BARNSLEY
Metropolitan Borough Council

Planning and Building Control
Economic Regeneration - Place Directorate
Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG
DevelopmentManagement@barnsley.gov.uk
www.barnsley.gov.uk/services/planning-and-buildings

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	Lidhurst Lodge Care Home
Address line 1	Lindhurst Road
Address line 2	Athersley North
Address line 3	
Town/city	Barnsley
Postcode	S71 3DD

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

Easting (x)	434912
Northing (y)	409778

Description

2. Applicant Details

Title	
First name	
Surname	Aggregated Micro Power Holdings PLC
Company name	Aggregated Micro Power Holdings PLC
Address line 1	C/O Agent
Address line 2	
Address line 3	
Town/city	
Country	

2. Applicant Details

Postcode	
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	Adrian
Surname	French
Company name	WYG
Address line 1	WYG
Address line 2	The Pavillion
Address line 3	Botleigh Grange Office Campus
Town/city	Hedge End
Country	United Kingdom
Postcode	SO30 2AF
Primary number	02382022800
Secondary number	
Fax number	
Email	adrian.french@wyg.com

4. Site Area

What is the measurement of the site area? (numeric characters only).	436
Unit	sq.metres

5. Description of the Proposal

Please describe the proposed development including any change of use

Installation of 2no. 199kW biomass boilers and erection of associated plant room, together with the installation of replacement flues and rearrangement of hardstanding (part retrospective application).

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

5. Description of the Proposal

If yes, please state the date when the work or change of use started (date must be pre-application submission) DD/MM/YYYY	01/08/2015

Has the work or change of use been completed? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

Care home facility

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):	
Description of proposed materials and finishes:	Red brick with dark grey brick detailing at foot of walls and on door way header

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	felt roof

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	white painted timber

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	tarmac paving

7. Materials

Other type of material (e.g. guttering) Guttering	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Black UPVC rain water goods

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

Please see existing and proposed elevations (Dwg nos. LL.03 & LL.04)

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

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

11. Assessment of Flood Risk

☐ 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

Other: No foul sewage to be disposed of.

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

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

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:

17. All Types of Development: Non-Residential Floorspace

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)
Other	0	0	60	60
Total	0	0	60	60

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

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:

Operation of 2no. 199kW 'wood pellet fuelled' biomass boilers with associated boiler equipment, fuel store and 250mm internal diameter boiler flues which extend through the roof of the plant room (2.3m above roof level). Existing flue arrangement is proposed to be replaced with new 300m diameter flues which would exit the eastern elevation of the plant room and would extend vertically (supported by a stainless steel support mast) to 3.3m above roof level.

Fuel (wood pellet) deliveries to the boilers is undertaken once a month on average. The largest vehicle which may undertake the delivery is an 8-wheel pellet blower lorry measuring 2.5mx10m. The wood pellets are blown from the fuel delivery truck into the store room via 25m blow and venting pipes which are connected to the in and out fuel valves located on the east elevation of the plant room.

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

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:

23. Pre-application Advice

Title	Mrs
First name	Elaine
Surname	Ward
Reference	

Date (Must be pre-application submission)

16/02/2018

Details of the pre-application advice received

Telephone calls to the Council to discuss how best to regularise the development. It was agreed that the applicant would submit a retrospective planning application. From the discussions with the council it was concluded that the submitted supporting documents would be sufficient to determine the application given the retrospective nature of the proposals.

24. Authority Employee/Member

With respect to the Authority, is the applicant 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

Do any of these statements apply to you? ○ Yes ◉ No

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	East and West Health Care Limited
Number	
Suffix	
House Name	Braeside Nursing Home
Address line 1	8 Royal Street
Address line 2	Smallbridge
Town/city	Rochdale
Postcode	OL16 2PU
Date notice served (DD/MM/YYYY)	06/07/2018

Person role

○ The applicant
◉ The agent

Title	Mr
First name	Adrian

25. Ownership Certificates and Agricultural Land Declaration

Surname	French
Declaration date (DD/MM/YYYY)	11/07/2018

☑ 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)	11/07/2018