

West Offices Station Rise York YO1 6GA

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply 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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

				,		3 1 3 3 11				
1. Applic	ant Name	and Address		│∫2. Agent	Name and	d Address				
Title:	Miss	First name: Ellie		Title:	Mrs First name: Sarah					
Last name:	Epler-S	now		Last name:	Speight					
Company (optional):	City of	York Council		Company (optional):	Michael	Dyson Associates Ltd.				
Unit:		House number:	House suffix:	Unit:		House House suffix:				
House name:	City of	York Council		House name:	West Ho	ouse				
Address 1:	West Of	fices		Address 1:	Meltham	Road				
Address 2:	Station	Rise		Address 2:	Honley					
Address 3:				Address 3:						
Town:	York			Town:	Holmfir	rth				
County:	North Y	orkshire		County:						
Country:	United	Kingdom		Country:	United Kingdom					
Postcode:	YO1 6GA	1		Postcode:	HD9 6LE	3				
3. Descr	iption of th	ne Proposal								
Please des	cribe the pro	posed development, incli	uding any change o	f use:						
flats modell	- 17 to ing, ex	31 Bell Farm <i>F</i> ternal renovati	Avenue. The ons and upo	refurbis grades, d	shments lemoliti	an existing block of 8Nr include internal re- on of existing modular build extension.				
Has the buil	lding, work o	r change of use already s	tarted?	Yes	X No					
		date when building, d (DD/MM/YYYY):			(date mus	t be pre-application submission)				
Has the build	ding, work or	change of use been com	npleted?	Yes	X No					
		date when the building, wo mpleted: (DD/MM/YYYY):			(date must	be pre-application submission)				
						\$Date:: 2015-04-02 #\$ \$Revision: 6149 \$				

4. Site Address Details	5. Pre-application Advice
Please provide the full postal address of the application site. House 17 21 House	Has assistance or prior advice been sought from the local authority about this application?
number: 17 - 31 suffix:	103 25 100
House name:	If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this
Address 1: Bellfarm Avenue	application more efficiently). Please tick if the full contact details are not
Address 2: York	known, and then complete as much as possible:
Address 3:	Officer name:
Town:	
County:	Reference:
Postcode (optional): YO31 9AZ	
Description of location or a grid reference. (must be completed if postcode is not known):	Date (DD/MM/YYYY): (must be pre-application submission)
Easting: 461107 Northing: 453929	Details of pre-application advice received?
Description:	Details of pre-application advice received:
6. Pedestrian and Vehicle Access, Roads and Rights of Way	7. Waste Storage and Collection
Is a new or altered vehicle access proposed to or from the public highway? Yes X No	Do the plans incorporate areas to store and aid the collection of waste?
Is a new or altered pedestrian	If Yes, please provide details:
access proposed to or from the public highway?	Bin storage areas located on proposed
	site plan - 008-(PL)-8956 - Proposed
Are there any new public roads to be provided within the site? Yes X No	Site Plan
Are there any new public	
rights of way to be provided within or adjacent to the site? Yes X No	
Do the proposals require any diversions	Have arrangements been made
/extinguishments and/or creation of rights of way?	for the separate storage and
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)	If Yes, please provide details: Sufficient storage provision for
(3)/drawings(3)	separate waste streams has been
	proposed - 008-(PL)-8956 - Proposed Site Plan
	Site Plan
8. Authority Employee / Member	
With respect to the Authority, I am: (a) a member of staff	Do any of these statements apply to you? x Yes No
(b) an elected member(c) related to a member of staff	
(d) related to an elected member	er
If Yes, please provide details of the name, relationship and role	David to Consider the Constant
Ellie Epler-Snow (applicant) - Housing Council	Project Coordinator at City of York

