

Planning Statement.

I am currently running a small business called Koi Net Supplies from a workshop at my home at 6 Rimington Road Wombwell and have done so for the last 10 years with the benefit of planning permission.

After consultation with the planning office I have purchased a house at 42 Pit Street Wombwell along with an adjacent plot of land. It is my hope to transfer my business to this new address.

I would like to incorporate the adjacent land within the curtilage of 42 Pit Street, using the land as a garden area and erect a single storey double garage/outbuilding to the rear and continue my business from there.

The proposed building will be of brick, block and tile construction and will be rendered and painted the same colour of the house.

The manufacturing processes are achieved using mainly DIY type tools. Our equipment includes small drills, a dry metal chop saw, electric fabric cutter, industrial sewing machine and a small single phase ring rolling machine.

The noise aspect will be low and it is worth noting that in the 10yrs of operating my business at Rimington Road I have never had complaints of any nature including any complaints of noise.

The working hours are 8.30am to 4.30pm Monday to Friday and would continue the same.

The business is run in the main by me with my wife being part time. We do not have any other employees.

We do not serve members of the public from the premises and do not intend to do so from the proposed address.

Last year we had deliveries of materials about 20 times in total and FedEx made collection calls about 50 times, therefor traffic problems have never been an issue and would remain the same.

Phil Hall

From: Cotton, Alexandra [AlexandraCotton@barnsley.gov.uk]
 Sent: 20 March 2012 07:31
 To: 'sales@koinetsupplies.co.uk'
 Subject: RE: Enquiry at 42 Pitt Street Wombwell
 Phillip

The form can be accessed via this link:

http://www.planningportal.gov.uk/uploads/appPDF/B4405Form004_england_en.pdf

The drawings can be done by you, providing they are clear and drawn to a scale, either accurate scale (i.e 1:200) or incorporating dimensions.

Regards

Alexandra Cotton
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 (01226) 772597

From: sales@koinetsupplies.co.uk [mailto:sales@koinetsupplies.co.uk]
 Sent: 19 March 2012 17:20
 To: Cotton, Alexandra
 Subject: RE: Enquiry at 42 Pitt Street Wombwell

Hello Alexandra,

It is few months down the line but thank you for your email and a visit to the site. It seems finally the purchase of 42 Pitt Street will go through and I wish to apply for the planning permission as discussed in my previous email.

I have looked at the links you have given and wish to know which form to use.

Also do the drawings of the proposed workshop have to be produced by a registered architect?

Thank you again for your help and I look forward to your reply.

Regards

Phillip Hall

-----Original Message-----

From: Cotton, Alexandra [mailto:AlexandraCotton@barnsley.gov.uk]
 Sent: Thursday, October 27, 2011 12:30 PM
 To: 'sales@koinetsupplies.co.uk'
 Subject: Enquiry at 42 Pitt Street Wombwell

Phillip

I have been to visit the site in question and do not consider that there would be an issue with your proposal to operate a small business from the premises if it were to operate from a domestically scaled outbuilding/garage, during day time hours only and not on Sundays.

The site lies on the periphery of the Housing Policy Area, directly on the boundary with the Green Belt, adjacent to an area of undeveloped land and close to units which are in commercial use and as a result it is not considered that the use will adversely affect any residents.

Additionally, the proposal is supported by local policy. Specifically UDP Policy H8B.

Policy H8B states that

PLANNING PERMISSION WILL BE GRANTED FOR SMALL SCALE, NON-RESIDENTIAL USES IN HOUSING POLICY AREAS, AND FOR THE EXPANSION OF EXISTING USES, IF :

A) THERE IS NO UNDULY HARMFUL IMPACT ON THE AMENITY OF NEIGHBOURING AND NEARBY RESIDENTS BY WAY OF NOISE, DISTURBANCE, LOSS OF PRIVACY, TRAFFIC CONGESTION OR OTHER FORMS OF NUISANCE

B) THERE IS NO UNDULY HARMFUL VISUAL IMPACT ON THE CHARACTER OF THE RESIDENTIAL AREA; BOUNDARY TREES, HEDGES AND WALLS SHOULD BE RETAINED WHEREVER POSSIBLE; AND THE DESIGN OF NEW BUILDINGS, OR EXTENSIONS SHOULD BE TO A GOOD STANDARD, RELATING TO EXISTING BUILDINGS IN TERMS OF APPEARANCE, SITING, SCALE AND MATERIALS.

C) THERE IS NO CONFLICT WITH PUBLIC SAFETY ON THE HIGHWAY AND THERE IS SATISFACTORY PROVISION WHERE NECESSARY FOR OFF-STREET PARKING, SERVICING AND MANOEUVRING AREAS. WHERE PARKING IS TO BE PROVIDED IN ANY AREA FRONTING A HIGHWAY, THAT AREA SHOULD BE PROVIDED WITH SOFT LANDSCAPING AND SCREENING WHERE POSSIBLE

You will need to submit a formal application to approve the use.

Along with your application form you will need to submit a planning statement

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which addresses the above points (a, b, c) detailing, amongst other things, the numbers of employees the business will support, the intended hours/days of operation for the business, the expected additional vehicle movements that the business will generate along with the anticipated number of customer movements on a daily/weekly/monthly basis – whichever is most relevant.

The cost of such an application would be £335 and the description would be along the lines of:

'Erection of garage/Change of use of existing garage/outbuilding (whatever the case may be) to operate as a fishing net manufacturer'.

Please find below a link to online forms and also a guide to working from home, which has been produced by the Planning Portal.

Link to forms

http://www.barnsley.gov.uk/online/services/business/planning/development_control/planning_application_forms_validation_checklists_or_plans

Link to guide

<http://www.planningportal.gov.uk/permission/commonprojects/workingfromhome/>

I hope the above is of use.

Please note that the email contains officer advice only and will not prejudice the outcome of any future planning application.

Regards

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From: sales@koinetsupplies.co.uk [mailto:sales@koinetsupplies.co.uk]
Sent: 04 October 2011 10:53
To: DevelopmentControl & DevelopmentManagement
Subject: possible business planning permission at 42 pit street wombwell

Dear Sir,

At the moment I run a business called Koi Net Supplies from my home at 6 Rimington road Wombwell I have had a grant of planning permission to do so since the 14/02/2002. The original application reference was B/02/0068/MW

I now wish to move house to the above address above and before I make an offer on the property I would like to find out if I can continue to run my business from this new address.

Having spoken to Alexandra Cotton she has advised that a visit could be arranged at my present address to see how my business operates.

It is worth mentioning that I have had no complaints from any neighbours since the business started in 2002.

I would be pleased to give any information you require

Regards
 Phillip Hall

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