

PLANNING - PO Box B93, Civic Centre 3, Huddersfield, HD1 2JR **Tel:** 01484 414746 **E-mail :** dc.admin@kirklees.gov.uk

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:	Clare Whitaker and Ian Turner	First Name:	NA	Surname:	NA
Company name:	NA				
Street address:	Martins Nest Farm				
	Grime Lane				
	Victoria, Near Hepworth				
Town/City:	Holmfirth				
Country:					
Postcode:	HD9 7TG				
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:		First Name:	Michael	Surname:	Coates
Company name:	T. J. Coates Ltd				
Street address:	2 Unity Hall Court				
	Haighmoor Road				
	West Ardsley				
Town/City:	Wakefield				
Country:	England				
Postcode:	WF3 1ED				
Telephone number:				01132525825	
Mobile number:				07973513015	
Fax number:					
Email address:				mick@mjcoates.com	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of Farmhouse and Hall, erection of two new dwellings, link extension to farmhouse, amended window design and erection of two double garages (Amendment to Planning Con-sent 2017/90561)

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" value="Upper Milshaw Farm"/>		
Street address:	<input type="text" value="Milshaw Lane"/>		
	<input type="text" value="Dick Edge Lane"/>		
	<input type="text" value="Near Hepworth"/>		
Town/City:	<input type="text" value="Holmfirth"/>		
Postcode:	<input type="text" value="HD9 7TG"/>		

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

Easting:	<input type="text" value="417763"/>
Northing:	<input type="text" value="406453"/>

Description:

Demolition of Farmhouse and Hall, erection of two new dwellings, link extension to farmhouse, amended window design and erection of two double garages (Amendment to Planning Con-sent 2017/90561)

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="Neil"/>	Surname:	<input type="text" value="Bearcroft"/>
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Reference:	<input type="text" value="email 22nd August 2017"/>
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Date (DD/MM/YYYY):	<input type="text" value="22/08/2017"/>	(Must be pre-application submission)
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Details of the pre-application advice received:

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

If Yes, please provide details:

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

☒ Yes ☐ No

If Yes, please provide details:

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):

Doors - description:

Description of *existing* materials and finishes:

Existing timber doors

Description of *proposed* materials and finishes:

Proposed timber or aluminium with colour finish doors

Roof - description:

Description of *existing* materials and finishes:

Stone roof slates

Description of *proposed* materials and finishes:

Proposed Indian stone slates

Walls - description:

Description of *existing* materials and finishes:

stone walls

Description of *proposed* materials and finishes:

Proposed stone walling, sample approved 14.02.17 by John Richie

Windows - description:

Description of *existing* materials and finishes:

existing timber windows

Description of *proposed* materials and finishes:

Proposed timber or aluminium windows with colour finish

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:

Demolition of Farmhouse and Hall, erection of two new dwellings, link extension to farmhouse, amended window design and erection of two double garages (Amendment to Planning Con-sent 2017/90561)

01-01_ existing hall MJC/01/01 existing hall
02-01_ existing house MJC/02/01 existing farm house
3-P03_ Proposed Site Layout 3-P03 Proposed site layout
3-P04_ Block Plan (existing site layout) 3-P04 Block Plan (existing site layout)
04-10_ B wall-sections 04/10B Proposed retaining wall
04-11_ B wall-sections 04/11B Wall sections
04-12_ A wall-sections 04/12A Wall sections
04-13_ A wall-sections 04/13A Wall sections

4-P01_ farm house plans 3-P01 proposed farm house plans
4-P02_ farm house elevations 3-P02 proposed farm house elevations
4-P05_ Hall Garage (A2) 3-P05

07-02_ b Building-Regs_Hall 07/02_ proposed HALL

05-01_ A Footpath-Div (002) MJC/05/01 A Footpath diversion

D01_ house_A3 D01 demolition drawing FARM HOUSE
D02_ hall_A3 D02 demolition drawing HALL

Reports
ecology appraisal- upper milshaw farm rev 1
bat assessment-upper milshaw farm
mining risk assessment- upper milshae farm
mining investigation report-upper milshaw farm

9. Materials

WYASS watching brief
WYASS standard specification

Design and Access Statement

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input type="checkbox"/>	Package treatment plant	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

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?

<input type="checkbox"/> Sustainable drainage system	<input type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input checked="" type="checkbox"/> Soakaway	<input type="checkbox"/> 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:

Recent dwelling house and farming

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
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

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

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					

17. Residential Units

Proposed Social Housing Total

Existing 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

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 - 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

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

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?

7,162.00

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:

Is the proposal for a waste management development?

☐ Yes ☒ No

22. Industrial or Commercial Processes and Machinery

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
<input type="text"/>	<input type="text"/> Tonne(s)
B. Highly reactive/explosive substances	Amount held on site
<input type="text"/>	<input type="text"/> Tonne(s)
C. Flammable substances (unless specifically named in parts A and B)	Amount held on site
<input type="text"/>	<input type="text"/> 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 B)

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 (<i>owner is a person with a freehold interest or leasehold interest with at least 7 years left to run</i>) and/or agricultural tenant (<i>"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990</i>) of any part of the land or building to which this application relates.			
Owner/Agricultural Tenant			Date notice served
Name:	<input type="text" value="Mr C Rhodes"/>		<input type="text" value="31/08/2017"/>
Number:	<input type="text"/>	Suffix: <input type="text"/>	
House name:	<input type="text" value="Dick Edge Farm"/>		
Street:	<input type="text" value="Dick Edge Lane"/>		
Locality:	<input type="text" value="Victoria"/>		
Town:	<input type="text" value="Hepworth, Holmfirth"/>		
Postcode:	<input type="text" value="HD9 7TR"/>		
Name:	<input type="text" value="Mr P Turner"/>		<input type="text" value="31/08/2017"/>
Number:	<input type="text"/>	Suffix: <input type="text"/>	
House name:	<input type="text" value="Martins Nest Farm"/>		
Street:	<input type="text" value="Grime Lane"/>		
Locality:	<input type="text" value="Victoria"/>		
Town:	<input type="text" value="Hepworth, Holmfirth"/>		
Postcode:	<input type="text" value="HD9 7TG"/>		
Title:	<input type="text" value="Mr"/>	First name: <input type="text" value="Michael"/>	Surname: <input type="text" value="Coates"/>

25. Certificates (Certificate B)

Person role: AGENT Declaration date: 30/10/2017 ☒ 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 30/10/2017