9. Materials If applicable, please sta	ate what mat	erials are to be used exterr	nally. Includ	e type, colour and name for	each material:		
	Existing (where app		<u> </u>	Proposed	Z G G	Don't Know	
Walls	Red bri	ck & pebble dash	render.	Red brick, externinsulation with gfinish and red bridetails.			
Roof		e rooftiles to ex terracotta	kisting	Concrete rooftile roof - terracotta existing)			
Windows	White E	VCu windows		White PVCu window	vs		
Doors		of timber and PV n various colours	Front door - GRP doors - colour to Rear door - GRP c - white.	be confirmed			
Boundary treatments (e.g. fences, walls)							
Vehicle access and hard-standing							
Lighting							
Others (please specify)	Mixtur metal 2)Fasci	water Goods e of white and grey I a & Soffit VCu to existing buil	Black PVCu White PVCu to extensi	on (to match			
Are you supplying add	litional inforr	nation on submitted plan(s	s)/drawing(s)	design and access statem	ent? x Yes		No
150-(PL)-8956 151-(PL)-8956	- Prop - Prop - Prop	he plan(s)/drawing(s)/designosed GA Ground bosed GA First Foosed Elevations atement	Floor P 'loor Pl	lan Block 3 an Block 3			
10. Vehicle Parkin	•						
	Please provide information on the existing and proposed number of on-site parking spaces: Type of Vehicle Total Total proposed (including Difference						
Type of Vehicle Cars		Existing		spaces retained) in spaces			
Light goods vehi	cles/						
public carrier veh Motorcycles							
Disability space	ces						
Cycle spaces	S						
Other (e.g. Bu	ıs)						

Other (e.g. Bus)

11. Foul Sewage	12. Assessment of Flood Risk
Please state how foul sewage is to be disposed of:	Is the site within an area at risk of flooding? (Refer to the
x Mains sewer Cess pit	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.)
Septic tank Other	Yes x No
Package treatment plant	If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.
Are you proposing to connect to the existing drainage system? x Yes No	Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes x No
If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):	Will the proposal increase the flood risk elsewhere? Yes X No
CCTV Drainage Survey and Existing	How will surface water be disposed of?
Drainage Plan - included within	Sustainable drainage system Existing watercourse
Structural Letter Report 530-(PL)-8956 - Proposed Drainage Plan	Soakaway Pond/lake
	X Main sewer
13. Biodiversity and Geological Conservation	14. Existing Use
To assist in answering the following questions refer to the guidance	Please describe the current use of the site:
notes for further information on when there is a reasonable	The site currently contains 8Nr 1 bedroom rental flats which are owned
likelihood that any important biodiversity or geological conservation features may be present or nearby and whether	by City of York Council.
they are likely to be affected by your proposals.	
Having referred to the guidance notes, is there a reasonable	Is the site currently vacant? Yes X No
likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to	If Yes, please describe the last use of the site:
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	
x No	When did this use end (if known)? DD/MM/YYYY
b) Designated sites, important habitats or other biodiversity	(date where known may be approximate)
features:	Does the proposal involve any of the following? If yes, you will need to submit an appropriate contamination
Yes, on the development site	assessment with your application.
Yes, on land adjacent to or near the proposed development No	Land which is known to be contaminated? Yes X No
c) Features of geological conservation importance:	Land where contamination is suspected for all or part of the site? Yes X No
Yes, on the development site	A proposed use that would
Yes, on land adjacent to or near the proposed development	be particularly vulnerable
x No	to the presence of contamination?
Ar. Trans and Hadras	A (1) Trada Efficient
15. Trees and Hedges Are there trees or hedges on the	16. Trade Effluent Does the proposal involve the need to
proposed development site? x Yes No	dispose of trade effluents or waste? Yes X No
And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the	If Yes, please describe the nature, volume and means of disposal of trade effluents or waste
development or might be important as part of the local landscape character?	of trade efficients of waste
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: Treation to	

