



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	<input style="width: 90%;" type="text"/>
Suffix	<input style="width: 90%;" type="text"/>
Property Name	<input style="width: 90%;" type="text" value="Strawbridges Garden Centre And Farm Shop, Audreys Coffee House And Deli"/>
Address Line 1	<input style="width: 90%;" type="text" value="Doncaster Road"/>
Address Line 2	<input style="width: 90%;" type="text" value="Darfield"/>
Address Line 3	<input style="width: 90%;" type="text" value="Barnsley"/>
Town/city	<input style="width: 90%;" type="text" value="Barnsley"/>
Postcode	<input style="width: 90%;" type="text" value="S71 5EZ"/>

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

Easting (x)	Northing (y)
<input style="width: 90%;" type="text" value="440495"/>	<input style="width: 90%;" type="text" value="405206"/>

Description

Applicant Details

Name/Company

Title

Mr`

First name

Gary

Surname

Walker

Company Name

Darfield Pet Cremation Services

Address

Address line 1

Strawbridges Garden Centre

Address line 2

DoncasterRoad

Address line 3

Darfield

Town/City

Barnsley

County

Country

United Kingdom

Postcode

S71 5EZ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

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

This application seeks advice on the suitability to erect a concrete base (approximately 4m x 4m and bunded to 75mm), three sheds on wooden bases, and one pergola (fitted to the concrete base), on unused ground adjacent to a car park, for use as a pet crematorium. The sheds and pergola will all be timber and we will be as environmentally friendly as possible with materials and wood preserving treatments that we use. The colours used will fit in to the surrounding area, being sympathetic to the further out farmlands and a nearby SSSI, (wetlands and Grimethorpe bird sanctuary 1.2miles away). We intend to site a cremator onto the concrete pad under the pergola which will be hidden from view by wooden trellis on which will grow climbers and other plants that are bee and bird friendly, maintained by the garden centre next door. There are hedges and trees around the perimeter, but these will not be affected in any way by the setting up of our business, in fact, we will enhance and improve the area around us by encouraging further habitation by bees and birds, also creating a safe haven for hedgehogs and any other wildlife around us.

As far as I know, there is no change of use as the plot is not in use for any other purpose as we speak. It is just spare ground that we will be clearing the rubbish from to use. Parking should not be an issue as we will only have one vehicle, (which we will use for collection of the pets), the only other vehicles that will visit us are the occasional pet owner that prefers to bring or collect their pet personally, which is not a regular occurrence. We don't have a shop or anything to browse, so we don't get occasional visitors.

The cremation process is a clean process involving high temperatures to vaporise the by-product in a specialist built unit specifically for this purpose, by Addfields of Burntwood, Staffordshire. I will include the issued spec sheets for the machine that we own in an attachment. It is built in accordance with the requirements of DEFRA, we were told this by the representative of Addfields that we have met with. there are very few, if any, emissions from the chimney other than heat trace. Fumes odours and residue are minimal to non existent, any that are apparent will be dealt with in a sanitary and immediate manner . We will be within the guidelines of disposing of less than 50 kg per hour of by-product as our machine operates at a lower figure than that anyway. As to how many cremations a day we will be doing, that depends on getting the custom which will, by the nature of the service we provide, fluctuate from week to week. I estimate two to ten pets per week until business picks up, then, at full capacity (considering each cremation takes an average of two hours) we could possibly do four per day. If we get anywhere close to reaching the upper limit, we will take this under advisement.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The site we intend to use, is currently not in use for any other purpose as it is spare ground a bit overgrown. On other areas of the whole site, there is a garden centre near to us. five craft sheds with their backs to us, and a coffee shop/deli/cafe at the other end of the site. An adequate parking area for all aforementioned businesses covers most of the rest of the area. All the other business owners are happy for us to join their little community and can't wait for us to be up there with them.

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

As before, the site we intend to use is an unused spare section of land adjacent to the end of a gravel car park. The rest of the site is in use as described previously.

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:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

At the moment there are old road chippings on the floor that need raking and resettling.

Proposed materials and finishes:

We intend to use concrete as a base (4m x 4m x 100mm) for the cremator (which is green and will be disguised as much as possible to conceal its existence) to stand on, over which will be built a wooden pergola treated with green environment friendly wood preserver. The sheds (for the office and storage) and bases will be factory made and installed by the supplier and again, treated with green environment friendly preserver. All this will camouflage itself against the backdrop of the hedges and trees on the boundary of the site that is adjacent to us. All the wood will be left as a natural finish and not clad with any other materials, all the buildings will merge and match in perfectly well with the existing wooden buildings on site, the concrete will be sealed and coloured grey to match the surrounding ground colour.

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

I will include all the information we sent to pre planning and answer any questions that arose from the initial perusal of said information.

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

Vehicle Parking

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

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

4

Total proposed (including spaces retained):

2

Difference in spaces:

-2

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

Waste Storage and Collection

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

- ☒ Yes
☐ No

If Yes, please provide details:

Our only disposable waste will be paper and cardboard which will be recycled.

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

- ☒ Yes
☐ No

If Yes, please provide details:

We intend to use the services of a shredder company as there will be sensitive and personal information in the paperwork we dispose of. This will be on a 'as and when required' basis, but the paperwork will be kept in our safe until time for disposal.

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

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

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

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes](#).

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

E - Commercial, Business and Service

Unknown:

No

Monday to Friday:

Start Time:

09:00

End Time:

17:00

Saturday:

Start Time:

09:00

End Time:

17:00

Sunday / Bank Holiday:

Start Time:

End Time:

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

If Yes, please specify each hazardous substance and the amount involved:

<div>Hazardous substance : Other (please specify) Other (please specify): IHO (Industrial Heating Oil) Amount - Tonne(s): 0.8000</div>

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

2022\ENQ\00532

09/12/2022

Details of the pre-application advice received

There are a few changes that we have made since the initial pre app, one storage shed has been taken off the list and the concrete pad shrunk from 5m x 4m to 4m x 4m. there are a few inaccuracies in the email we received also, the office shed is 2.7m high (including base) and not 4.2m and the chimney of the incinerator will only reach 4.1m including filter cap.

Trees and hedges were mentioned, but we won't be removing any hedges, our plan is to create more screening using hedges and planting to create/encourage bird and bee habitation. I will be consulting with Natural England and a local bee keeper on biodiversity issues. I will act on any advice given or suggested to keep our business in line with the harmony of flora and fauna in this area. My wife and myself are animal lovers and ecologically aware, we just want to provide a compassionate service for grieving pet owners whilst maintaining a happy balance with everything around us.

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

Certificate Of Ownership - Certificate B

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; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "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:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

4th floor Fountain Precinct

Address Line 2:

Leopold Street

Town/City:

Sheffield

Postcode:

S1 2JA

Date notice served (DD/MM/YYYY):

01/12/2022

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr`

First Name

Gary

Surname

Walker

Declaration Date

16/04/2023

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Gary Walker

Date

20/04/2023