

## Application for Planning Permission

## Town and Country Planning Act 1990 (as amended)

**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.

**Site Location**

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

MR

First name

BEN

Surname

WILSON

Company Name

GREYSTAR HOMES LTD

### Address

Address line 1

Brierley Village Club Church Street

Address line 2

Brierley

Address line 3

Town/City

Barnsley

County

Barnsley

Country

Postcode

S72 9JG

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Site Area

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

945.00

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - 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.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

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

The proposal aims to convert a vacant derelict village club into three residential units. The proposed demolition of the single-story extension will enhance the historical character of the existing period property, which is a key aspect of the village's architectural heritage. The majority of the external features will remain unchanged, particularly the front facade, ensuring that the building retains its original charm and style while being adapted for modern residential use. This approach not only respects the traditional aspects of the property but also contributes positively to the overall aesthetic of the area. Including this information reinforces our commitment to preserving the property's character and ensures that the proposed changes are seen as sympathetic to the building's historical significance. The existing vacant village club includes a single-story extension flat roof extension that will be demolished. The project plans to modify the main building to create distinct living spaces, each with an entrance, kitchen, living area, bedrooms, and bathrooms. This change of use addresses local housing needs and complies with community planning policies. Environmental considerations include waste management during the conversion process. Community engagement will involve consultations with local residents to incorporate their feedback, ensuring the development positively impacts the neighborhood and aligns with sustainable practices.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

The current use of the site is as a vacant village club which has been vacant for around 6 years. This space previously served as a social hub for local residents, hosting various events and activities such as meetings, gatherings, and recreational programs. The building also offered amenities and a bar, kitchen facilities, and multi-purpose rooms, providing a venue for community engagement and social interactions. However, with changes in community needs and usage patterns and lack of demand the village club has become vacant and derelict for almost 6 years prompting the proposal for conversion into residential units.

Is the site currently vacant?

- Yes  
 No

If Yes, please describe the last use of the site

The last use of the site was as a village club, where it functioned as a community gathering space for local residents. In this capacity, the club hosted various activities and events, including social gatherings, meetings, recreational programs, and celebrations. Facilities likely included a bar area, kitchen, and multi-purpose rooms that accommodated diverse activities ranging from community meetings to parties and recreational events. However, in recent times, the club has seen reduced attendance and usage, ultimately leading to its vacancy and the decision to explore its conversion into residential units.

When did this use end (if known)?

06/03/2019

**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

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Windows

**Existing materials and finishes:**

Yes, the proposed development will likely require external materials for several aspects, including: 1. Windows and Doors: Front Elevation, the removal of a large Window to Property 2 Rear Elevation, - Appropriate materials for new or replacement windows and doors to uphold the historical character while improving energy efficiency.

**Proposed materials and finishes:**

1. Replace with period door for entrance to front door

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Existing Elevation Plans  
Proposed Elevation Plans  
Block Plans-Existing  
Block Plans-Proposed  
Design and Access Statement

## 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

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

**Vehicle Type:**

Cars

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

6

**Difference in spaces:**

6

## 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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.**

## 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

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 water course  
 Soakaway  
 Main sewer  
 Pond/lake

## 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

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the 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 has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- Yes  
 No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

**Reason biodiversity net gain does not apply:**

Development subject to the de minimis exemption (development below the threshold)

**What best describes the size of your site?:**

Under 25 square metres

**Please justify the reason why biodiversity net gain does not apply:**

1. Existing Impacts: The site has previously been utilized as a village club, which means it has already undergone significant alterations that likely reduced its natural habitat and biodiversity. The conversion of the existing structure does not further diminish biodiversity compared to its current state. 2. No Land Disturbance: The development focuses on the refurbishment and conversion of an existing building rather than new construction on undisturbed land. Since the changes are confined to the structure itself, there's limited impact on existing ecosystems or habitats. 3. Minimal Green Space: If the site comprises mainly built structures with little to no natural vegetation or wildlife habitat, the concept of biodiversity net gain becomes less relevant. The absence of significant vegetation or wildlife at the site indicates that there is limited potential for enhancing biodiversity in that specific area. 4. Adaptive Reuse: The project's emphasis on adaptive reuse of the building aligns with sustainable practices, minimizing environmental impact and resource consumption associated with new builds. This approach often leads to a reduced focus on net gain calculations. 5. Mitigation Potential: Should the development include features that encourage biodiversity, such as planting native species or creating habitats (e.g., bird or bat boxes), it can offset any potential loss without requiring a full biodiversity net gain assessment. 6. Policy Context: Depending on local planning policy, buildings may not be subjected to the same biodiversity net gain criteria as new developments. Local authorities may have different thresholds or criteria for assessing the biodiversity impacts of conversions versus new construction.

Note: Please read the help text for further information why developments may be exempt or not in scope.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

1. Existing Sewage Disposal:

- The existing building is connected to the main sewer system. There are multiple toilets distributed throughout, indicating that the facility was designed to handle sewage disposal appropriately. Proposed Connection to Existing Drainage System

1. Existing Drainage System Overview:

- The existing drainage system typically includes a network of surface water and foul water drains that connect to public sewers or other drainage facilities.
- Surface water typically drains into soakaways, gullies, or drains designed to manage rainwater runoff.
- Foul water drains include wastewater from toilets, sinks, and other sanitary facilities, directing flows to the public sewer system.

2. Connection Proposal:

- The proposed development will connect to the existing drainage system to manage both foul and surface water effectively.
- Foul Water Connection:
  - The foul drainage will connect to the main public sewer system using appropriate sealed pipework (typically 110mm PVC or similar) to ensure compliance with building regulations.
  - The connection point to the existing foul sewer is located at the nearest access point, as indicated on the provided drawings.
- Surface Water Connection:
  - Surface water from roofs and paved areas will be directed into a system of soakaways or into existing surface water drains, ensuring that post-development runoff does not exceed pre-development levels.
  - The drainage will include appropriate gully traps and sustainable urban drainage system (SuDS) features where feasible.

3. Drawings and References:

- The existing system on your application drawings, include:
  - Plans showing the layout of the existing drainage system, including sewer and drainage locations.
  - Proposed connection points clearly marked in areas of toilets, kitchens
  - Any relevant information from drainage surveys conducted on the site to follow

4. Compliance and Standards:

- All connections and drainage solutions will be designed in accordance with local building regulations and the relevant standards, including the Sewers for Adoption document.

2. Proposal to Connect to Existing Drainage:

We are proposing to connect the new residential units to the existing drainage system. This is important for maintaining efficient wastewater management.

3. Details of the Existing System:

Details to follow

## Waste Storage and Collection

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

Yes

No

If Yes, please provide details:

Please refer to proposed plans showing collection of waste, marked Bins

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

Yes

No

## Trade Effluent

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

Yes

No

## Residential/Dwelling Units

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

Yes

No

## 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' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

## Employment

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

Yes

No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

## Industrial or Commercial Processes and Machinery

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

Yes

No

Is the proposal for a waste management development?

Yes

No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## 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

## Pre-application Advice

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

- Yes  
 No

## 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.

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?

- Yes  
 No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

## Certificate Of Ownership - Certificate A

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\*\*

\* "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.

**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.

Person Role

The Applicant

The Agent

Title

First Name

Surname

Declaration Date

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Date