F	Propos	sed	Hous	sing				Existing Housing							
Market Housing	Not known	1	Numb	per of		ooms Unknown	Total	Market Housing	Not known	1	Numl 2	per of		ooms Unknown	Tota
Houses						OTIKHOWII	а	Houses		•			•	OTHEROWIT	а
Flats and maisonettes							Ь	Flats and maisonettes							b
Live-work units							С	Live-work units							С
Cluster flats							d	Cluster flats							d
Sheltered housing							е	Sheltered housing							е
Bedsit/studios							f	Bedsit/studios							f
Unknown type							9	Unknown type							g
	Т	otals	(a + t) + C +	d + e	+ f + g) =	A		Т	otals	s (a + t) + C +	<i>d</i> + <i>e</i>	+ f + g) =	E
Social Rented	Not known	1	Numb	per of		ooms Unknown	Total	Social Rented	Not known	1	Numl 2	per of		ooms Unknown	Tota
Houses							а	Houses							а
Flats and maisonettes							Ь	Flats and maisonettes							b
Live-work units							С	Live-work units							С
Cluster flats							d	Cluster flats							d
Sheltered housing							е	Sheltered housing							е
Bedsit/studios							f	Bedsit/studios							f
Unknown type							g	Unknown type							g
	Т	otals	(a + t) + C +	<i>d</i> + <i>e</i>	+ f + g) =	В		Т	otals	s (a + l.	D + C +	<i>d</i> + <i>e</i>	+ f + g) =	F
	Not		Numk	per of	Bedr	ooms	Total		Not		Numl	per of	Bedro	ooms	Tota
Intermediate	known	1	2	3	4+	Unknown		Intermediate	known	1	2	3		Unknown	-
Houses							а	Houses							а
Flats and maisonettes							b	Flats and maisonettes							b
Live-work units							С	Live-work units							С
Cluster flats							d	Cluster flats							d
Sheltered housing							е	Sheltered housing							е
Bedsit/studios							f	Bedsit/studios							f
Unknown type							g	Unknown type							g
	Т	otals	(a + t) + C +	<i>d</i> + <i>e</i>	+ f + g) =	С		T	otals	6 (a + k) + C +	<i>d</i> + <i>e</i>	+ f + g) =	G
Key worker	Not	1		1		ooms	Total	Key worker	Not	4	_	per of			Tota
Houses	known	1	2	3	4+	Unknown	а	Houses	known	1	2	3	4+	Unknown	а
Flats and maisonettes							b	Flats and maisonettes							b
Live-work units							C	Live-work units							С
Cluster flats							d	Cluster flats							d
Sheltered housing							<i>e</i>	Sheltered housing							e
Bedsit/studios							f	Bedsit/studios							f
							g	Unknown type							g
		otals	(2 + h) + C +	d + e	+ f + g) =	9 D	Official type		otals	(a + l) + C +	d + e	+ f + g) =	9 H
Unknown type	Т														/ /
Total proposed r				, , , , ,	4 , 0	+1+9/-		Total existing					4 , 0	1 7 7 97 -	

17. Residential Units (Including Conversion)

Does you	ur proposal involve	e the los	ss, ga	in or change of	use of non-resid	ential floors] Yes 🛛 🕱	No
If you	u have answered \	Yes to th	he qu	estion above ple	ease add details	in the follow	ving table:		
Use class/type of use			2 d d d d	Existing gross internal floorspace (square metres	to be lost by use or der	change of molition	floorspace (including	ss internal e proposed change of are metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops								
	Net tradable a	ırea:							
A2	Financial an professional ser	nd rvices							
A3	Restaurants and								
A4	Drinking establis	hments							
A 5	Hot food takea	ways							
B1 (a)	Office (other tha	an A2)							
B1 (b)	Research an developmer								
B1 (c)	Light industr								
B2	General indus	trial							
В8	Storage or distri								
C1	Hotels and hal residence								
C2	Residential instit								
D1	Non-resident institutions								
D2	Assembly and le								
OTHER	THER								
Please Specify									
<u> </u>	Total								
In add	dition, for hotels, r	esident	ial ins	stitutions and ho	stels, please ad	ditionally ind	dicate the los	s or gain of i	rooms
Use class		lot icable	Exist	ing rooms to be of use or der	lost by change nolition	Total room	ns proposed nanges of use	(including	Net additional rooms
C1	Hotels [
C2	Residential Institutions								
OTHER									
Please Specify									
	ployment					•			
Please c	complete the follow	wing info	orma	tion regarding e	mployees:				
				Full-time	Part	Part-time			al full-time uivalent
Existing employees									
Proposed employees									
20. Ho	urs of Opening)							
If known	, please state the h	hours of	f oper	ning (e.g. 15:30)	for each non-re	sidential use			
	Use	Мо	onday	to Friday	Saturda	у	Sunday Bank Ho		Not known
		<u></u>							
21. Site	e Area								
Please st	ate the site area in	hectare	es (ha	0.0842					

