

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	
Suffix	
Property name	Milton Arms
Address line 1	Armroyd Lane
Address line 2	Elsecar
Address line 3	
Town/city	Barnsley
Postcode	S74 8ES

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

Easting (x)	438312
Northing (y)	399952

Description

2. Applicant Details

Title	Mr
First name	Kane
Surname	Yeardley
Company name	True North Brew Co
Address line 1	47 Eldon Street
Address line 2	
Address line 3	
Town/city	Sheffield
Country	

2. Applicant Details

Postcode	S1 4GY
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	Mr
First name	Neil
Surname	Ibbotson
Company name	Melling Ridgeway + Partners Limited
Address line 1	Charter House
Address line 2	14 Moore Street
Address line 3	
Town/city	Sheffield
Country	UK
Postcode	S3 7UR
Primary number	01142723321
Secondary number	
Fax number	
Email	jane@mrp-architects.co.uk

4. Site Area

What is the measurement of the site area? (numeric characters only).	1349.7
Unit	sq.metres

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.

Demolition of existing conservatory and some outbuildings.

New extensions to be constructed in place of conservatory and outbuilding positions.

New extensions to form part new trade area and part back of house uses.

Existing public house building to have kitchen and food prep removed and kitchen / food prep to be relocated to new extension. Existing kitchen / prep rooms to be converted to trade area. First floor to be converted from Managers accommodation to part trade and part staff facilities. Other minor changes to main building.

5. Description of the Proposal

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

6. Existing Use

Please describe the current use of the site

Public House

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 in the build? ☒ Yes ☐ No

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

Walls	
Description of existing materials and finishes (optional):	Masonry walls with cream render finish. Horizontal Timber cladding.
Description of proposed materials and finishes:	Masonry wall plinths with cream render finish. Horizontal Timber cladding.

Roof	
Description of existing materials and finishes (optional):	Blue / Grey Slate pitched roof. Bituminous Flat Roof
Description of proposed materials and finishes:	Blue / Grey Slate pitched roof. Single ply Flat Roof

Windows	
Description of existing materials and finishes (optional):	UPVC wood grain Veneer with double glazed units. Painted softwood. Stained softwood.
Description of proposed materials and finishes:	Painted softwood with double glazed units. Stained softwood with double glazed units.

Doors	
Description of existing materials and finishes (optional):	UPVC wood grain Veneer with double glazed units. Painted softwood. Stained softwood.
Description of proposed materials and finishes:	Painted softwood with double glazed units. Stained softwood with double glazed units.

7. Materials

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Facing brickwork. Stained softwood fencing. Stone walls
Description of proposed materials and finishes:	Stained softwood fencing.

Other type of material (e.g. guttering) Rainwater products	
Description of existing materials and finishes (optional):	Red painted to match signage
Description of proposed materials and finishes:	Red painted guttering to match existing or black plastic.

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

5838 / 401 to 404 Existing Plans
5838 / 405 to 408 Proposed Plans
5838 / 409 Existing and Proposed Elevations

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

Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

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? (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

11. Assessment of Flood Risk

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☒ Main sewer
- ☐ Pond/lake

12. 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 (see guidance note):

- ☐ 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 (see guidance note):

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance (see guidance note):

- ☐ 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

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. Please state the plan(s)/drawing(s) references.

Connecting to existing drain runs on our property, no new connections to mains sewer direct.

14. 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

15. Trade Effluent

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

☐ Yes ☒ No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

- 1. Answer 'No' to the question below;
- 2. Download and complete this supplementary information template (PDF);
- 3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

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? ☒ Yes ☐ No

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

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A4 - Drinking establishments	106.1	3.1	261.5	258.4
Total	106.1	3.1	261.5	258.4

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Will the proposed development require the employment of any staff? ☒ Yes ☐ No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	3	2	
Proposed employees	5	5	

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

20. 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:

Not applicable

Is the proposal for a waste management development? ☐ Yes ☒ No

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

Is any hazardous waste involved in the proposal? ☐ 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? (Please select only one)

- ☒ 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

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.

* '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

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Mr & Mrs P Hickling
Number	
Suffix	
House Name	The Milton Arms
Address line 1	Armroyd Lane
Address line 2	Elsecar
Town/city	Barnsley
Postcode	S74 8ES
Date notice served (DD/MM/YYYY)	10/09/2018

Person role

- ☐ The applicant
- ☒ The agent

Title

First name

25. Ownership Certificates and Agricultural Land Declaration

Surname	Ibbotson
Declaration date (DD/MM/YYYY)	10/09/2018
☒ 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. ☒

Date (cannot be pre-application)	10/09/2018
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