Application for Outline Planning Permission With Some Matters Reserved.
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: Mr | First name: Michael | Surname: Foster

Company name: Minotaur Construction Ltd.

Street address: Speedwell Mill, Old Coach Road, Tansley
Town/City: Matlock
County: Derbyshire
Country: UK
Postcode: DE4 5FY

	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: Ms | First Name: Jane | Surname: Clossick

Company name: IDIR

Street address: 358 Lee High Road
Town/City:
County: London
Country: UK
Postcode: SE12 8RS

	Country Code	National Number	Extension Number
Telephone number:	44	07815783091	
Mobile number:			
Fax number:			

Email address: jane.clossick@gmail.com

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

[X] Access [ ] Appearance [ ] Landscaping [ ] Layout [ ] Scale

Please describe the proposal:

The proposed design is for a new space perpendicular to Cobcar Street, called Cobcar Mews. To the east side of Cobcar Mews will be the existing no. 16a Cobcar Street, to the west will be 3no 3 bedroom, 6 person new family dwelling houses with front and back gardens. They will be wide-fronted. Cobcar Mews will have a 'homezone' style road surfacing, shared between pedestrians and cars, which will provide a safe space for children to play. The residents will also have 6no shared parking spaces on Cobcar Mews and 4no spaces adjacent to the clubhouse, which includes one dedicated disabled bay.

Has the building or works already been carried out? ( ) Yes (•) No

4. Site Address Details

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

House: Suffix:

House name: ELSECAR MIDLAND WORKING MENS CLUB

Street address: COBCAR STREET

ELSECAR

Town/City: BARNSLEY

County:

Postcode: S74 8DA

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

Easting: 438259

Northing: 400499

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: Mr First name: James Surname: Hyde

Reference: Cobcar Street

Date (DD/MM/YYYY): 09/05/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Hi Jane,
The site in question is designated as a Housing Policy Area within the Unitary Development plan, adopted in December 2000, therefore, in principle residential development is acceptable subject to compliance with Local and National polices and guidelines.
UDP polices H8A, H8D and BE6 all provide the policy framework for assessing back land developments, they are reinforced further by guidance provided within SPG2 and SPG3. National polices PPS1 and PPS3 also have many parallels to above polices, the principle one being that they promote high quality sustainable development which ensures the efficient and effective use of land.
PPS1 states that design which is inappropriate in its context, or which fails to take the opportunity available for improving the character and quality of the area should not be accepted. To assist in the appraisal of developments PPS3 states that consideration must be given to the following matters.
That developments are well integrated with, and complement, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.
Take a design-led approach to the provision of car-parking space that is well-integrated with high quality public realm and streets that are pedestrian, cycle and vehicle friendly.
Create, or enhance, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.
Provide for the retention or re-establishment of the biodiversity within residential environments.
Although no details of design have been submitted I can comment on the layout of the scheme. It is unusual in that the properties would be angled away from the main vehicular access and the majority of the private amenity space would be to the front of the properties. This would result in a site entrance dominated by boundary treatments and there would be separation and a poor relationship between the parking area and the dwellings themselves, which could result in Secured by Design issues.
Having looked at the site and the surrounding area it maybe more appropriate to construct a single dormer bungalow which would relate to the dwelling adjacent and also the properties on Cobcar close. The property could be moved further forward on the site, and at right angles to the adjacent bungalow, in order to maintain residential amenity and position the majority of the private amenity space to the rear. This would result in a more conventional layout and appearance.
The Highways Officer comments are as follows;
Access to the site from Cobcar Street rises then falls away to the site of the proposed development. On this access is an island constructed of kerbs and concrete, which would require removal before the site was brought into use.
A turning area capable of facilitating the turning of a fire appliance must be provided on the “shared paved flooring”, as the properties are in excess of 45m from Cobcar Street. A plan showing this manoeuvre must be provided at planning application stage to show that this manoeuvre can be achieved.
Highway objections, in principle, would not be raised subject to the above issues and my usual conditions.
I am still awaiting official Tree Officer comments as he only visited the site today but initially from looking at satellite imaging he had no objections in principle subject to the trees being retained as a buffer from the railway lines and the adjacent cul de sac.
Regards

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)

New street - Cobcar Mews, show on drawings nos. 11ELS/002

7. 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

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):

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

'Homezone' style shared surface.

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:

Attached documents: Planning drawings - 110915_CobcarStreet.pdf and Design & Access Statement - 110915_CobcarStreetDA.pdf

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	9	9
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	1	1
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

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:

Site is currently used for parking a few cars and for storage of a camper van.

Is the site currently vacant? ◉ Yes ○ No

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

as above

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

Market Housing - Proposed

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

Proposed Market Housing Total: 3

Market Housing - Existing

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

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	3
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 ○ Unknown

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? 157 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:

none

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 B)

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

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 *(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: Elsecar Midland WMC Committee Number: Suffix: Street: Cobcar Street Locality: Elsecar Town: Barnsley Postcode: S7 8DA	01/06/2011

Title: Mr First name: Michael Surname: Foster

Person role: Applicant Declaration date: 09/06/2011 ☒ 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:	First Name:	Surname:
Ms	Jane	Clossick

Person role: Agent Declaration date: 09/06/2011 ☒ 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. ☒

Date 16/09/2011