BARNSLEY
Metropolitan Borough Council

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

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. Site Address

Number	
Suffix	
Property name	
Address line 1	
Address line 2	
Address line 3	
Town/city	
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)	435792
Northing (y)	399478

Description

Former agricultural/grazing land but now a level development plateau created under Planning Permission 2020/0647

2. Applicant Details

Title	Mr
First name	G
Surname	Pardoe
Company name	Equites Newlands (Hoyland) Ltd
Address line 1	Lumonics House
Address line 2	Valley Drive
Address line 3	Swift Valley Industrial Estate
Town/city	Rugby
Country	

2. Applicant Details

Postcode	CV21 1TQ

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

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Ms
First name	Katrina
Surname	Hulse
Company name	Cushman & Wakefield LLP
Address line 1	St Paul's House
Address line 2	23 Park Square South
Address line 3	
Town/city	Leeds
Country	
Postcode	LS1 2ND
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	13.71
Unit	Hectares

5. 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.

Full planning application for the development of 2no. storage and distribution units (Class B8) with ancillary offices including creation of access roads, parking, associated landscaping and infrastructure.

5. Description of the Proposal

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

Vacant development plot

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site

formerly agricultural/grazing land

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

7. 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):

Walls	
Description of existing materials and finishes (optional):	N/a
Description of proposed materials and finishes:	Main Warehouse: Gradated horizontally fitted trapezoidal profiled built up metal cladding system.HPS 200 ultra: White (RAL) 9003 Goosewing (RAL 7038) Pure Grey (RAL 000 55 00) Merlin Grey (RAL 180-40-05) Loading Dock: Precast concrete Office: Horizontally laid plastic coated metal microrib MR300 cladding (or similar approved). External Finish and colour Anthracite (RAL7016), White (RAL9003), feature entrance surround orange (RAL2003).

Roof	
Description of existing materials and finishes (optional):	n/A
Description of proposed materials and finishes:	Anthracite RAL 7016

Windows	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Office: PPC frame-glazed entrance doors and windows with grey tinted glazing. External colour Anthracite: RAL 7016. Lookalike glazing panels where required to be antracite film or spandrel panels.

7. Materials

Doors	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Office: PPC frame glazed entrance door, external colour Anthracite: RAL 7016 Warehouse: Insulated composite panel Dock and Level Access doors - Anthracite RAL7016. Steel faced fire escape/personnel doors Anthracite 7016.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Dry stone walling feature to entrance bellmouth using local/reclaimed stone stone gabion retaining walls 2.4m high Paladin (weldmesh) Dark Green RAL 6005 gates to yard entrance and across fire tender access. 2.4m high Paladin (weldmesh Fencing - Dark Green (RAL 6005 to perimeter of yard 2m high acoustic barrier

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	tarmac to parking areas Concrete block paving - bracken mix to office elevations and main access footways into the site and around car park.

Other Smoking Shelter	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Clear polycarbonate curved panels/end panels, galvanised steel boxed frame

Other Cycle Shelters	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Clear polycarbonate curved panels/end panels, Galvanised steel boxed frame and integrate hoops.

Other Sprinkler tanks	
Description of existing materials and finishes (optional):	N/a
Description of proposed materials and finishes:	Generic sprinkler tanks to suit fit out design - grey galvanised

Other Infrastructure Housing	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Gas and electricity - Dark Green RAL 6005

7. Materials

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

Drawing No. 4400-100-P10 Masterplan
Drawing No. 4400-103-P03 External Materials
Drawing No. 4400-300-P02 Elevations Plot 2A
Drawing No. 4400-300-P03 Elevations Plot 2B
Design and Access Statement

8. 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

Drawing No. 4400-100-P10 Masterplan

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? (•) Yes ( ) No

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	289	289
Cycle spaces	0	42	42
Disability spaces	0	14	14
Motorcycles	0	14	14

10. 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'.

11. 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

If Yes, you will need to submit a 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

11. Assessment of Flood Risk

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

12. 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

13. 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. Please state the plan(s)/drawing(s) references.

Drawing No. 1300-P01 Surface and Foul Water Drainage Layout

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

An area is provided within the site for both Plot 2A and 2B for waste disposal and is located in proximity to each building. See Drawing 4400-100-P10 Masterplan

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

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ○ Yes ◉ No

17. 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

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	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)
B8 - Storage or distribution	0	0	41899	41899
Total	0	0	41899	41899

Loss or gain of rooms

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

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ○ Yes ◉ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

20. 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

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 it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

22. 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

23. 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 (Must be pre-application submission)

03/08/2021

Details of the pre-application advice received

Response to EIA screening letter confirming required ES, advice in relation to the type of application to be submitted.

24. 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. ( ) Yes (•) No

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?

25. Ownership Certificates and Agricultural Land Declaration

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* and/or agricultural tenant** of any part of the land or building to which this application relates; or

( ) The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Lumonics House
Address line 1	Swift Valley Industrial Estate
Address line 2	Valley Drive
Town/city	Rugby
Postcode	CV21 1TQ
Date notice served (DD/MM/YYYY)	23/08/2021

Person role

- ○ The applicant
- ◉ The agent

Title	
First name	Katrina
Surname	Hulse
Declaration date (DD/MM/YYYY)	23/08/2021

☑ 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 (cannot be pre-application)	23/08/2021