

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

3. Description of the Proposal

Please describe the proposed development including any change of use:

The outline application comprises 985 dwellings (C3); Public House / Restaurant (A3/A4 retail) (750m²); food retail unit (A1) (2,000m²); fast food unit (A5) (500m²), primary school (D1c) (site coverage 1.5 ha); public open space; landscaping works that relate specifically to the building areas that are being dealt with in outline; car parking and vehicular, pedestrian and cycle circulation and other associated works, including restricted vehicular access to and from the site via Recreation Road.

The full application includes the following:

- Construction of a pedestrian and vehicular access road onto Barlby Road including a roundabout junction and road bridge over railway line with a footway and cycle link which will also act as an emergency vehicular access.
- Landscaping works and improvements to existing highway infrastructure on Barlby Road and to the new road, and highway construction works on the approach to the proposed road bridge.
- Construction of an access road and associated drainage infrastructure from the existing roundabout on the A63 Selby Bypass to facilitate vehicular and pedestrian access to the commercial development site to the west of the A63.
- Demolition and removal of all remaining structures, removal of substructures and hard standing and remediation and restoration of the site to facilitate future development.
- Construction of playing fields, play spaces, sports and community hub building (pavilion) (425m²); allotments a bowling green and noise mitigation features (varying in height up to a maximum of 4.9 metres), provision of structural landscaping to the railway boundary and the boundary with the Potter Group as well as landscaping to the rear of Ouse Bank properties.

3. Description of the Proposal (continued)

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:	BOCM PAULS Ltd Olympia Park		
Street address:	Barlby Road		
	<input type="text"/>		
Town/City:	Selby		
County:	North Yorkshire		
Postcode:	<input type="text"/>		

Description:

The site currently comprises the existing redundant and vacant parts of BOCM PAULS Ltd Olympia Mill site, north of the railway line and agricultural land, allotments, playing field and bowling green south of the railway line.

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

Easting:	462391
Northing:	432819

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:	Mr	First name:	Joe	Surname:	O'Sullivan
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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 masterplan and parameters plan

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

Yes No

If Yes, please provide details:

See proposed masterplan and parameters plan and design and access statement

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):

Walls - description:

Description of *existing* materials and finishes:

NA

Description of *proposed* materials and finishes:

See proposed Hub Building 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:

NA

Description of *proposed* materials and finishes:

See proposed Hub Building Elevation Drawings and Design and Access Statement

Doors - description:

Description of *existing* materials and finishes:

NA

Description of *proposed* materials and finishes:

See proposed Hub Building Elevation Drawings and Design and Access Statement

Boundary treatments - description:

Description of *existing* materials and finishes:

See existing site plan

Description of *proposed* materials and finishes:

See proposed landscape drawings and design and access statement

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

See existing site drawings

Description of *proposed* materials and finishes:

See proposed highways access 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:

