

## 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. Site Address

Number	1
Suffix	
Property name	Mere Farm Business Complex
Address line 1	Red House Lane
Address line 2	
Address line 3	
Town/city	Hannington
Postcode	NN6 9FP

Description of site location must be completed if postcode is not known:

Easting (x)	482025
Northing (y)	271719

Description

Fully established business complex set within Northamptonshire Countryside. I will be long term leasing Unit 1 and a container on site. ( see site map)

### 2. Applicant Details

Title	Miss
First name	Holly
Surname	Sanders
Company name	Faithful Friends Pet Crematorium Ltd
Address line 1	20
Address line 2	High Street
Address line 3	
Town/city	Ringstead
Country	

## 2. Applicant Details

Postcode

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

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

No Agent details were submitted for this application

## 4. Site Area

What is the measurement of the site area? (numeric characters only).

Unit

## 5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

The Pet cremation Industry has seen a 100% increase in requirement over the last decade, indicating an ever developing need for more Pet Crematoriums to share the workload and meet customer demand effectively.  
Proposal for change of use from current B1 to Suri Generis  
The current unit, the downstairs floor will be used for farewell rooms and using existing WC and kitchenette facilities for clients.  
The upstairs will primarily used for office & meeting rooms  
The container situated away from the unit (see map), will be used to house the incinerator and cold storage.  
The modification to the standard 20ft x 8ft container will be the adding a chimney through the roof of the container which meets the criteria required (see data sheet)  
We would propose to offer a service to cremate pets for our own clients, from other Vets and members of the general public. We would also propose to offer a home/vet collection service for pets remains, and transport them to our facility thus reducing possible traffic.  
Whilst awaiting collection, ash would be stored and returned to the customer in sealed leak proof containers. Any ash left uncollected will be disposed of by sending to an authorised landfill. In the unlikely event of spillage waste, this would be disposed of by incineration.  
The pet cremator I would propose to install is an Addfield PETCREM200. I have attached a specification sheet for your perusal. The Addfield range of incinerators are CE Certified to BS EN 746-2 :1997, a recent emissions testing concluded the following results based on two second residue time within the secondary chamber, results are well below the EC limits. The company operates an ISO 9001-2015 compliant Quality Assurance System. The Addfield PETCREM200 machine is approved under the Waste Incineration Directive (WID 2000/76). This cremation machine is designed to run at low capacity, it burns less than 50kg per hour. Addfield will carry out servicing and maintenance on the machine and in the event of a breakdown or in-efficient running, the pet will be stored in sealed leak proof containers until the issue has been resolved. Addfield have a 48hr breakdown response policy in place.  
The machine is fully automatic, temperatures in the primary and secondary after chamber are monitored in real time. This information is then fed back to the intelligent controller which regulates the temperature of the after chamber to stay between 850°C - 875°C throughout the whole process. Burn temperatures are displayed in real time and recorded from the digital display into the maintenance manual, which has a dedicated section for recording this information. Diesel fuel tank would be located outside the container (See attached for pollution control regs.) suitable fire precautions/ equipment will be provided.  
I have been in contact with APHA, and completed an Application and Inspection form for approval to incinerate animal by-products, this would be completed after installation of the incinerator.

Has the work or change of use already started?  Yes  No

## 6. Existing Use

Please describe the current use of the site

Current use of the unit 1 and container is B1 and leased to Reeltech UK who supply light lifter compatible, dimmable high powered led lights, featuring occupancy sensor technology, until 30/06/2020 and from the 01/07/2020 I have signed a 5 year Lease with option to extend, so will take possession of unit 1 and the container from 01/07/2020.  
Mere Farm is an established and thriving Business complex, made up of 13 well spaced existing units, situated in the centre of Northamptonshire, just off the main road (A43) joining Northampton (M1) to Kettering (A14) Mere Farm is within easy access for any type of delivery with dedicated access for deliveries, including HGV.  
The site is set in 7 acres of well maintained land, with extensive parking available for business owners and clients. Access from the local road is via security gated entrance, with a separate access road specifically for deliveries and larger vehicles. Current businesses already have regularly deliveries from varying vehicle sizes, including diesel deliveries. This enables the opportunity to share deliveries to site, rather than increase traffic to the area.  
The storage container, currently in place, is situated towards the rear of the site just off of the delivery access route. It is shielded by already existing units meaning any modifications (i.e. addition of the chimney) would not be visible or change the aesthetics of the site.  
My proposed plan would not significantly increase or decrease the current infrastructure on site.

