

# 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:	David	Surname:	Laban
Company name:	Andrew Bailey Architects Ltd				
Street address:	8-10	Telephone number:	Country Code	National Number	Extension Number
	High Street				
	Hoyland	Mobile number:			
Town/City:	Barnsley	Fax number:			
County:	Barnsley	Email address:			
Country:	United Kingdom				
Postcode:	S74 9AB				
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

### 2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Andrew	Surname:	Bailey
Company name:	Andrew Bailey Architects				
Street address:	85	Telephone number:	Country Code	National Number	Extension Number
	Lundhill Road				
	Wombwell	Mobile number:			
Town/City:	Barnsley	Fax number:			
County:	South Yorkshire (Met County)	Email address:	AA2LARCHITECTS@BTCONNECT.COM		
Country:					
Postcode:	S73 0RL				

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

Part Ground floor change of use from A1 to C3  
(First Floor change of use is permitted development)  
New gate opening and boundary fence

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

#### 4. Site Address Details

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

Description:

House:	<input type="text" value="8"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="High Street"/>		
	<input type="text" value="Hoyland"/>		
Town/City:	<input type="text" value="Barnsley"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="S74 9AB"/>		

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

Easting:	<input type="text" value="437307"/>
Northing:	<input type="text" value="400569"/>

#### 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:	<input type="text" value="Mr"/>	First name:	<input type="text" value="James"/>	Surname:	<input type="text" value="Hyde"/>
Reference:	<input type="text" value="e mail"/>				
Date (DD/MM/YYYY):	<input type="text" value="10/03/2015"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Andrew,  
Thank you for your recent pre application enquiry relating to the change of use of an existing A1 retail unit at 8-10 High Street Hoyland. The proposal is to retain the A1 use on the majority of the ground floor and convert the first floor and part of the ground floor to a 2 bedroom residential (C3) unit. In accordance with the General Permitted Development Order, Part 3 'Changes of Use & Associated Operational Development', Class F allows development consisting of a change of the use of a building to a mixed use for any purpose within class A1 (shops) of the schedule to the Use Classes Order and as up to 2 flats from a use for any purpose within class A1 of that Schedule. This is subject to 'some or all of the parts of the building used for any purpose within class A1 of the schedule to the Use Classes Order shall be situated on a floor below the lowest part of the building used as a flat'.  
Therefore, the first floor element of the flat would not require permission as it would be permitted development, the only part that would require permission would be the ground floor utility room associated with the C3 use. Given that only that one small element requires permission, and it would not have a significant impact on the scheme overall, there would be no objections to a planning application for the proposal.  
It is acknowledged that no off road parking spaces are proposed for the flat, however, as mentioned above it could be accommodated on the first floor without permission. Furthermore, it would be located in a sustainable location with good access to public transport as well as services available within walking distance.  
If you require any further help or information prior to submitting a planning application, please do not hesitate to contact me.  
Regards  
James Hyde  
BA (Hons), MA, MRTPI  
Planning Officer  
Development Management  
Barnsley Metropolitan Borough Council  
PO BOX 604  
Barnsley  
S Yorks  
S70 9FF' 01226 772683  
+jameshyde@barnsley.gov.uk  
Please note that the views expressed in this email are the informal opinions of officers based on the information available at present. They are not binding on the council, who will determine your planning application

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

Is a new or altered vehicle access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Is a new or altered pedestrian access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public roads to be provided within the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public rights of way to be provided within or adjacent to the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

## 7. Waste Storage and Collection

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

Yes  No

If Yes, please provide details:

02A

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

Please state what materials (including type, colour and name) are to be used externally (if applicable):

### Walls - description:

Description of *existing* materials and finishes:

stone

Description of *proposed* materials and finishes:

stone

### Roof - description:

Description of *existing* materials and finishes:

no change

Description of *proposed* materials and finishes:

no change

### Windows - description:

Description of *existing* materials and finishes:

no change

Description of *proposed* materials and finishes:

no change

### Doors - description:

Description of *existing* materials and finishes:

no change

Description of *proposed* materials and finishes:

no change

### Boundary treatments - description:

Description of *existing* materials and finishes:

pcc post and panel

Description of *proposed* materials and finishes:

pcc post and panel

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

### Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

01A, 02A, 03

## 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	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

## 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

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

01A

## 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:

Shop A1

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

### Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	1				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total

### Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Social Rented Housing Total

### Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

## 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	0	0	0
Proposed employees	0	0	0

## 20. Hours of Opening

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		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

## 21. Site Area

What is the site area?  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:

Is the proposal for a waste management development?  Yes  No

### 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

### 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)

The agent  The applicant  Other person

### 25. Certificates (Certificate A)

#### Certificate of Ownership - Certificate A

#### Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title:  First name:  Surname:

Person role:  Declaration date:   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