

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:	Alan	Surname:	Shearer		
Company name	Howarth Timber Group Limited						
Street address:	Howarth Timber Group Limited			Country Code	National Number	Extension Number	
	Prince Edward Works			Telephone number:			
	Pontefract Lane			Mobile number:			
Town/City	Leeds			Fax number:			
County:	West Yorkshire			Email address:			
Country:	United Kingdom						
Postcode:	LS9 0RA						
Are you an agent acting on behalf of the applicant?				<input type="radio"/> Yes	<input checked="" type="radio"/> No		

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

To build an extension to an existing factory facility on a greenfield area owned by Howarth Timber Group Ltd. This is a proposed continuation of the existing manufacturing facilities that have been onsite since 1985, the current facilities are split between two manufacturing locations, one north and one south of the railway line. The proposal is to extend the existing factory south of the railway lines to enable the business to grow beyond the current capacity of two split buildings. This will in the fullness of time generate additional employment within the area.

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:	508133
Northing:	424022

Description:

Field area toward the south of the current Howarth Timber Windows and Doors Primary Production factory, the field is located between the main building and the Lincoln Castle Way By-Pass.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

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)

Please reference site plan.

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:

All site produced waste is disposed of in accordance with local council and environmental guidelines with approved contractors used where required.

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

Yes No

If Yes, please provide details:

the site uses a biomass boiler and recycles all timber wood waste to fuel the biomass boiler with the exception of sawdust waste which is collected and sold to a third party who remove from site for use in other products. e.g. animal bedding.
Other recyclable waste is processed via approved contractors and stored separately on site in relevant waste storage areas.

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:

Alan Shearer - General Manager Howarth Timber (Windows and Doors) Ltd which is a subsidiary of Howarth Timber Group limited, Howarth Timber (Windows and Doors) Ltd will operate from the location proposed within this application.

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:

No existing walls - greenfield site

Description of *proposed* materials and finishes:

Composite cladding and multi buff face brick work - Goosewing Grey with Heritage Green Trims. Brick work colour TBC

Roof - description:

Description of *existing* materials and finishes:

No existing roof - greenfield site

Description of *proposed* materials and finishes:

Composite Cladding - Goosewing grey with Heritage green trims

Windows - description:

Description of *existing* materials and finishes:

No Existing Windows - Greenfield Site

Description of *proposed* materials and finishes:

Timber Windows - Colour TBA

Doors - description:

Description of *existing* materials and finishes:

No existing Doors - Greenfield Site

Description of *proposed* materials and finishes:

Pedestrian access via Timber Doors - Colour TBA. Where required Steel Emergency access doors will be used, colour Heritage Green
Vehicular access via up and over roller shutter doors - Colour and Spec TBA

9. (Materials continued)

Boundary treatments - description:

Description of *existing* materials and finishes:

Existing Green Mesh Panel fencing runs the boundary of the location.

Description of *proposed* materials and finishes:

No Change, as above.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Rubble hard standing carpark

Description of *proposed* materials and finishes:

Concrete carpark and concrete to east elevation and concrete hardstanding for vehicular access to warehouse area at west end of proposed extension

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Flood Lighting will be mounted to the elevations sufficient to light the concrete hardstanding and car park areas.

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:

Please see Design Access Statement

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	70	105	35
Light goods vehicles/public carrier vehicles	0	4	4
Motorcycles	10	10	0
Disability spaces	0	3	3
Cycle spaces	10	10	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

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 field proposed for development is currently not in use.

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

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	8500.0	3500.0	5840.0	2340.0
B8 Storage or distribution	0.0	0.0	0.0	0.0

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

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	8500.0	3500.0	5840.0	2340.0

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	143	7	5
Proposed employees	163	7	5

20. Hours of Opening

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		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
B2	07:45:00	17:00:00	06:00:00	12:00:00	00:00:00	00:00:00	<input type="checkbox"/>

21. Site Area

What is the site area? 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 manufacturing and assemble of timber windows and doorsets. This involves the processing of raw timber, formation of window components, subsequent assemble of said components complete with the application of water based paints and glass units that are supplied by a third party.
The proposed extension is to accomodate light duty assembly benches, a water based paint plant all of which are to be transferred from the existing facility on the north side of the railway line. Also included will be a floor level warehouse area where 18tonne curtain sided vehicles are loaded ready for despatch.

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 A)

Certificate of Ownership - Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

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

10/01/2014