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: Ms | First name: Linda | Surname: Addy

Company name: Kingswood Learning & Leisure Group Ltd

Street address: Kingswood House
Alkmaar Way

Town/City: Norwich
County:
Country: England
Postcode: NR6 6BF

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: David | Surname: Clough

Company name: AXIS P.E.D. Ltd

Street address: Unit 11 Well House Barns
Chester Road
Bretton

Town/City: Chester
County: Flintshire
Country: United Kingdom
Postcode: CH4 0DH

	Country Code	National Number	Extension Number
Telephone number:	08448	700 007	
Mobile number:			
Fax number:			

Email address: davidclough@axisped.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

An existing coal fired boiler currently provides hot water and central heating to the education centre. This boiler is almost 50 years old and is nearing the end of its useful life. It urgently needs to be replaced.
The proposal comprises a new free standing building adjacent to the existing coal fired boiler room. The new single storey building (footprint dimensions 4.9 x 6.2m) will sit on a base of dimensions 6.4 x 5.1m. Two 100kw oil fired boilers will be located within the building.
Two oil tanks (each 2.45 x 1.425 x 1.465m high) will be located outside the building and at a slightly higher level to provide gravity flow of oil to the boilers. The oil tanks would be enclosed by a close boarded 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)

House: Suffix:

House name: KINGSWOOD LEARNING & LEISURE GROUP LTD

Street address: HUDDERSFIELD ROAD

PENISTONE

Town/City: SHEFFIELD

County:

Postcode: S36 7GF

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

Easting: 423568

Northing: 404964

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: Mr First name: Graham Surname: Northern

Reference: March and November 2010

Date (DD/MM/YYYY): 10/11/2010 (Must be pre-application submission)

Details of the pre-application advice received:

Telephone conversation to establish whether planning application would be required for the proposed development. Mr Northern advised that application would be required as this was non residential development without any permitted development rights.
Mr Northern referred to previous planning application (ref 2010/0969) submitted earlier this year for combined activity barn, accommodation and plant room. This application was registered 05/08/2010 and subsequently withdrawn 27/10/2010.

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

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

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

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

The Peak Venture centre buildings in the vicinity of the proposed development have a mixture of finishes including the original yellow orange brick finish typical of 1960s style buildings; red brick for the chemical store anddark grey coloured profile steel for containers.

Description of *proposed* materials and finishes:

The only cladding material available in this particular model of garage would be a Canterbury Spar finish.

Roof - description:

Description of *existing* materials and finishes:

Existing Peak Venture buildings in the vicinity have flat roofs, mostly bitumastic or felt.

Description of *proposed* materials and finishes:

It is proposed that the new building has a monopitch roof using fibre cement panels.

Windows - description:

Description of *existing* materials and finishes:

Peak Venture centre existing windows are of timber construction.

Description of *proposed* materials and finishes:

It is not essential for this structure to have any windows in its elevations but it may be desirable to provide natural daylighting. Plans show a single window of steel framed construction but this may not be considered necessary and may be omitted from the finished building.

Doors - description:

Description of *existing* materials and finishes:

Peak Venture centre existing doors are of timber construction.

Description of *proposed* materials and finishes:

The main 'up and over' door would be of lightweight profile steel construction. The rear personnel door would be of steel construction providing a durable and low maintenance fitting.

Boundary treatments - description:

Description of *existing* materials and finishes:

A range of fencing styles can be found at the Peak Venture centre including chain link fencing, weldmesh fencing, close boarded timber and timber post and rail.

Description of *proposed* materials and finishes:

It is proposed that a 1.6m high close boarded fence with lockable gates be erected around the oil tanks. The fence and gates would allow access for refilling whilst helping to improve the security and providing concealment for the tanks from other parts of the Centre.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

The existing surfaces to be occupied by the proposed development comprises an area of amenity grassland.

Description of *proposed* materials and finishes:

The proposed new building will sit on a concrete slab foundation within an area of hardstanding to be either gravelled or paved. The oil tanks will sit on concrete slabs at a higher level than the new building, allowing oil to flow under gravity to the boilers. The need to create a level platform for the slab of the building requires a short retaining wall to be used. A section showing the arrangement of the oil tank slab, the retaining wall and the slab for the building are provided to accompany the application.

Lighting - add description

Description of *existing* materials and finishes:

The existing centre benefits from a modest amount of external lighting which enables visiting children to move around the Centre in hours of dusk and darkness.

Description of *proposed* materials and finishes:

No changes are required to the extent of hours of operation of external lighting. The proposed new building and oil tanks will not require any new external lighting.

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:

Design and Access Statement v1 25-11-10
Location plan ref 1114-01-01
Existing site layout ref 1114-01-02
Proposed site layout ref 1114-01-03
Proposed building plan and elevations ref 1114-01-04
Indicative cross section ref 1114-01-05
Product literature: Titan Bunder Oil Tanks - model ES 2500

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	14	14	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	2	2	0
Cycle spaces	0	0	0
Other (e.g. Bus)	4	4	0
Short description of Other	Visiting pupils are transported to the site using coaches - this will remain unchanged.		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☐	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

N/A

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 free standing building and oil tanks are to be located on a patch of amenity grassland.

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 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

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

Use class/type of use		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)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	30.0	30.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	0.0	0.0	30.0	30.0

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

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	52	2	0
Proposed employees	52	2	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
C2	09:30:00	21:00:00	09:30:00	21:00:00	09:30:00	21:00:00	☐

21. Site Area

What is the site area? 61.00 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:

Two no. 100kw oil fired boilers would be located within a new free standing building. Boilers would be fuelled from two no. oil tanks to be located immediately adjacent to the building.

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

If Other has been selected, please provide:

Contact name:

Title: | First name: | Surname:

Telephone number:

Country code: | National number: | Extension number:

Email Address:

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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)* of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: Mr Jamie Charlesworth Number:	Suffix: Street: Barnsley MBC, PO Box 634 Locality: Town: Barnsley Postcode: S70 9GG	25/11/2010

Title: Mr | First name: David | Surname: Clough

Person role: Agent | Declaration date: 25/11/2010 | ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

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

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr | First Name: David | Surname: Clough

Person role: Agent | Declaration date: 25/11/2010 | ☒ 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. ☒

Date: 25/11/2010