## 6. Existing Use

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

## 7. Materials

Does the proposed development require any materials to be used externally?  Yes  No

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

## 9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

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	5	5	0
Light goods vehicles / public carrier vehicles	1	1	0

## 10. 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'.**

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national 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

## 11. Assessment of Flood Risk

Will the proposal increase the flood risk elsewhere?

Yes  No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

## 12. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains Sewer

Septic Tank

Package Treatment plant

Cess Pit

Other

Unknown

Other

business unit is already connected to a foul sewage system, no modification or addition required

Are you proposing to connect to the existing drainage system?

Yes  No  Unknown

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

If Yes, please provide details:

Waste collection is provided by the wider business complex included in the service charge of the property. Waste collected by myself (animal carcasses) will be incinerated in a timely manner and any storage of carcasses will be in leak proof containers and in cold storage units to comply with APHA.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

## 14. Waste Storage and Collection

If Yes, please provide details:

Waste collection is provided by the wider business complex included in the service charge of the property.

## 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No

## 16. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government.**

**Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.**

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

## 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

Yes  No

## 18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes  No

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

Please specify the hours of opening for each non-residential use proposed, or select 'Unknown' if detail are not known.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other None	Start Time: 06:30 End Time: 18:30	Start Time: 09:00 End Time: 17:00	Start Time: 10:00 End Time: 16:00	

## 20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes  No

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:

Pet cremation service - Incinerator to be kept on site, within the existing storage container, for the cremation of animal carcasses. Addfield Pet200 incinerator to be supplied which is certified to all quality and health & safety standards. I have discussed the use of this incinerator with Daventry District Environmental Health who have confirmed they would have no concerns or further licensing requirements, due to the low capacity of the machine (below 50KG per hour). The incinerator specifications/details are attached. The machine is designed to be the most efficient solution to cremating animal carcasses. Throughput is up to 10 pets per day (incinerating less than 50KG per hour, by design). Benefiting from hot hearth technology, continuously recycling heat throughout and below the primary cremation chamber, delivering complete 360 degree heating and reducing cremation time. The Pet200 is unrivaled in it's build, boasting a 40 percent reduction in fuel consumption compared to alternative solutions. This machine has a secondary combustion chamber that complies with EU legislation for achieving either 850 degrees Celsius with a residence time of two seconds or alternatively 1100 degrees Celsius with a residence time of 0.5 seconds. Working to European standards reduces emissions and ensures a complete clean burn every time. This ensures DEFRA/ Environment Agency approval and compliance with the EU Animal By-Products Regulation (EC) No 1069/2009. Processing on site will start with receipt of the animal carcass. Frozen carcasses will be stored in leak proof containers in cold storage and worked in to the daily schedule in a timely manner (as per guidelines) or to client time frames if applicable. Ambient carcasses will be incinerated immediately where possible, or will be stored in leak proof containers in cold storage until an available opening in the schedule (within guideline time frames). Post incineration all remains will be processed and stored in sealed leak proof containers until returned to the client. Any uncollected ashes will be sent to authorised landfill.

Is the proposal for a waste management development?

Yes  No

## 20. Industrial or Commercial Processes and Machinery

Please complete the following table

	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)	Maximum annual operational through put in tonnes (or litres if liquid waste)
Other incineration	0 Tonnes	4.5 Tonnes

Please give maximum annual operational through-put of the following waste streams:

	Maximum annual operational through-put	
Commercial and industrial	4.5	Tonnes

**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 it clear what information it requires on its website**

## 21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

## 22. 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?

- The agent  
 The applicant  
 Other person

## 23. 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):**

**Officer name:**

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Contacted in first instance Daventry DC - Referred onto Northampton CC as it classed as crematoria

Then had telephone conversation with Phil Watson to discuss type of planning required and any further steps I needed to take. He informed a pet application had not been requested for at least 20 years, so no set form was in place for such a request, so then advised to use the Waste/Minerals application to complete my request - He has advised certain items within the application would not be relevant due to me requesting planning on pet crematorium.

A further conversation has been had with Daventry District Environmental Health to discuss any further licensing requirements. No further action required due to a clean burning machine and capacity of less than 50KG per hour.

## 24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

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 above statements apply?

## 25. Ownership Certificates and Agricultural Land Declaration

**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; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	10
Suffix	
House Name	Sandy Investment Properties (Commercial) Ltd
Address line 1	Mere Farm Business Complex
Address line 2	Red House Lane
Town/city	Hannington
Postcode	NN6 9FP
Date notice served (DD/MM/YYYY)	12/05/2020

Person role

- The applicant
- The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

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.

**26. Declaration**

Date (cannot be pre-application)

02/06/2020