

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. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="The Hawthorns"/>
Address line 1	<input type="text" value="Keresforth Hall Road"/>
Address line 2	<input type="text" value="Kingstone"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Barnsley"/>
Postcode	<input type="text" value="S70 6NG"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="433745"/>
Northing (y)	<input type="text" value="405051"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Miss"/>
First name	<input type="text" value="Karen"/>
Surname	<input type="text" value="Neville"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="The Hawthorns"/>
Address line 2	<input type="text" value="Keresforth Hall Road"/>
Address line 3	<input type="text" value="Kingstone"/>
Town/city	<input type="text" value="Barnsley"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

S70 6NG

Primary number

Secondary number

Fax number

Email address

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

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

0.4

Unit

hectares

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

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.

The Hawthorns is a private residential Victorian House built in 1876, located in an acre of grounds, bordering Locke park. It has 3 reception rooms, 8 bedrooms and extensive cellars, over 4 floors. It is a lovely old house that has been sadly neglected and we feel very privileged to be able to live here. For the last 12 months we have worked tirelessly to make the house into a home, retaining and restoring any original features. The house will be an ongoing project for many years and requires significant funding. With this in mind we would like to open our home for afternoon tea and weddings/civil ceremonies. There will be no areas used exclusively for business use and there have not been or will be no alterations made just for business use. The house and grounds will have nothing altered or added to suggest it is anything other than a private residence. Our events are strictly by appointment only at set times and durations, there will be no set opening/closing times/days because we will not offer a walk in service. Events would be held in day time hours, with evening events being infrequent, if at all. Afternoon tea will be served between 12.00 and 4.30. Weddings will be for small numbers around 8 to 30 people and will be daytime only and will not include the evening celebration. The local registrar has visited and feels it would be an appropriate and useful venue, subject to meeting the necessary criteria for a license application. The enclosed wall garden to the side of the property, which is the furthest away from any immediate neighbours, will be the main outside space used. We hope to offer Pop up lunches to coincide with seasonal events. We intend to be closed Sundays and Mondays but would like to keep our options open. Likewise it is envisaged that we will in the main close around 5pm. Providing live music in the form of un-amplified sometimes amplified piano, flute and guitar. In the main all our music is played for background and ambiance purposes so would not be overly loud as to cause a nuisance. A noise management plan is in place as requested by Environmental Health. We have submitted a premises license application. We see alcoholic drinks as an enhancement to our other services and not the focus, so will not be serving mainstream alcoholic brands, or keep large quantities of alcohol on the premises. We will pre-order selected beverages for each event. A food safety officer has visited. Access will be through the main gates located on Keresforth Hall Rd. There is parking for around 20+ cars within the grounds and guests visiting by car will only be admitted if their car is parked within the grounds. First and foremost this is our home and we enjoy the peaceful surroundings and want to preserve this. Our aim is to provide a bespoke and unique service for small numbers, serving home prepared food to a high standard as a means of funding the restoration/modernisation of the house. We will be respectful and sensitive to our neighbours.

Has the work or change of use already started? ☒ Yes ☐ No

If yes, please state the date when the work or change of use started (date must be pre-application submission)
DD/MM/YYYY

01/05/2019

Has the work or change of use been completed? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Private residence

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

6. Existing Use

- 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

7. Materials

- Does the proposed development require any materials to be used?

☐ Yes ☒ No

8. 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

9. Vehicle Parking

- Is vehicle parking relevant to this proposal?

☒ Yes ☐ No

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

10. 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'.

11. 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 a 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

11. Assessment of Flood Risk

- ☐ Existing water course
- ☒ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. 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

13. 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

14. 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

15. Trade Effluent

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

☐ Yes ☒ No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);

16. Residential/Dwelling Units

3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

17. 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. Employment

Will the proposed development require the employment of any staff? ☒ Yes ☐ No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees		2	

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

20. 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:

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

22. 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

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff

24. Authority Employee/Member

- (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.

☐ Yes ☒ No

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?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

☒ 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 (cannot be pre-application)