

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:	Paul	Surname:	Raynor
Company name:	Balfour Beatty Living Places				
Street address:	Kingsland Depot				
Telephone number:					
Mobile number:					
Town/City:	SHIRLHEATH KINGSLAND				
Fax number:					
Country:					
Email address:					
Postcode:	HR6 9RG				
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:	Paul	Surname:	Raynor
Company name:	Balfour Beatty Living Places				
Street address:	Storage Depot Northern Division Sur				
	Street Lane				
Telephone number:	07976322006				
Mobile number:					
Town/City:	SHIRLHEATH KINGSLAND				
Fax number:					
Country:					
Email address:					
Postcode:	HR6 9RG				
	paul.raynor@balfourbeatty.com				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Following the closure of Bromyard Depot and the increased people & vehicles in Kingsland this application is to improve the facilities at Kingsland as follows:

Refurbishment of existing bungalow building to include new uPVC windows, air conditioning, redecorate throughout, provision of a new shower room, external works to repair fascias & soffit boards. Addition of new entrance gates.

We would also like to demolish a 72m2 single skin brick stores buildings currently containing asbestos cement roof. Within this area we would like to site a modular office building measuring 115m2. This will include a staff briefing room, manager office, supervisors office, small meeting room, kitchenette and DDA toilet.

We would also like to install an axle weighbridge.

Surface Water and Foul System will be connect to existing network within the depot.

3. Description of the Proposal

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:

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:

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

7. Waste Storage and Collection

If Yes, please provide details:

Existing storage areas will be improved with lining and signage

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

☒ Yes ☐ No

If Yes, please provide details:

The depot currently contains segregated waste skips and storage areas. The provision for storage is kept within the new plan

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

If Yes, please provide details of the name, relationship and role:

Balfour Beatty Living Places are employed by Herefordshire Council as their Public Realm contractors. The site is owned by HC and BBLP are the tenants. The listed applicant (Paul Raynor) is depot manager, employed by BBLP

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:

Main entrance gate is 1.8m wire mesh with barbed wire along the top

Description of *proposed* materials and finishes:

Jackson double leaf weld-mesh clad Euroguard gates overall 6.00m wide by 2.60m high with vertical extensions for 3 rows of barbed wire on new extended posts concreted into ground all finished in polyester powder coating in a Jackson standard RAL colour. Gates fitted with a key lock.

Roof - description:

Description of *existing* materials and finishes:

Currently asbestos cement roof sheets on stores building due for demolition

Description of *proposed* materials and finishes:

Modular building

Vehicle Access - description:

Description of *existing* materials and finishes:

Hard standing. Concrete and tarmac

Description of *proposed* materials and finishes:

New lining and signing on the existing surfaces. Made good where required

Walls - description:

Description of *existing* materials and finishes:

Single course brick stores building (due for demolition)

Description of *proposed* materials and finishes:

New modular portacabin (see attached spec)

Windows - description:

Description of *existing* materials and finishes:

Current windows in the existing bungalow office & welfare building are single glazed, metal framed

Description of *proposed* materials and finishes:

New uPVC double glazed windows to be fitted to the bungalow and the same in the modular building

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 and Associated Documents Associated With This Application

1. 4LMOXXX007-DOC-001
2. 4LMOXXX007-DOC-002
3. 2723-KINGSLAND-001 rev G

9. Materials

4. 2723-KINGSLAND-003-Foundations
5. Kingsland Drainage Plan - Nov 16
6. Certificate of Ownership Form
7. 9362097_WPD - West Midlands
8. BT openreach north
9. NATIONAL_GRID_WM_TW_Z3_3SWX_280127_1_24252
10. Welsh water - water network

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	5	12	7
Light goods vehicles / public carrier vehicles	5	5	0
Other (e.g. bus)	0	17	17
Short description of Other	HGVs (Road sweepers, 18t tipper, 7.5t tipper, gully emptier)		

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):

Kingsland Drainage plan - Nov 16

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

13. Biodiversity and Geological Conservation

☐ 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 depot is currently used as the hub for the North operations for Balfour Beatty Living Places. The site is owned by Hereford shire Council, written land owner consent has been granted subject to planning permission being granted.

The depot currently supports circa 40 people carrying highways maintenance works. The existing bungalow building is used as welfare & offices. There is also a shed housing 6 gritters as well as a large salt barn for winter maintenance. The use of the site wont change as a result of these works.

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					

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

17. Residential Units

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
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

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
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 (a) - Office (other than A2)	101	90	115	25
Total	101	90	115	25

18. All Types of Development: Non-residential Floorspace

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

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?

9,000.00

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 is a highway maintenance depot. The majority of works takes place away from the site and on the public highways. The site is used to store plant, equipment and vehicles.

The site also includes a salt barn containing up to 2000t of salt used for gritting the highways.

The main activities that take place away from this site are:

Highway pothole repairs

Litter bin emptying (waste disposed of off site)

Road Sweeping (waste disposed of off site)

Gully & Drain cleaning (waste disposed of off site)

Grass cutting

Minor highway maintenance (Kerbing or sign repairs)

Operational supervision & management is also based at this site

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 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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="Herefordshire Council"/>	<input type="text" value="03/11/2016"/>
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text" value="Plough Lane"/>	
Locality: <input type="text"/>	
Town: <input type="text" value="Hereford"/>	
Postcode: <input type="text" value="HR4 0XH"/>	

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