



BARNSELEY
Metropolitan Borough Council

FOR OFFICE USE

Application No.

2009/0657

Date Received

14/5

Fee Paid

Application for Planning Permission.
Town and Country Planning Act 1990

Barnsley Metropolitan
Borough Council

20 MAY 2009

Corporate Mail Room

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:		First name:		Surname:	
Company name	KEEPMOAT HOMES				
Street address:	The Waterfront				
	Lakeside Boulevard				
Town/City	Doncaster				
County:	South Yorkshire				
Country:	UK				
Postcode:	DN4 5PL				
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:		First Name:	lewis john	Surname:	ray
Company name:					
Street address:					
	Queensberry Design Ltd				
	Netherton Park				
Town/City	Stannington				
County:	Northumberland				
Country:	England				
Postcode:	NE61 6EF				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of 98no. dwellings consisting of 2 and 3 bedroom units with a associated parking, garaging and stopping up of Leslie Road.

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: 0 Suffix:
House name:
Street address: Land at Leslie, Raymond &
Reginald Road, Kendray.
Town/City: Barnsley
County: South Yorkshire
Postcode:

Description:

Vacant Land

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

Easting: 436805
Northing: 405467

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: Miss First name: Alexandra Surname: Cotton

Reference: Kendray

Date (DD/MM/YYYY): 23/01/2009 (Must be pre-application submission)

Details of the pre-application advice received:

Accepted proposed layout, and gave information on requirements for submission. Agreed a number of reports could be submitted directly to her upon their completion.

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)

QD254-01-01

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:

4no Bin storage for each unit. Local Authority Collection

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

Local Authority Collection

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

9. 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

10. Materials

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

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Brick; Ibstock Autumn Antique and Ibstock Minster Rainworth.
Stone; Costhorpe Black Old Weathered Rumbled Texture
Render: Thru Render, colour Ivory

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Concrete Tile; Russell Rooftiles Pennine Cottage Red and Grampian Slate Grey

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

UPVC windows colour white.

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Glass Reinforced Plastic. Colours shown on Dwg QD254-90-01

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Treated Timber and Masonary Walling.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Tarmacadam.

Lighting - add description

Description of *existing* materials and finishes:

Adopted Street Lighting

Description of *proposed* materials and finishes:

Street lighting to current adoptable standard

Others - description:

Type of other material:

Rain Water Goods

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Round White Plastic

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:

Design Access Statement, Site Plan / Elevations / Sections, existing and proposed.
External Finishes Dwg. House type Plans / Elevations. Site Survey.

11. 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	184	184

12. 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):

Site Survey, DwgQD254-01-01.

13. 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

14. 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

15. Existing Use

Please describe the current use of the site:

Vacant Brown Field Site

Is the site currently vacant? ☒ Yes ☐ No

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

Residential Use

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

Does the proposal involve any of the following:

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

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. 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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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'

17. Trade Effluent

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

☐ Yes ☒ No

18. 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		12	52		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

64

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

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		18	16		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total

34

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	98
Total existing residential units	0

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

20. 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

21. Hours of Opening

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

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

22. Site Area

What is the site area?

02.08

hectares

23. 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

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

25. 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

26. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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: [REDACTED]	
Number: 0 Suffix: [REDACTED]	
Street: [REDACTED]	
Locality: [REDACTED]	
Town: [REDACTED]	
Postcode: [REDACTED]	

Title: Mr First name: LEWIS JOHN Surname: RAY

Person role: Agent

Declaration date: 24/03/2009

☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select 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: ☐

Title: Mr First Name: LEWIS JOHN Surname: RAY

Person role: Agent

Declaration date: 24/03/2009

☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 24/03/2009