Location Plan A3 1:15000 Planning P0-SPA-MP-IL-P3540-5003-01
Application Boundary Plan A1 1:2500 Planning P-3540-3DG-0100-0104 J
Hybrid Application Boundaries A2 1:5000 Planning P-3540-3DG-0100-0231 D
Phasing Plan A2 1:5000 Planning P-3540-3DG-0100-0227 G
Application Boundary - Remediation A2 1:5000 Planning P-3540-3DG-0100-0243 A
Application Masterplan A0 1:2000 Planning P-3540-3DG-0100-0230 14A 14A
Land Ownership Plan A1 1:2500 Planning P-3540-3DG-0000-0105 C
Masterplan Parameters Plan A2 1:5000 Planning P-3540-3DG-0200-0231 G
Tree Retention and Removal Plan A0 1:2000 Planning P-3540-3DG-0100-0119
F122656537 - Selby Farms Access Drawing
F122656538 - Mill Access Drawing
F122656539 - Barlby Road Highways Drawing
F122656540 - Internal Access Road Drawing
WIP-60216019-P-011 Rev B - Access to sport fields Drawing
Location 1:500 Masterplans A1 1:2000 Planning P3540-3DG-0200-0701 A
Landscape Masterplan A1 1:500 Planning P3540-3DG-0200-0702 A
Landscape Masterplan A0 1:500 Planning P3540-3DG-0200-0703 A
Landscape Masterplan A1 1:500 Planning P3540-3DG-0200-0704 A
Landscape Masterplan A0 1:500 Planning P3540-3DG-0200-0705 A
Landscape Masterplan A0 1:500 Planning P3540-3DG-0200-0706 A
Landscape Masterplan A1 1:500 Planning P3540-3DG-0200-0707 A
Location 1:200 Detail Layouts A1 1:200 Planning P3540-3DG-0200-0740 A
Detail Layout - Hub A1 1:200 Planning P3540-3DG-0200-0741 A
POS and Play areas A1 1:2500 Planning P3540-3DG-0200-0742 B
Landscape Sections A1 1:200 Planning P3540-3DG-0200-0750
Landscape Sections A2 1:200 Planning P3540-3DG-0200-0751
ES Technical Paper A4 NTS Planning P0-TP-SPA-RP-P3540-0029 A

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:

The site currently comprises the existing redundant and vacant parts of BOCM PAULS Ltd Olympia Mill site, north of the railway line and agricultural land, allotments, playing field and bowling green south of the railway line.

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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					985

Proposed Market Housing Total

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

Overall Residential Unit Totals

Total proposed residential units	985
Total existing residential units	0

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	2000.0	2000.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	750.0	750.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	500.0	500.0
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	425.0	425.0
Total	0.0	0.0	7075.0	7075.0

18. All Types of Development: Non-residential Floorspace (continued)

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	
A1							<input checked="" type="checkbox"/>
A3							<input checked="" type="checkbox"/>
A4							<input checked="" type="checkbox"/>
A5							<input checked="" type="checkbox"/>
D2							<input checked="" type="checkbox"/>

21. Site Area

What is the site area?

45.34 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:

NA

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.

25. Certificates (Certificate B - continued)

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: Selby Farms Ltd Number: <input type="text"/> Suffix: <input type="text"/> Street: Archer House, Locality: Bishop Norton Town: Market Rasen Postcode: LN8 2BG	25/05/2012
Name: Highways Agency (Simon Jones) Number: 8 Suffix: <input type="text"/> Street: City Walk, Locality: <input type="text"/> Town: Leeds Postcode: LS11 9AT	25/05/2012
Name: North Yorkshire County Council Highways Number: <input type="text"/> Suffix: <input type="text"/> Street: County Hall Locality: North Yorkshire Town: Northallerton Postcode: DL7 8AD	25/05/2012
Name: Northern Powergrid (Yorkshire) plc Number: <input type="text"/> Suffix: <input type="text"/> Street: Network Connections Locality: PO Box 329 Town: Middlesbrough Postcode: TS3 8DG	25/05/2012
Title: Mr First name: Richard Surname: Cooper Person role: Applicant Declaration date: 25/05/2012 <input checked="" type="checkbox"/> 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)

Notice recipient		Date notice served
Name:	Mr W R Platt	25/05/2012
Number:	<input type="text"/> Suffix: <input type="text"/>	
Street:	Stocking Green Farm, Highfield Lane	
Locality:	Womersley	
Town:	Doncaster	
Postcode:	DN6 9BP	
Name:	James Edward Clark	25/05/2012
Number:	<input type="text"/> Suffix: <input type="text"/>	
Street:	Elm Tree Farm, Garmancarr	
Locality:	Wistow	
Town:	Selby	
Postcode:	YO8 3UW	
Title:	Mr <input type="text"/> First Name: Richard	Surname: Cooper
Person role:	Applicant <input type="text"/>	Declaration date: 25/05/2012 <input type="text"/> <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