



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:	Mark	Surname:	Hanks
Company name:	Transpennine Pension Fund				
Street address:	53 Dovecote				
	Wombwell				
Town/City:	Barnsley				
Country:					
Postcode:	S73 0LS				
	Telephone number:				
	Mobile number:				
	Fax number:				
	Email address:				
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:	Oglesby
Company name:	Oglesby & Limb Ltd.				
Street address:	Suite 4 & 5 Market Chambers				
	12 Market Place				
Town/City:	Spalding				
Country:	United Kingdom				
Postcode:	PE11 1SL				
	Telephone number: 01775761196				
	Mobile number:				
	Fax number:				
	Email address: design@o-l-ltd.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

The proposal involves the change of use of the former offices of Foulstone Forge Ltd in to a residential dwelling together with alterations, the construction of a detached double garage and new boundary treatment.

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:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

Description:

Former forge building now disused that fronts Everill Gate Lane, Broomhill, Wombwell.

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

General advice received that change of use would be acceptable but any proposed extension would need to be of limited scale. Boundary treatments would also need to be sympathetic due to the proximity of the green belt. If any noise generating equipment were proposed then an acoustic assessment may be required. Drainage details required. Details in respect of amenity space would be required.

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)

A single new access point for both vehicular and pedestrian entry and exit is proposed direct from Everill Gate Lane in the north-east corner of the site. This is indicated on drawing A1217-01 and A1217-13.

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:

Area allocated on drawings A1217-01 & A1217-13.

7. Waste Storage and Collection

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

Yes No

If Yes, please provide details:

Area allocated on drawings A1217-01 & A1217-13.

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):

Boundary Treatments - description:

Description of *existing* materials and finishes:

North boundary - nom. 900mm high brick wall.
South boundary - undefined.
East boundary - brick wall and nom. 2m high galvanized steel palisade.
West boundary - undefined.

Description of *proposed* materials and finishes:

North boundary - as existing.
South boundary - Nom. 1800mm high close-boarded timber fence.
East boundary - Nom. 1800mm high close-boarded timber fence.
West boundary - Part Nom. 1800mm high close -boarded timber fence and part nom. 900mm high close-boarded timber fence.

Doors - description:

Description of *existing* materials and finishes:

Existing - destroyed in fire.

Description of *proposed* materials and finishes:

Proposed - uPVC in dark grey finish.

Lighting - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Standard bulk-heads lights above external doors.

Roof - description:

Description of *existing* materials and finishes:

Existing building - natural slate (mostly now missing).

Description of *proposed* materials and finishes:

Existing building - natural slate
Proposed garage - to match dwelling.

Vehicle Access - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Gravel drive

Walls - description:

Description of *existing* materials and finishes:

Existing building - red/brown brick

Description of *proposed* materials and finishes:

Existing building - no changes proposed.
Proposed garage - facing brick to LA approval

Windows - description:

9. Materials

Description of *existing* materials and finishes:

Painted, single glazed galvanized steel Crittal type windows.

Description of *proposed* materials and finishes:

Double glazed uPVC in dark grey finish.

OTHER - description:

Type of other material:

Description of *existing* materials and finishes:

Mostly damage in fire.

Description of *proposed* materials and finishes:

Plastic in dark grey / black.

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:

Drawings:

A1217-01 - Site location and block plan as existing.
A1217-03 - Floor plans and cross section as existing.
A1217-04 - Elevations as existing.
A1217-10 - Floor plans and section as proposed.
A1217-11 - Elevations as proposed.
A1217-12 - Detached double garage as proposed.
A1217-13 - Site block plan as proposed.
A1217-D and A - Design and access statement.

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	2	2

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):

Drawing A1217-01 provides details of the drain run and cess pit that the building already discharges to.

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

12. Assessment of Flood Risk

How will surface water be disposed of?

- 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 site is currently disused and the building is burnt-out.

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

17. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	1	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	1
Total existing residential units	

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

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)
B1 (c) - Light industrial	151	151	0	-151
Total	151	151	0	-151

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
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19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

360.00

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:

The site was previously used as a forge but the proposal seeks change of use to a dwelling so no such processes will occur in the future.

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 clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

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 2015 Certificate under Article 14

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