\$Date:: 2015-04-02 #\$ \$Revision: 6149 \$

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:								
Is the proposal a waste management develo	Is the proposal a waste management development? Yes x No							
If the answer is Yes, please complete the fol	. —							
	including engi allowance for	pacity of the void in cubic metres, neering surcharge and making no r cover or restoration material (or litres if liquid waste) Maximum annual operate throughput in tonne (or litres if liquid waste)						
Inert landfill								
Non-hazardous landfill								
Hazardous landfill								
Energy from waste incineration								
Other incineration								
Landfill gas generation plant								
Pyrolysis/gasification								
Metal recycling site								
Transfer stations								
Material recovery/recycling facilities (MRFs)								
Household civic amenity sites								
Open windrow composting								
In-vessel composting								
Anaerobic digestion								
Any combined mechanical, biological and/ or thermal treatment (MBT)								
Sewage treatment works								
Other treatment								
Recycling facilities construction, demolition and excavation waste								
Storage of waste								
Other waste management								
Other developments								
Please provide the maximum annual operat	ional throughput of th	ne following waste streams:						
Municipal								
Construction, demolition and e								
Commercial and industr	ial							
Hazardous			a la la la constanta de la Con					
If this is a landfill application you will need to planning authority should make clear what	o provide further info information it require	rmation before your application car s on its website.	n be determined. Your waste					
23. Hazardous Substances								
Does the proposal involve the use or storage the following materials in the quantities state		x No Not applica	able					
If Yes, please provide the amount of each su	bstance that is involv	red:						
Acrylonitrile (tonnes)	Ethylene oxide (t	onnes)	Phosgene (tonnes)					
Ammonia (tonnes)	Hydrogen cyanide (t	onnes) Su	ılphur dioxide (tonnes)					
Bromine (tonnes)	Liquid oxygen (t	onnes)	Flour (tonnes)					
Chlorine (tonnes) Lic	quid petroleum gas (t	onnes) Refine	d white sugar (tonnes)					
Other:		Other:						
Amount (tonnes):		Amount (tonnes):						

24. Ownership Certificates and Agricultural Land Declaration

Signed - Applicant:

One Certificate A, B, C, or D, must be completed with this application form CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 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 *of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

Or signed - Agent:

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

*"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.
**"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

		Mrs Sarah Speight	20/02/2024
I certify/ The applicant certifies that I ha 21 days before the date of this applicati application relates. *"owner" is a person with a freehold interes *"agricultural tenant" has the meaning give	velopment Mana ve/the applicant lion, was the own st or leasehold into	E OF OWNERSHIP - CERTIFICATE B agement Procedure) (England) Order 2015 Certificate us has given the requisite notice to everyone else (as listed between and/or agricultural tenant** of any part of the land or erest with at least 7 years left to run. 8) of the Town and Country Planning Act 1990	pelow) who, on the day r building to which this
Name of Owner / Agricultural Tenant		Address	Date Notice Served
Signed - Applicant:		Or signed - Agent:	Date (DD/MM/YYYY):

Date (DD/MM/YYYY):

24. Ownership Certificates and Agricultural Land Declaration (continued) CERTIFICATE OF OWNERSHIP - CERTIFICATE C Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 I certify/ The applicant certifies that: Neither Certificate A or B can be issued for this application All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so. *"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 The steps taken were: Name of Owner / Agricultural Tenant Date Notice Served Address Notice of the application has been published in the following newspaper On the following date (which must not be earlier (circulating in the area where the land is situated): than 21 days before the date of the application): Date (DD/MM/YYYY): Signed - Applicant: Or signed - Agent: CERTIFICATE OF OWNERSHIP - CERTIFICATE D Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 I certify/ The applicant certifies that: Certificate A cannot be issued for this application All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so. 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 The steps taken were: Notice of the application has been published in the following newspaper On the following date (which must not be earlier (circulating in the area where the land is situated): than 21 days before the date of the application): Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY): 25. Planning Application Requirements - Checklist Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. The original and 3 copies of a completed and dated The correct fee: application form: The original and 3 copies of a design and access statement, The original and 3 copies of the plan which identifies if required (see help text and guidance notes for details): the land to which the application relates drawn to an identified scale and showing the direction of North: The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D –as applicable) and Article 14 Certificate (Agricultural Holdings): The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

26. Declaration		
I/we hereby apply for planning permission/cor	nsent as described in th	his form and the accompanying plans/drawings and additional facts stated are true and accurate and any opinions given are the
genuine opinions of the person(s) giving them	1.	racts stated are true and accurate and any opinions given are the
Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		(date cannot be pre-application)
27. Applicant Contact Details		28. Agent Contact Details
Telephone numbers		Telephone numbers
Country code: National number:	Extension number:	Country code: National number: Extension number:
Country code: Mobile number (optional):		Country code: Mobile number (optional):
Country code: Fax number (optional):		Country code: Fax number (optional):
Email address (optional):		Email address (optional):
	J	
29. Site Visit		
Can the site be seen from a public road, publi	c footpath, bridleway or	or other public land? Yes No
If the planning authority needs to make an ap out a site visit, whom should they contact? (P)	pointment to carry lease select only one)	Agent Applicant Other (if different from the agent/applicant's details)
If Other has been selected, please provide:		,
Contact name:		Telephone number:
Email address:		