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. Applicant Name, Address and Contact Details

Title: Mr | First name: Rob | Surname: Jones

Company name: The Pet Vet (Veterinary Services) LLP

Street address: Century House
1275 Century Way
Thorpe Park
Town/City: Leeds
County: WEST YORKSHIRE
Country: United Kingdom
Postcode: LS15 8ZB

	Country Code	National Number	Extension Number
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: Mr | First Name: Terry | Surname: Pearson

Company name: Terry Pearson Consultant

Street address: One One One Fagley Road
Town/City: Bradford
County: West Yorkshire
Country: United Kingdom
Postcode: BD2 3LR

	Country Code	National Number	Extension Number
Telephone number:	44	01274643118	
Mobile number:	44	7973118219	
Fax number:			

Email address: info@terrypearson.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

New state of the art veterinary surgery.

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: Suffix:

House name: Sportsman Inn

Street address: Wakefield Road

Smithies

Town/City: Barnsley

County:

Postcode: S71 1NN

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

Easting: 435004

Northing: 408204

Description:

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: Mrs First name: Georgina Surname: Whitehouse

Reference: The Pet vet

Date (DD/MM/YYYY): 04/08/2015 (Must be pre-application submission)

Details of the pre-application advice received:

Brief telephone call, no concerns at proposal other than a potential highways issue. No further information provided.

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

7. 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

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:

Non existing

Description of *proposed* materials and finishes:

Coloured thru wall insuated render

9. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Non existing

Description of *proposed* materials and finishes:

Flat roof with single ply rubber membrane and glass atrium

Windows - description:

Description of *existing* materials and finishes:

None existing

Description of *proposed* materials and finishes:

uPVC colored to cleint details

Doors - description:

Description of *existing* materials and finishes:

None existing

Description of *proposed* materials and finishes:

Glass door to main entrance uPVC to personal and other doors coloured to match windowsu

Boundary treatments - description:

Description of *existing* materials and finishes:

Existing mix of brick, stone, fencing

Description of *proposed* materials and finishes:

Retain all existing repair where necessary

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Existing

Description of *proposed* materials and finishes:

Make good existing tarmac car park

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Lighting to signage back-lit
Signs to building and signs to each corner

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:

Attached PDF's:
DAS

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	20	20	0
Light goods vehicles/public carrier vehicles	0	1	1
Motorcycles	0	3	3
Disability spaces	0	3	3
Cycle spaces	0	3	3
Other (e.g. Bus)	0	0	0
Short description of Other			

11. 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):

Existing drainage on site

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
- ☒ 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, 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

14. Existing Use

Please describe the current use of the site:

Derelict land - previous pub demolished

Is the site currently vacant? ◉ Yes ○ No

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

Sportsman Inn

When did this use end (if known) (DD/MM/YYYY)? 01/01/2012

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 design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ◉ Yes ○ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

By licensed waste disposal - medical waste.

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

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

18. All Types of Development: Non-residential Floorspace (continued)

Use class/type of use		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)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	300.0	300.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	0.0	0.0	300.0	300.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

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	6	4	8

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) 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
D1	07:30:00	20:30:00	08:00:00	16:00:00	09:00:00	15:00:00	☐

21. Site Area

What is the site area? 00.50 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:

Care, welfare and treatement of animals

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ◉ Yes ○ No

A. Toxic substances Amount held on site

23. Hazardous Substances (continued)

		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

23. Hazardous Substances (continued)

	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)
	Tonne(s)

C. Flammable substances (unless specifically named in parts A and B) Amount held on site

23. Hazardous Substances (continued)

		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)
		Tonne(s)

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 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 *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

Owner/Agricultural Tenant						Date notice served
Name	Z M Properties Ltd					
Number:	121	Suffix:		House name:		
Street:	Moffat Street					
Locality:						10/07/2015
Town:	Glasgow					
Postcode:	G5 0ND					

25. Certificates (Certificate B - continued)

Title: Mr | First name: Terry | Surname: Pearson

Person role: Agent | Declaration date: 17/08/2015 | ☒ 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 17/08/2015