



**GRANT OF PLANNING PERMISSION**

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2010/0764

**To** Mr Tom Cook  
Atlas House  
31 King Street  
Leeds  
L51 2HL

**DESCRIPTION** Proposed substitutions of house types to extant residential development site: 5 amended units in total Plots 1-5 (extant approval reference B/04/2330/DE)  
**LOCATION** Goldthorpe Colliery, Doncaster Road, Goldthorpe, Rotherham,

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 29 June 2010 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless prior written consent has been given by the Local Planning Authority to any variation. The approved plans are as follows:  
Site Layout Drawing No 2101/01 RevAA  
Landscape Drawing No. 2101/11 Rev G  
Remediation Survey BBH06-33  
Street Scene 2101/PS-SH  
Vt/PLANNING/09/GOLD-P1  
Tc/PLANNING/09  
Me/PLANNING/09  
Ww/PLANNING/09

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed *Stephen Moralee*  
Assistant Director, Planning and Transportation

Dated 13 October 2010

Hc/PLANNING/09

04.5m High Demarcation Fence

1.2m High Feature Railings

1.8m High Screen Fence

1.8m High Pier & Panel Wall

**Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.**

- 3 The access/parking/garaging/manoeuvring facilities indicated on the approved plan shall be provided prior to the development being brought into use, and shall be retained for that sole purpose at all times  
**Reason: In the interests of highway safety.**
- 4 All on-site vehicular areas shall be surfaced and drained in an approved manner prior to the development being brought into use  
**Reason: To prevent mud/debris from being deposited on the public highway to the detriment of highway safety.**
- 5 Nothing shall be permitted to be planted or erected within a strip of land 2.4m deep measured from the adjacent channel of the highway on the site frontage which exceeds 1.0m in height above the level of the adjoining channel.  
**Reason: In the interests of highway safety.**
- 6 Pedestrian intervisibility splays, having the dimensions 2m x 2m, shall be safeguarded at the drive entrance/exit such that there is no obstruction to visibility at a height exceeding 1.0m above the nearside channel level of the adjacent highway  
**Reason: In the interests of highway safety.**
- 7 All surface water run-off shall be collected and disposed of within the site and shall not be allowed to discharge onto the public highway  
**Reason: In the interests of highway safety.**
- 8 Development shall not commence before details of measures to prevent mud/debris from being deposited on the public highway to the detriment of highway safety have been submitted to and approved in writing by the Local Planning Authority, and such measures shall be retained for the entire construction period.  
**Reason: In the interests of highway safety.**
- 9 Development shall not commence before details of all areas for the parking of all employees' vehicles, the storage of building materials and plant have been submitted to and approved in writing by the Local Planning Authority, and such areas shall be retained for the entire construction period,  
**Reason: In the interests of highway safety.**
- 10 No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
**Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.**

- 11 No development shall take place until a scheme for the provision and implementation of a surface water run-off limitation to a rate of 5 litres/second/hectare has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.  
**Reason: To prevent the increased risk of flooding.**
- 12 The site shall be developed with a separate system of foul and surface water drainage on and off site.  
**Reason: In the interests of satisfactory and sustainable drainage.**
- 13 No piped discharge of surface water shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences  
**Reason: To ensure the development is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.**
- 14 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing ponds, have been submitted to and approved in writing by the Local Planning Authority.  
**Reason: To ensure the development can be properly drained.**
- 15 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority give written consent to any variation.  
**Reason: In the interests of the visual amenities of the locality.**

#### **Reason(s) for Granting Permission**

- 1 Unique The proposal is for a substitution of house types on previous planning permission 04/2330 and as such the principle of residential development has been established. It is considered that the application accords with UDP Policy BE6 relating to design.

#### **Informative(s)**

- 1 The developer must contact Mr G Handley - Highways & Engineering prior to any work commencing on-site, to gain all necessary technical and legal approvals relating to the creation/alteration/reinstatement and removal of permanent or temporary vehicular access(es) to the highway.

## **NOTES:-**

### **Appeals to the Secretary of State**

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

### **Purchase Notices**

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

### **Compensation**

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.