

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:	Andrew John	Surname:	Swinley
Company name:					
Street address:	3 Barnby Hall Cottges				
	Lane Head Road			Telephone number:	
	Cawthorne			Mobile number:	
Town/City:	Barnsley			Fax number:	
Country:				Email address:	
Postcode:	S75 4DT				
Are you an agent acting on behalf of the applicant?				☐ Yes ☒ No	

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

After some guidance and help from your Wellington House office I understand My Application is for Change of use from an "A1" retail to an "A1 & A3 Mixed Use" Retail and Café including outdoor seating area and Tea Garden.
I understand that the garden and building premises are "red lined" as fully business use but currently just down as retail and has no record for a Tea Room/ Garden. The Area I have submitted includes the private parking, and all buildings.

We purchased this business in 2012 from the previous owners Ken and Debbie as a Village Store, Tea Room and Tea garden. They had run the business as this for 2 years.

Ken and Debbie bought the business from Steve & Yvonne who were the first people to start serving food very successfully from the Tea Room and Garden September 2007 this also included Sunday lunches and full English breakfast which were served both inside and outside in the Tea Garden. On speaking with Stephen, he is 100% sure he contacted the council at the time in 2007 but was re assured that planning permission then wasn't needed as the premises was down as business use. Unfortunately for me Steve has no record of this advice.
Prior to this the Village Store and the now Tea Room sold crafts and pottery as well as a Village Store. The garage at the bottom of the Tea Garden used to be a pottery which was frequented by the public and the items were sold in the now Tea Room and Village Store.

We rent the property from Savills Estate agents who act on behalf of the Canon Hall estates. The proprietor: Richard Anthony Edward Humbers as per copy of land registry title submitted. Our contract is a 15 yer lease from the 1/8/2013

Has the building, work or change of use already started?	☒ Yes ☐ No	If Yes, please state the date when the building, work, or use started:	01/09/2007
Has the building, work or change of use been completed?	☒ Yes ☐ No	If Yes, please state the date when the building, work, or change of use was completed:	01/09/2007

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

From the notes hand written for me and advice given: -
To apply for A1 Retail to Mixed Use A1 & A3 Retail & Cafe Including Outdoor Seating Tea Garden.
An already established Village Store to include Tea Room /Garden because not currently got planning permission for Tea room / Garden/ Café.

My rear parking would not be of interest to council as it's my shared access and always been in history the owners private parking area. We do not use this for the public other than rare special circumstances where disability would necessitate this ease of access.

Since the garage is used as a store and has no till access by customers when needed would be of no real issue.
The officer that originally visited us said the same.

When we took over the premises in December 2012. We invited the council down to help and guide us. We had some good advice on the visit which has helped attain a 5star food rating and when we showed the current Tea garden and the Tables then in place from the previous owner, the only advice was to watch the number of covers because at some point we would need and extra public toilet to the one we have now.

Some advice was also given on my visit to planning as to the fact that we are close to the ten-year mark where with supporting documents and evidence then this would help "rubber Stamp" the application but felt that by making a change of use application would be better for me now and if we sold the business in years to come.

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

6. Pedestrian and Vehicle Access, Roads and Rights of Way

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

No Material details were submitted for this application

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	2	2	0
Light goods vehicles / public carrier vehicles	2	2	0

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

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:

The current use of the site is a Village Store, Tea Room and Tea Garden. The Garage is currently used as mainly a Fruit and Vegetable store but also bulk store items for the shop. A small section is for tool storage and lawnmower.

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.

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

17. Residential Units

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

17. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	4	1	

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

507.00

sq.metres

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:

General Village Store sales / Counter activity. Bread,Milk, Fruit and Vegetable deliveries to the shop early before opening hours and through the day. Cleaning down at the end of each day.

Tea room just 10 covers max. Tea Garden Weather Dependent Max 28 covers for choice (very unusual to have all seats taken other than a large local event. Such as Tour de Yorkshire or the Cawthorne Open Gardens once every two years.

Garden plants on sales in the Tea Garden / Village Store transacted in the Village Store. Fruit & Vegetables Bulk Stored collected from the Garage and stocked / transacted in the Village Store

We have just one till in the village store, one "over counter fridge", one public access fridge / freezer. In the back we have one fridge, fridge freezer and cooker.

No Meals are cooked on the premises. One Gas / Electric cooker used just to boil eggs for sandwiches and occasionally bake scones.

We have a 2 group 20amp Coffee machine, 13amp Kettle, 10amp Toaster and 4amp Microwave.

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 clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

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)

24. Site Visit

☐ 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:	Savills			15/08/2017	
Number:	48	Suffix:	House name:		
Street:	Bootham				
Locality:					
Town:	York				
Postcode:	YO30 7WZ				
Title:	Mr	First name:	Paul	Surname:	Ainscough
Person role:	AGENT		Declaration date:	15/08/2017	☒ 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 18/08/2017