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**Please complete this form in block capitals using black ink to facilitate scanning.**  
**You are advised to read the accompanying guidance notes and per-question help text.**  
**If you would rather make this application online, you can do so on our website:**  
**<https://www.planningportal.co.uk/apply>**

# **Application for Planning Permission**

Town and Country Planning Act 1990 (as amended)

## **Privacy Notice**

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

## **Local Planning Authority details:**



**Planning and Building Control**  
**Economic Regeneration - Place Directorate**  
Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG  
**DevelopmentManagement@barnsley.gov.uk**  
**[www.barnsley.gov.uk/services/planning-and-buildings](http://www.barnsley.gov.uk/services/planning-and-buildings)**

## **Publication on Local Planning Authority websites**

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

<b>1. Applicant Name and Address</b>	<b>2. Agent Name and Address</b>
Title: <input type="text" value="Mr"/> First name: <input type="text" value="Thomas"/>	Title: <input type="text" value="Mr"/> First name: <input type="text" value="Andrew"/>
Last name: <input type="text" value="Marsh"/>	Last name: <input type="text" value="Bissett"/>
Company (optional): <input type="text" value="Alpha Dora Property Group"/>	Company (optional): <input type="text" value="Ropergate Architecture"/>
Unit: <input type="text" value="9"/> House number: <input type="text"/> House suffix: <input type="text"/>	Unit: <input type="text" value="20b"/> House number: <input type="text"/> House suffix: <input type="text"/>
House name: <input type="text"/>	House name: <input type="text"/>
Address 1: <input type="text" value="Park Lane Business"/>	Address 1: <input type="text" value="the old post office"/>
Address 2: <input type="text" value="Centre Park Lane"/>	Address 2: <input type="text" value="Ropergate"/>
Address 3: <input type="text" value="Langham"/>	Address 3: <input type="text"/>
Town: <input type="text" value="Colchester"/>	Town: <input type="text" value="Pontefract"/>
County: <input type="text"/>	County: <input type="text"/>
Country: <input type="text"/>	Country: <input type="text" value="United Kingdom"/>
Postcode: <input type="text" value="CO4 5WR"/>	Postcode: <input type="text" value="WF8 1LY"/>

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Erection of 2 two storey residential blocks for use as assisted living accommodation. Consisting of 14 apartments across the two blocks with shared amenity space, parking, cycle storage and bin stores. Two number existing road access points are to be re-instated as footpaths and one is to be enlarged to provide vehicle access.

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

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):  (date must be pre-application submission)

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 (DD/MM/YYYY):  (date must be pre-application submission)

Reference number of permission in principle being relied on (technical details consent applications only):

Is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)? ☐ Yes ☒ No

4. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting:  Northing:

Description:

land between Cromford Avenue and Blackheath Road

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). Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

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

Details of pre-application advice received?

To conclude, the principle of residential/assisted living accommodation at this site is acceptable. The site is currently in a poor state and its unsightly appearance detracts from the character of the area. The development of the site would be welcomed to enhance the appearance of the local area and utilise a currently undeveloped brownfield site. Paragraph 124 states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes or other identified needs. However, there are some concerns regarding the design/position of the proposed buildings as referred to in the Urban Design Officer's comments. The separation distance between the habitable room windows and the existing blank elevations of the building to the south is currently unacceptable and would provide an oppressive outlook for residents. Additionally, the distance between north facing windows and the existing boundary wall would create a similar harmful outlook. Further consideration of the window positions needs to be undertaken to provide an acceptable design. The size of the shared outdoor amenity space would also need to be increased to accord with the SPD guidance. The Adult Commissioning Department have raised a few queries/concerns regarding the development. Any future application would need to include sufficient justification regarding these points. It is recommended that the applicant liaise with the relevant departments in this regard to ensure that the development is located at the most appropriate site. The applicant should also further develop the design/elevations of the proposed buildings, to ensure that the proposal is in-keeping with the local character. As mentioned, the street scene consists of low-density properties which creates an open and spacious character. The proposed apartment blocks currently appear bulky and imposing, therefore further detailing and improvements to the elevations would be welcomed.

## Site Area

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

1746.00

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - 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.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

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

Erection of 2 two storey residential blocks for use as assisted living accommodation. Consisting of 14 apartments across the two blocks with shared amenity space, parking, cycle storage and bin stores. Two number existing road access points are to be re-instated as footpaths and one is to be enlarged to provide vehicle access.

Has the work or change of use already started?

- ☐ Yes  
☒ No

## Existing Use

Please describe the current use of the site

Derelict land, consisting of concrete hard standing areas, part demolished brick boundary walls and dilapidated steel gates.

