



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 (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)
434360	405280

Description

Land to the south of 52, Tower Street, Barnsley, S70 1QS

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Sue and Chris

Surname

Barton

Company Name

Address

Address line 1

55

Address line 2

Huddersfield Road

Address line 3

Town/City

Barnsley

County

South Yorkshire

Country

United Kingdom

Postcode

S75 1DR

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Jeremy

Surname

Poulter

Company Name

Phi Low Carbon

Address

Address line 1

Profolk

Address line 2

Bank Chambers

Address line 3

Town/City

Stockport

County

Country

United Kingdom

Postcode

SK1 1AR

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).

949.00

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

Erection of one dwelling house, with 4 bedrooms, which is accessible and adaptable to the requirements of M4 Category 2, with single garage and associated driveways, landscaping, boundary walls and external steps

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

vacant site, previously used as allotments

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

Allotments

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

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:

Roof

Existing materials and finishes:

N/A

Proposed materials and finishes:

Colour coated standing seam steel cladding Slate to roof fronting Tower Street

Type:

Windows

Existing materials and finishes:

N/A

Proposed materials and finishes:

Aluminium faced timber windows

Type:

Walls

Existing materials and finishes:

N/A

Proposed materials and finishes:

Split faced natural stone weathered to match existing and coated standing seam steel cladding

Type:

Doors

Existing materials and finishes:

N/A

Proposed materials and finishes:

Aluminium faced timber frames doors, glazed and entrance door solid panel with vision panel

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Timber fence panel and brick and stone walls

Proposed materials and finishes:

stone faced walls to street boundary Timber fence to side

Type:

Vehicle access and hard standing

Existing materials and finishes:

N/A

Proposed materials and finishes:

Resin bound rubber permeable paving block paving edging at road

Type:

Lighting

Existing materials and finishes:

Downlighters to entrance canopy and rear canopy Low level lighting to external steps

Proposed materials and finishes:

black metal lighting

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

23-122 2.4 Design and Access Statement Tower Street rev B
Phase 2 Coal Mining Risk Assessment Tower Street, Barnsley Report Ref: 23095-PWAG-00-XX-RP-G-7000-P0
23095-PWA-00-XX-DR-G-7001-P01 EXPLORATORY HOLE PLAN-ISO A3 Plan
23095-PWA-00-XX-DR-G-7002 P01 GROUND MODEL
23095 EXPLORATORY LOGS
Ecology surveys:-
P2112_WS01.1_Land adjacent to 52 Tower St Barnsley_EclA_KH_Final (1)
P2112_WS01.2_Land adjacent to 52 Tower St, Barnsley_Full BNG_KH_Final
52 Tower St, Barnsley - Statutory_Biodiversity_Metric_Calculation_Tool
52 Tower St, Barnsley - Statutory_Biodiversity_Metric_Condition_Assessments
Arboricultural Impact Assessment WC-240.1a Land adjacent to 52 Tower Street, Barnsley S70 1QS
Drawings as listed:-
23-122 100 rev 0 Location plan
23-122 110 rev C Proposed site plan
23-122 111 rev A Tower Street Proposed Landscape plan
23-122 112 rev A Drainage and Utility Connections
23-122 115 rev B Site Sections
23-122 116 rev 0 Site Sections 2
23-122 125 rev 0 Perspective view
23-122-126 rev 0 Perspective view
23-122 127 rev 0 Context Street View
23-122 230 rev B Proposed Floor plans
23-122 235 rev B Proposed Elevations
22-122-236 rev A Interior Perspective

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please see drawing No 23-122 110 Proposed Site plan

Vehicle Parking

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

- Yes
 No

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.

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

See Drawing 23-122 112 Utility and Drainage connections

Waste Storage and Collection

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

- Yes
 No

If Yes, please provide details:

See Drawing 23 -112 111 Proposed landscape plan

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

Yes

No

If Yes, please provide details:

Storage space for 4 wheelie bins as shown on Drawing 23 -112 111 Proposed landscape plan

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

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

Market Housing

Social, Affordable or Intermediate Rent

Affordable Home Ownership

Starter Homes

Self-build and Custom Build

Self-build and Custom Build

Please specify each type of housing and number of units proposed

Housing Type:

Houses

1 Bedroom:

0

2 Bedroom:

0

3 Bedroom:

0

4+ Bedroom:

1

Unknown Bedroom:

0

Total:

1

Proposed Self-build and Custom Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="0"/>	<input type="text" value="1"/>

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Totals

Total proposed residential units	<input type="text" value="1"/>
Total existing residential units	<input type="text" value="0"/>
Total net gain or loss of residential units	<input type="text" value="1"/>

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

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

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

2023/ENQ/00289

Date (must be pre-application submission)

27/09/2023

Details of the pre-application advice received

A previous sketch scheme was submitted by Phi Architecture. The response is included in our Design and Access Statement. The summary states:-
The principle of PassivHaus would be welcome in terms of the contribution it can make in terms of sustainability and reducing climate change impacts. However, in this instance it is considered that the benefits would not outweigh the negative impacts caused to the character of the street scene and to existing residents. It is recommended that amendments are made to provide a more traditional design, scale and materials in this location, or alternatively, a more appropriate location is sought.

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- Yes
 No

Certificate Of Ownership - Certificate C

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:

Owners that we have been able to identify have been notified in writing at the address which are correct to the best of our knowledge
We have also placed the relevant notification within public notices in the Barnsley Chronicle, to be published on 2nd February 2024

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/agricultural tenants of any part of the land to which this application relates.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Town Hall

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:

Barnsley

Postcode:

S70 2TA

Date notice served (DD/MM/YYYY):

02/02/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Oak Lodge

Number:

Suffix:

Address line 1:

Redbrook Road

Address Line 2:

Town/City:

Barnsley

Postcode:

S75 2RS

Date notice served (DD/MM/YYYY):

01/02/2024

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

68

Suffix:

Address line 1:

Queens Drive

Address Line 2:

Dodworth

Town/City:

Barnsley

Postcode:

S75 3LN

Date notice served (DD/MM/YYYY):

01/02/2024

Person Family Name:

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

Barnsley Chronicle

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

02/02/2024

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Jeremy

Surname

Poulter

Declaration Date

31/01/2024

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

Sara Darwin

Date

07/02/2024