

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:	Richard	Surname:	Cooper		
Company name:	BOCM PAULS Ltd						
Street address:	BOCM PAULS LTD			Country Code:	National Number:	Extension Number:	
	Alton Business Centre,			Telephone number:	01473 556596		
	Valley Lane, Wherstead,			Mobile number:			
Town/City:	Ipswich			Fax number:			
County:	Suffolk			Email address:	richard.cooper@bocmpauls.co.uk		
Country:	UK						
Postcode:	IP9 2AX						
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:	Gavin	Surname:	Winter		
Company name:	Spawforths						
Street address:	Spawforths			Country Code:	National Number:	Extension Number:	
	Junction 41 Business Court			Telephone number:	01924 873873		
	East Ardsley			Mobile number:			
Town/City:	Leeds			Fax number:			
County:	West Yorkshire			Email address:	gavin.winter@spawforths.co.uk		
Country:	United Kingdom						
Postcode:	WF3 2AB						

3. Description of the Proposal

Please describe the proposed development including any change of use:

The full application comprises the demolition of existing warehouse building, demolition of redundant and vacant mill buildings and works to the existing BOCM PAULS Ltd manufacturing feed mill (B2 use); provision of replacement storage and distribution (B8) (ancillary) and weighbridge offices (B1) (ancillary), associated car parking, HGV circulation routes and turning circles, landscaping and construction of new vehicular access on Barlby Road.

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:

County:

Postcode:

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

Easting:

Northing:

Description:

The site currently comprises the existing BOCM PAULS Ltd Olympia Mill site.

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:

Pre-application meetings have taken place on a monthly basis since October 2011 as part of a Planning Performance Agreement.

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)

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:

See proposed site layout

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

If Yes, please provide details:

See proposed site layout

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):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

See existing Mill Elevation Drawings

Description of *proposed* materials and finishes:

See proposed Mill Elevation Drawings and Design and Access Statement

Roof - description:

Description of *existing* materials and finishes:

See existing Mill Elevation Drawings

Description of *proposed* materials and finishes:

See proposed Mill Elevation Drawings and Design and Access Statement

Windows - description:

Description of *existing* materials and finishes:

See existing Mill Elevation Drawings

Description of *proposed* materials and finishes:

See proposed Mill elevation drawings and design and access statement

Doors - description:

Description of *existing* materials and finishes:

See existing Mill elevation drawings

Description of *proposed* materials and finishes:

See proposed Mill elevation drawings and design and access statement

Boundary treatments - description:

Description of *existing* materials and finishes:

See existing site layout drawings

Description of *proposed* materials and finishes:

See proposed site layout drawings and design and access statement

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

See existing site layout drawings

Description of *proposed* materials and finishes:

See proposed site layout drawings and design and access statement

Lighting - add description

Description of *existing* materials and finishes:

NA

Description of *proposed* materials and finishes:

See design and access statement

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:

Application Boundary A2 1:2500 Planning P-3542-3DG-0200-0001
Existing Site Layout with Boundary Overlay A1 1:1000 Planning P-3542-3DG-0200-0100
Existing Mill Elevations Sheet 1 of 2 A1 1:200 Planning P-3542-3DG-0200-0120
Existing Mill Elevations Sheet 2 of 2 A1 1:200 Planning P-3542-3DG-0200-0121
Existing Mill Sections A1 1:200 Planning P-3542-3DG-0200-0122
Demolition Plan A1 1:1000 Planning P-3542-3DG-0200-0150
Proposed Phasing A1 1:500 Planning P-3542-3DG-0200-0210
PROPOSED DRAWINGS PHASE 1
Proposed Site Layout Phase 1 including Mill option B4 A1 1:500 Planning P-3542-3DG-0200-0207
Phase 1 Proposed building Layout - Option B4 A1 1:200 Planning P-3542-3DG-0200-0306
Proposed Phase 1/B4 Elevations - Sheet 1 A1 1:200 Planning P-3542-3DG-0200-0320
Proposed Phase 1/B4 Elevations - Sheet 2 A1 1:200 Planning P-3542-3DG-0200-0321
Proposed Section - Phase 1/B4 A1 1:200 Planning P-3542-3DG-0200-0330
Proposed Office Layout A2 1:100 Planning P-3542-3DG-0200-0350
Proposed Office Elevations and section A2 1:100 Planning P-3542-3DG-0200-0355
PROPOSED DRAWINGS PHASE 2
Proposed Site Layout Phase 2 including Mill option B2 A1 1:500 Planning P-3542-3DG-0200-0208
Proposed Building layout Phase 2 - Option B2 A1 1:200 Planning P-3542-3DG-0200-0303
Proposed Phase 2/B2 Elevations - Sheet 1 A1 1:200 Planning P-3542-3DG-0200-0322
Proposed Phase 2/B2 Elevations - Sheet 2 A1 1:200 Planning P-3542-3DG-0200-0323
Proposed Section - Phase 2/B2 A1 1:200 Planning P-3542-3DG-0200-0331
Design and Access Statement A4 Planning P0-AR-SPA-RP-3542-0001

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):

See existing site layout drawing

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:

BOCM PAULS Ltd Animal Feed Mill

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 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

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)
A1 Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	3400.0	3400.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	0.0	0.0	0.0	0.0
D1 Non-residential institutions	0.0	0.0	0.0	0.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	0.0	0.0	0.0	0.0
Total	0.0	0.0	3400.0	3400.0

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

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 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	
B1A							<input checked="" type="checkbox"/>
B2							<input checked="" type="checkbox"/>

20. Hours of Opening (continued)

B8



21. Site Area

What is the site area?

01.15

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:

See Design and Access Statement

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*) of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: Mrs Margaret Lake Number: <input type="text"/> Suffix: <input type="text"/> Street: Network Rail, Locality: George Stephenson House, Toft Green Town: York Postcode: YO1 6JT	25/05/2012
Name: North Yorkshire County Council Highways (Tim Coyne) Number: <input type="text"/> Suffix: <input type="text"/> Street: County Hall Locality: <input type="text"/> Town: Northallerton Postcode: DL7 8AD	25/05/2012

Title: Mr First name: Richard Surname: Cooper
Person role: Applicant Declaration date: 25/05/2012 Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

25. Certificates (Agricultural Land Declaration - continued)

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Richard"/>	Surname:	<input type="text" value="Cooper"/>
Person role:	<input type="text" value="Applicant"/>	Declaration date:	<input type="text" value="25/05/2012"/>	<input checked="" type="checkbox"/>	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.

Date