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

Hard standing for delivery vehicles

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.**

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

## Materials

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

☒ Yes

☐ No

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

**Type:**

Walls

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

Red Multi blend facing brickwork. Reconstituted stone heads and cills

**Type:**

Roof

**Existing materials and finishes:**

none present

**Proposed materials and finishes:**

Sandtoft Calderdale Grey Plain Flat concrete roofing tile, with matching ridge tiles

**Type:**

Windows

**Existing materials and finishes:**

none present

**Proposed materials and finishes:**

Anthracite Grey UPVC windows

**Type:**

Doors

**Existing materials and finishes:**

None present

**Proposed materials and finishes:**

Anthracite grey, polyester powder coated aluminium windows

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Brickwork walls in multiple locations, some partially demolished. Metal gates and fencing

**Proposed materials and finishes:**

1.8m high close boarded timber fence and gate. 450mm high timber post and knee rail fence Boundary hedges

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

concrete and tarmac hard standing areas. tarmac site entrances

**Proposed materials and finishes:**

Tarmac for reinstatement of vehicle entrances to footpaths to adoptable standards. Tarmac to new enlarged vehicle entrance way. Tarmac to new parking areas. Concrete paving flags to on site footpaths

**Type:**

Lighting

**Existing materials and finishes:**

none present

**Proposed materials and finishes:**

building mounted down lighting for security purposes

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

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

HR-RA\_XX\_XX\_DR\_A\_(03)04B Proposed Siteplan  
HR-RA\_A\_XX\_DR\_A\_(03)05D Unit A Proposed Plans and Elevations  
HR-RA\_B\_XX\_DR\_A\_(03)06C Unit B Proposed Plans and Elevations  
HR-RA\_XX\_XX\_DR\_A\_(03)09 Site Boundary Treatment  
2032\_RA\_D+AS\_Haddon Road\_Athersley

## 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

HR-RA\_XX\_XX\_DR\_A\_(03)04B Proposed Siteplan

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No

**Vehicle Type:**

Cars

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

14

**Difference in spaces:**

14

**Vehicle Type:**

Cycle spaces

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

14

**Difference in spaces:**

14

## 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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

☐ Yes

☒ No

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

## 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

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

☒ Yes

☐ No

Based on your site details, you are likely eligible to [use our partner's online tool to create the metric sheet and all information and supporting documents and plans you need to comply with biodiversity net gain, including the metric sheet](#). Estimated time to complete is 45 minutes.



Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

0.34

Please provide the date the onsite pre-development biodiversity value was calculated

15/10/2024

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

The assessment was done to be submitted as part of the application and had to be prepared in advance

When was the version of the biodiversity metric used published?

31/10/2024

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

**Document/Plan:**

Other (please specify)

**Please specify:**

Ecological Impact assessment

**Document name/reference:**

Haddon Road Ecological Impact Assessment

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- ☐ Yes  
☒ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- ☐ Yes  
☒ No

## 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

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

HR-RA\_XX\_XX\_DR\_A\_(03)10 Proposed Drainage

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes  
☐ No

If Yes, please provide details:

HR-RA\_XX\_XX\_DR\_A\_(03)04B Proposed Siteplan

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes  
☒ No

## Trade Effluent

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

- ☐ Yes  
☒ No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes  
☐ No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- ☒ Market Housing  
☐ Social, Affordable or Intermediate Rent  
☐ Affordable Home Ownership  
☐ Starter Homes  
☐ Self-build and Custom Build

# Market Housing

Please specify each type of housing and number of units proposed

<b>Housing Type:</b>	
Other	
<b>1 Bedroom:</b>	
14	
<b>2 Bedroom:</b>	
0	
<b>3 Bedroom:</b>	
0	
<b>4+ Bedroom:</b>	
0	
<b>Unknown Bedroom:</b>	
0	
<b>Total:</b>	
14	

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	14	0	0	0	0	14

## Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

## Totals

Total proposed residential units	14
Total existing residential units	0
Total net gain or loss of residential units	14

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
- ☒ No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☒ Yes

☐ No

## Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

4

Part-time

Total full-time equivalent

## Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes  
☒ No

## 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

## 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

Jessica

Surname

Duffield

Reference

2024\ENQ\00240

Date (must be pre-application submission)

14/08/2024

Details of the pre-application advice received

To conclude, the principle of residential/assisted living accommodation at this site is acceptable. The site is currently in a poor state and its unsightly appearance detracts from the character of the area. The development of the site would be welcomed to enhance the appearance of the local area and utilise a currently undeveloped brownfield site. Paragraph 124 states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes or other identified needs.

However, there are some concerns regarding the design/position of the proposed buildings as referred to in the Urban Design Officer's comments. The separation distance between the habitable room windows and the existing blank elevations of the building to the south is currently unacceptable and would provide an oppressive outlook for residents. Additionally, the distance between north facing windows and the existing boundary wall would create a similar harmful outlook. Further consideration of the window positions needs to be undertaken to provide an acceptable design.

The size of the shared outdoor amenity space would also need to be increased to accord with the SPD guidance.

The Adult Commissioning Department have raised a few queries/concerns regarding the development. Any future application would need to include sufficient justification regarding these points. It is recommended that the applicant liaise with the relevant departments in this regard to ensure that the development is located at the most appropriate site.

The applicant should also further develop the design/elevations of the proposed buildings, to ensure that the proposal is in-keeping with the local character. As mentioned, the street scene consists of low-density properties which creates an open and spacious character. The proposed apartment blocks currently appear bulky and imposing, therefore further detailing and improvements to the elevations would be welcomed.

## 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.

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?

- ☐ Yes
- ☒ No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No



# Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, 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.  
I/We also accept that, in accordance with the Planning Portal's terms and conditions:  
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;  
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

andrew bissett

Date

19/11/2024