17/2

Application for Planning Permission.
Town and Country Planning Act 1990

ublication of applications on planning authority websites.
lease note that the information provided on this application form and in supporting documents may be published on the Authority's website.
you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mrs | First name: Clare | Surname: Russell

Company name: Equity Housing Group

Street address: Armitt House
Cheadle Hulme
Monmouth Road
Town/City: Stockport
County: Cheshire
Country: England
Postcode: SK8 7EF

	Country Code	National Number	Extension Number
Telephone number:	0044	161 486 9911	
Mobile number:			
Fax number:			

Email address: clarer@equityhousing.co.uk

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

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Colin | Surname: Leith

Company name: Bowker Sadler Partnership Limited

Street address: Hatherlow House Hatherlow
Romiley
Town/City: Stockport
County:
Country: United Kingdom
Postcode: SK6 3DY

	Country Code	National Number	Extension Number
Telephone number:		0161 406 7333	
Mobile number:			
Fax number:			

Email address: colin.leith@bowker-sadler.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Accessed off Fenn Road, Tankersely the proposals are for 20no. new homes comprising 7no. 2 bedroom bungalows, 7no. 2 bedroom houses and 6no. 3 bedroom houses

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

1819767

4. Site Address Details

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

Description:

House: 16 Suffix:

House name:

Street address: FENN ROAD

TANKERSLEY

Town/City: BARNSLEY

County:

Postcode: S75 3DE

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

Easting: 434532

Northing: 400022

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: Steve Surname: Kirkham

Reference:

Date (DD/MM/YYYY): 13/01/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Overall site layout works well with vehcile access taken off Fenn Road.
Village Green gives strong focal point to development.
Visual connection to Glebe Court works well
Rear gardens to be as far back form the A61 as is practical
Screen planting to A61 to be continuous
Proposed red brick and render external materials, to relate to existing housing, is fine.
Pedestrian link to Westwood New Road would be beneficial so long as screen planting on embankment is maintained where practical.
Refuse/re-cycling storage - 3 wheelie bins + box for paper

5. 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)

11-048/100 Site Plan as Proposed

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:

Hard standing in the rear gardens has been provided for waste bins to be located.

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

If Yes, please provide details:

Hard standing in the rear gardens has been provided for re-cycling bins & boxes to be located.

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):

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Red Brick
Off white Render

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Grey concrete roof tiles

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Dark Grey (Ral 7016) uPVC window frames

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Front doors - Timber veneer/effect finish
Rear Doors - Dark grey (Ral 7016) uPVC glazed doors

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Front boundaries - Conservation kerb upstand, with metal railings on top, 1000mm high total.
Rear and side boundaries - Close boarded timber fence with timber trelis on top, either 1800mm or 2100mm high, as agreed with Secured by Design officer.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Vehicle Access - Black tarmac
Car parking - Black tarmac
Pavements - Black tarmac
Private paths - Grey paving slabs

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Street lighting - to adoptable specification
Private security lighting - wall mounted front and rear

9. (Materials continued)

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:

001 Location Plan
100 Site Plan as Proposed
105 Site Roof Plan as Proposed
106 Site Boundary Treatments as Proposed
107 Typical boundary treatments
110 Ground and First Floor Plans 2B4P Plot Nos 1 and 2
111 Plans and Elevations 2B4P Plot Nos 3 to 5
112 Plans and Elevations 2B4P and 3B5 Plot Nos 6 and 7
113 Plans and Elevations 2B4P and 3B5P Plot Nos 8 and 9
114 Plans and Elevations 2B3P Plot Nos 10 to 12
115 Plans and elevations 2B3P Plot Nos 13 and 14
116 Plans and elevations 2B3P Plot Nos 15 and 16
117 Plans and elevations 3B5P Plot No 17
118 Plans and elevations 3B5P Plot Nos 18 and 19
119 Plans and elevations 3B5P Plot No 20
125 Street Elevations
1474 01 Tree Survey
1474 02 Tree Removals Retention and Protection
1474 03 General Arrangements
1474 04 Planting Plan
Drainage Strategy
Ecological Survey
Flood Risk Assessment Proforma
Landscape Strategy
Planning Noise Assessment
Tree Survey Report
Design and Access Statement

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	26	26
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	4	4
Short description of Other	Additional visitor parking spaces for use by existing residents of Fenn Road.		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [x] 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):

LK Consult Ltd. - Drainage 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 [x] 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, C on land a[illegible]nt 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:

Disused paddock.

Is the site currently vacant? ◉ Yes ○ No

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

Previously used for keeping horses

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		4	3		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 7

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

17. Residential Units (continued)

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		10	3		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total: 13

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	20
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? 00.73 hectares

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:

No Plant or Commercial Processes proposed

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.

25. Certificates (Certificate B - continued)

Notice recipient				Date notice served
Name	Peter Antcliff, NPS Barnsley Ltd			18/02/2012
Number:		Suffix:		
Street:	Gateway Plaza			
Locality:	Sackville Street			
Town:	Barnsley			
Postcode:	S70 2RD			
Name	Darren Lee Wood			18/02/2012
Number:	12	Suffix:		
Street:	Fenn Road			
Locality:	Tankersley			
Town:	Barnsley			
Postcode:	S75 3DE			

Title: Mrs First name: Clare Surname: Russell

Person role: Applicant Declaration date: 18/02/2012 ☒ 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: Mrs First Name: Clare Surname: Russell

Person role: Applicant Declaration date: 18/02/2012 ☒ 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. ☒

Date 17/02/2012