

Application for Planning Permission and consent to display advertisement(s).
Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisement) Regulations 2007

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	92
Suffix	
Property name	
Address line 1	High Street
Address line 2	Goldthorpe
Address line 3	
Town/city	Barnsley
Postcode	S63 9DG

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

Easting (x)	446192
Northing (y)	404060

Description

2. Applicant Details

Title	Mr
First name	David
Surname	Jarvis
Company name	York St John University
Address line 1	173
Address line 2	Ringway
Address line 3	Bolton Upon Dearne
Town/city	Barnsley

2. Applicant Details

Country

England

Postcode

S63 8AU

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).

50

Unit

sq.metres

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 property is situated on a busy high street in Goldthorpe.
It is a semi-detached property and is owned outright by myself.
The property next door is also a commercial property and directly across the road there is a full road of shops (take aways/hairdressers)
The property has residential planning permission to convert the upstairs into a flat/apartment. The ground floor is for commercial usage. It was previously used for office space.
There is a larger cellar which is accessible via a stoned stairs.
The ground floor comprises of 2 largish rooms and a lobby area where the stairs are situated. There is a side door leading from the lobby to the small court yard at the back. The court yard includes an outside WC and a bricked out building.
On the first floor there is a large front room and a smaller room. There is also a bathroom with shower cubicle.
There is also a loft.
The property has an alley way which leads from the front to the rear of the property.
All of the ground floor windows and doors have electric shutters to increase security of the building.

The intention is to change the class use of this property to a bar (A1 to A4). Only the ground floor will be used as bar space, the first floor will not be accessible to the public. Internal changes to the property, comprises of 2 walls being removed - the wall dividing the 2 reception rooms and the rear wall connecting to the outside toilet. The toilet will become accessible from the inside. The cellar hatch will be sealed with stud walls and 1 locked door (fire door) and will not be accessible to the public. There are 2 steps in situ leading from the front reception room to the rear, the steps will be extended width ways and have hand rails at either side. Iron railings will be fitted to the upper level to divide both rooms, but allow for one large open space to be created. A ramp will be created to the front of the property made from the existing block paving. The ramp will be half permanent and half a temporary ramp to enable access.

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

6. Existing Use

Please describe the current use of the site

The 2 ground floor rooms and lobby area to the rear are empty - not in use.

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site

Office space.

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.

Planning Portal Reference: PP-07940403

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

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

Brick and plaster finish to all internal walls.

Description of proposed materials and finishes:

Metal supports hidden by a lowered ceiling.
Wanting to add 2 studd walls in the second room to block access to the cellar.
This will be made of wood and plaster.

Doors

Description of existing materials and finishes (optional):

Existing doors are UPVC (access and egress)
There are no internal doors at present.

Description of proposed materials and finishes:

Wanting to install 2 x doors - 1 to the cellar and one to the toilet. Both will be fire doors.

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Galvanised metal fence to the front and part way to the side. Bricked wall to the rear.

Description of proposed materials and finishes:

Fencing at the rear.
Wider galvanised gate to the front leading to a ramp.

Lighting

Description of existing materials and finishes (optional):

Office suspended large ceiling lights.

Description of proposed materials and finishes:

Changing to small spot lights.
Low level light to the front.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ 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

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

☐ 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);
- 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

If you have answered Yes to the question above please add details in the following table:

Use Class	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)
A4 - Drinking establishments	50	0	0	0
Total	50	0	0	0

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

18. Employment

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

Please complete the following information regarding employees:

18. Employment

Type	Full-time	Part-time	Equivalent number of full-time
Proposed employees	2	4	4

19. Hours of Opening

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

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
A4 - Drinking establishments	Start Time: 11:00 End Time: 23:00	Start Time: 11:00 End Time: 23:00	Start Time: 11:00 End Time: 22:00	

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. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

1 external sign fixed to the top of the metal shutter/housing advertising the name - The Corner Tap.

Please select the type(s) of advertising you are proposing:

- ☒Fascia sign(s)
- ☐Projecting or hanging sign(s)
- ☐Hoarding(s)
- ☐Other type(s)

Please add details of each proposed fascia sign

Fascia sign(s): 1	
What is the height from the ground to the base of the advertisement?	3 metre(s)
What is the maximum projection of the advertisement from face of building?	0.3 metre(s)
Dimension:	Height: 0.3 x Width: 2 x Depth: 0.3 metre(s)
What materials will the sign be made of?	
Wood or plastic	
What is the maximum height of any of the individual letters and symbols?	30 cm

22. Type of Proposed Advertisement(s)

Fascia sign(s): 1	
The colour of text and background	
Each letter of the sign will be a large scrabble piece	
Will the sign be illuminated?	No
Will the sign be illuminated internally or externally?	
Illuminance levels	0 cd/m2
Will the illumination be static or intermittent?	

23. Location of Advertisement(s)

- Is the advertisement(s) you are applying for already in place? ☐ Yes ☒ No
- Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal? ☐ Yes ☒ No ☐ Not Applicable
- Will the proposed advertisement(s) project over a footpath or other public highway? ☐ Yes ☒ No

24. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From	01/11/2019
To	20/06/2099

25. 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

26. 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	Nathan
Surname	Denman
Reference	
Date (Must be pre-application submission)	
24/05/2019	

Details of the pre-application advice received

26. Pre-application Advice

Highways DC:

- The site is considered to be accessible with well-defined footways, bus services and on-road cycling available;
- The internal layout shows a pedestrian entrance with a ramp at front to replace the existing steps and is positioned on-site. This should have a desirable gradient of 5% (1:20) and a hand rail. To accommodate the gate may require widening and the footway regarding subject to further details.
- There is no parking available at the site and space does not permit compliance with the SPD: Parking, however given the location of the building this is acceptable.
- No significant road safety issues are foreseen. The customer area is relatively small and licensing controls apply, and it is not anticipated that users would overspill onto the footway and into the junction of the High Street and Barnburgh Lane.

All in all, there are no highways objections in principle to the proposal, subject to further details as set out above.

Pollution Control: Noise management plan submitted and pollution control happy with the information enclosed within this plan.

Food Hygiene: 1. The Food Business Operator (including wet sales only) must complete and return the registration form. 2. Separate hand washing facilities must be provided in the bar area. 3. Ensure there is a lobby separating the toilet from the bar area.

The site falls within Urban Fabric, which appears to have a variety of uses but predominantly falls within residential (including dwellings attached) and shops (adjacent). There doesn't appear to be any external changes to the building, with the exception of the intention to create disabled/ramped access which is acceptable subject to the construction materials being good quality and the ramp remaining in keeping with the building and surrounding area. Any change to signage would need to be included within any potential forthcoming application. Highways have also been consulted and due to the location and availability of alternative transport close by, they have raised no objections in principle subject to the condition placed regarding the gradient of the hand rail and ramp. The main point of concern should we receive a full application would be noise and its impact upon neighbouring properties. Pollution Control have been consulted on this application and a noise management plan has been submitted which is acceptable. Pollution Control have raised no concerns subject to conditions placed which limits people being outside with drinks after 9pm at both the front and rear of the premises.

On the basis of the above, the proposal is acceptable in principle subject to the noise management plan being adhered with, highways conditions being complied with and the design/materials of the disabled ramp.

27. 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.

☐ 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?

28. Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?

☒ Yes ☐ No

29. 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

30. 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)

20/06/2019