PV2126-APP-ZZ-ZR-A-01	P4		