

# 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:		Surname:			
Company name:	BDW Trading Limited						
Street address:	Vico Court		Telephone number:	Country Code	National Number	Extension Number	
	Ring Road						
	Lower Wortley		Mobile number:				
Town/City:	Leeds		Fax number:				
County:	West Yorkshire		Email address:				
Country:	United Kingdom						
Postcode:	LS12 6AN						
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:	Mark	Surname:	Johnson	
Company name:	Johnson Brook					
Street address:	Regent House		Telephone number:	Country Code	National Number	Extension Number
	5 Queen Street				0113 2042249	
			Mobile number:			
Town/City:	Leeds		Fax number:			
County:	West Yorkshire (Met County)		Email address:			
Country:	United Kingdom					
Postcode:	LS1 2TW					mark@johnsonbrook.co.uk

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

Residential development of 66 dwellings and associated infrastructure.

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:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Land off Church Lane"/>		
Town/City:	<input type="text" value="Hoylandswaine"/>		
County:	<input type="text" value="Barnsley"/>		
Postcode:	<input type="text"/>		

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

Easting:	<input type="text" value="425902"/>
Northing:	<input type="text" value="405291"/>

Description:

The site is located at the Northern end of Hoylandswaine and is centered on Ordnance Survey reference SE258052. The site comprises two fields, the northern field is arable fields and the southern field is grassland.

#### 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="Andrew"/>	Surname:	<input type="text" value="Burton"/>
Reference:	<input type="text" value="2013/ENQ/00522"/>				
Date (DD/MM/YYYY):	<input type="text" value="04/09/2013"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

It was detailed that plans reflect well the objectives of the economic strategy and draft policy LD7. However, only limited weight can be afforded so proposals will need to justify proposals against para 14 of the NPPF.  
Landscaping buffers will be required to protect Green Belt.  
Heritage Statement required.  
On going maintenance for public open space will be required.  
Generally positive comments received regarding design.  
A copy of the pre-application advice note can be found appended in the Planning Case Report attached to this 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?  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 the reference of the plan(s)/drawings(s)

Drawing number HS-PL/01  
Please see Transport Statement

#### 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:

Bin storage is provided to the side and rear of properties, away from the street. Please see Design and Access Statement for more information.

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:

Bin storage is provided to the side and rear of the properties away from the street. Please see Design and Access Statement for more information.

## 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:

N/A

Description of *proposed* materials and finishes:

Stone construction.

### Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Pitched roofs, steeper pitches to properties which also include dormers and roof lights to vary the roofscape.

### Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Bay windows to one side of the front elevation and on side of the 'corner turner' house types. Sash style windows with small square panes both at eaves height and lower down with stone heads and cills.

### Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Feature entrances with columns/pilasters around the door frame

### Boundary treatments - description:

Description of *existing* materials and finishes:

Hedgerows and trees.

Description of *proposed* materials and finishes:

Hedgerows and trees to be retained.

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Residential streets are not to be dominated by tarmac. Key junctions, bends and private drives are treated with different hard surface materials to add variety to the street.

### Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be confirmed

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:

Please see Design and Access Statement and Housetype and Garage Booklet.

## 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):

Please see Flood Risk Assessment

## 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:

Agricultural land and open fields. The northern field is arable and the southern field is grassland. One existing dwelling on site.

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

#### Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		0	0	60	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

#### Market Housing - Existing

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

Existing Market Housing Total

#### Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		4	2		
Flats/Maisonettes					
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	66
Total existing residential units	1

### 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?  hectares

### 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 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*) 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: James Edward Makins & Julie Elizabeth Makins Number: <input type="text"/> Suffix: <input type="text"/> House name: Hunger Hill Farm Street: Haigh Head Road Locality: Hoylandswaine Town: Sheffield Postcode: S36 7JQ	27/06/2014
Name: David Richard Mackrill Number: 4 Suffix: <input type="text"/> House name: <input type="text"/> Street: Greenacre Drive Locality: Upper Denby Town: Huddersfield Postcode: HS8 8UP	27/06/2014
Name: Elizabeth Anne Carby & Joseph David Gerald Carby Number: <input type="text"/> Suffix: <input type="text"/> House name: Beets House Street: Haigh Head Road Locality: Hoylandswaine Town: Sheffield Postcode: S36 7LY	27/06/2014
Name: Mary Ruth Leigh Number: 14 Suffix: <input type="text"/> House name: <input type="text"/> Street: Grenville Street Locality: Bristol Town: <input type="text"/> Postcode: BS3 1EF	27/06/2014

Title: Mr  First name: Mark Surname: Johnson  
Person role: Agent Declaration date: 27/06/2014  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 27/06/2014