

**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	<input type="text" value="75"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Yorkshire Building Society"/>
Address line 1	<input type="text" value="Huddersfield Road"/>
Address line 2	<input type="text" value="Meltham"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Holmfirth"/>
Postcode	<input type="text" value="HD9 4AF"/>

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

Easting (x)	<input type="text" value="410090"/>
Northing (y)	<input type="text" value="410666"/>

Description

2. Applicant Details

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Martha"/>
Surname	<input type="text" value="McLean"/>
Company name	<input type="text" value="Holme Valley Sports Injury Clinic Ltd"/>
Address line 1	<input type="text" value="37"/>
Address line 2	<input type="text" value="Sycamore Rise"/>
Address line 3	<input type="text" value="Wooldale"/>
Town/city	<input type="text" value="Holmfirth"/>
Country	<input type="text"/>

2. Applicant Details

Postcode	<input type="text" value="HD9 7TJ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

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

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="67"/>
Unit	<input type="text" value="sq.metres"/>

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

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.

We would like to take over tenancy of the premises to run a private physiotherapy clinic. The premises were previously leased to Yorkshire Building Society (A2 commercial category) and the physiotherapy clinic is under D1 commercial category as a health clinic, so a change of use is requested.

No structural changes are planned to the exterior, and no additional advertising is planned, other than replacing the signage (fascia and hanging sign) used by Yorkshire Building Society.

The clinic will consist of two treatment rooms - one downstairs and one upstairs, plus a downstairs waiting area, offering physiotherapy services and sports massage to private clients. There will be two therapists working at a time, with a potential for a maximum of 4 visitors per hour to the clinic. There is parking for approx 8 cars in the premises' private car park at the rear of the building.

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

6. Existing Use

Please describe the current use of the site

The site is currently vacant, having previously been leased to Yorkshire Building Society as a public bank.

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site

See above. The site was last used by Yorkshire Building Society as a branch of their bank.

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 in the build?

Yes No

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

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

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	8	8	0

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? (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 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

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

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 (see guidance note):

- 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 (see guidance note):

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance (see guidance note):

- 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.

The premises are already connected to the existing drainage system and no changes or modifications to this are planned.

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:

A waste bin will be provided by Business Waste Ltd and collected and disposed of on a weekly basis.
A sharps bin is used for the storage of used acupuncture needles (from physiotherapy treatments) and disposed of safely via SRCL.

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

- Yes No

If Yes, please provide details:

Paper waste will be stored in a separate bin and recycled via Business Waste Ltd.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

16. Residential/Dwelling Units

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?

Yes No

If you have answered Yes to the question above please add details in the following table:

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)
A2 - Financial and professional services	67	67	0	-67
D1 - Non-residential institutions	0	0	67	67
Total	67	67	67	0

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

18. Employment

Will the proposed development require the employment of any staff?

Yes No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	1	1.5
Proposed employees	2	1	2.5

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

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	Unknown
D1 - Non-residential institutions	Start Time: 08:00 End Time: 19:00	Start Time: 09:00 End Time: 13:00	Start Time: End Time:	

20. 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:

No industrial or commercial processes carried out at the premises will include an end product. The only machinery installed on site is the existing air conditioning units (installed by Yorkshire Building Society) and the small physiotherapy machines used by the clinic: a combined ultrasound & interferential (used for muscle stimulation and healing), and a class 3B laser (used for tissue healing and scar healing), as well as computer PCs in each treatment room.

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

Is any hazardous waste involved in the proposal?

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? (Please select only one)

- 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)

Details of the pre-application advice received

Mr Barracough spoke to me on the phone on 15/6/18 and advised that a full planning application was required for the change of use, and directed me to the planning portal. Mr Barracough briefly discussed the proposed new use of the premises, including the number of customers likely to access the premises (max 4 per hour), the hours of opening 8am-7pm mon-fri and some saturday mornings 9am - 1pm), whether we were using the whole building or whether upstairs was privately used (we will use the whole building) and what the parking arrangements are (private off road parking to rear for 8 cars, plus a free public car park across the road). Mr Barracough was positive about the proposal and advised that planning permission could take up to eight weeks.

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.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left 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	Jennifer Marsland
Number	99
Suffix	
House Name	
Address line 1	Huddersfield Road
Address line 2	Meltham
Town/city	Holmfirth
Postcode	HD9 4AY
Date notice served (DD/MM/YYYY)	16/10/2018

Name of Owner/Agricultural Tenant	Jeremy Coultas-Henderson
Number	78
Suffix	
House Name	
Address line 1	Pannal Ash Road
Address line 2	
Town/city	Harrogate
Postcode	HG2 9AB
Date notice served (DD/MM/YYYY)	16/10/2018

Name of Owner/Agricultural Tenant	John Steven Whiteley
Number	76
Suffix	
House Name	Greystones
Address line 1	Beaumont Park Road
Address line 2	Beaumont Park
Town/city	Huddersfield
Postcode	HD4 7AY
Date notice served (DD/MM/YYYY)	16/10/2018

Person role

- The applicant
 The agent

25. Ownership Certificates and Agricultural Land Declaration

Title	Mrs
First name	Martha
Surname	McLean
Declaration date (DD/MM/YYYY)	17/10/2018

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)	17/10/2018
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