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 Name, Address and Contact Details

Title: Mrs | First name: Linda | Surname: Gray

Company name: Yorkshire Housing

Street address: Dysons Chambers
12-14 Briggate

Town/City: Leeds
County: West Yorkshire
Country: UK
Postcode: LS1 6ND

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

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

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Roger | Surname: Stannard

Company name: Brewster Bye Architects

Street address: 5 North Hill Road
Headingley

Town/City: Leeds
County: West Yorkshire
Country: United Kingdom
Postcode: LS6 2EN

	Country Code	National Number	Extension Number
Telephone number:		01132754000	
Mobile number:			
Fax number:			

Email address: rogers@brewsterbye.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Construction of 29 new dwellings and associated access roads, on former school playing fields.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name:

Street address: George Street

Darfield

Town/City: Barnsley

County: South Yorkshire

Postcode: S73 9LT

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

Easting: 440788

Northing: 404004

Description:

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):

Officer name:

Title: Ms First name: Alexandra Surname: Merryweather

Reference:

Date (DD/MM/YYYY): 16/07/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Meetings and email correspondence with planning officer, as well as Barbara Wilson of Highways

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

15-124(02)003 Proposed Site Plan

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

Bin stores provided within rear gardens of all dwellings, sufficient to house bins provided as part of the councils collection scheme.

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

Bin stores provided within rear gardens of all dwellings, sufficient to house recycling bins provided as part of the councils collection scheme.

8. Authority Employee/Member

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

Do any of these statements apply to you? ( ) Yes (•) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Red stock brick (Specification TBC). Alternate courses stepping out 25mm up to 2.5m above F.F.L.
Synthetic through colour render (colours TBC)

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Forticrete Minislate in 'Slate grey'. uPVC fascias and soffits as shown.

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Coloured uPVC windows and doors, with deep reveal. Colour RAL 7030 (Stone grey)

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Coloured uPVC windows and doors, with deep reveal. Colour RAL 7030 (Stone grey)

Boundary treatments - description:

Description of *existing* materials and finishes:

Red brick wall with heavy duty metal security railings on top, to main roads.
Timber close boarded fence to rear of Bole Close dwellings.
Metal fencing to school boundary

Description of *proposed* materials and finishes:

1.8m high brick wall to Snape Hill Road and George for rear gardens. Brick wall with metal railings totalling 1.2m to front gardens adjoining the roads.
1.2m high painted steel railings diving front gardens. 1.5m high timber fences with 1.8m high timber privacy screens at rear patio areas to rear gardens. Back to back rear gardens to have 1.8m high close boarded timber fences between.
1.8m close-boarded timber fences supplement existing railings and fences to the boundaries with the school site and the rear of Bole Close.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Block paved shared surface court with 700mm service margin (contrasting colour).
Saxon Paving slab to house pathways and patio areas.
Tarmacadam to driveways and exteneded public footpath
All colours TBC

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

External light adjacent front & rear doors (domestic spec)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

15-124_Design and Access Statement
15-124(02)003 Proposed Site Plan
15-124(02)100-104 House Type drawings

10. Vehicle Parking

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	0	49	49
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	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

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 references for the plan(s)/drawing(s):

Darfield Drainage Design Statement

12. 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 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 ◉ 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	

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) 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

14. Existing Use

Please describe the current use of the site:

vacant

Is the site currently vacant? ◉ Yes ○ No

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

school playing fields

When did this use end (if known) (DD/MM/YYYY)?

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

15. 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 construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		14	13	2	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total: 29

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Social Rented Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	29
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

21. Site Area

What is the site area? 7,120 sq.metres

22. 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:

n/a

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. 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

25. Certificates (Certificate C)

Certificate of Ownership - Certificate C
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

NPS Group (land agents to Barnsley Council) informed us that there is no registered owner to a small portion of the site. A possessory title application has been submitted to Land Registry to aquire this land, which is due for decision is the next week.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners *(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 or building to which this application relates.

Notice recipient		Date notice served
Name:	Barnsley Metropolitan Borough Council	24/10/2012
Number:	Suffix:	
Street:	Civic Hall	
Locality:	Eldon Street	
Town:	Barnsley	
Postcode:	S70 2JL	

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

N/A

On the following date (which must not be earlier than 21 days before the date of the application): 23/10/2012

Title: Mr First name: Roger Surname: Stannard

Person role: Agent Declaration date: 23/10/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B
(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Roger Surname: Stannard

Person role: Agent Declaration date: 23/10/2012 ☒ 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 23/10/2012