



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2018/0503

To Farrar Bamforth Associates Ltd
51 Trinity Street
Huddersfield
HD1 4DN

DESCRIPTION Variation of conditions 2 and 3 of planning permission 2011/0356 to enable changes to site layout, house types and external facing materials (Residential development of 15 dwellings)

LOCATION Land at Royston Lane, Royston, Barnsley, S71 4NJ

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 01 May 2018 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved unless required by any other conditions in this permission.
Plan reference:
DR-A-0202 Rev E received 26th July 2018
DR-A-0701-PL03 received 24th July 2018
DR-A-0702-PL03 received 24th July 2018
DR-A-0703-PL04 received 24th July 2018
DR-A-0704-PL03 received 24th July 2018
DR-A-0705-PL03 received 24th July 2018
DR-A-0706-PL03 received 24th July 2018
DR-A-0707-PL03 received 24th July 2018
Materials: External walling is to be in natural Whitehall Quarry Stone with Smooth Grey Marley Eternit interlocking slate roofing.
Construction Method Statement dated May 2014 and accompanying drawing 2846/111
Surface Water Drainage Philosophy and Micro Drainage Calculations dated May 2014 prepared by AVIE Consulting Ltd
Drainage Layout ref: P1363-06, P1363-07 Rev C and Proposed Impermeable Areas ref P1363-09 prepared by AVIE Consulting Ltd
Watercourse Cleaning and Dredging Statement prepared by AVIE Consulting Ltd ref: P1363
Floor Levels Plan 2846/110
Flood Risk Assessment by Longden Design Associates ref: ML/FRA/RRP/BARN/01 dated August 2007
Reason: In the interests of the visual amenities of the locality accordance with Core Strategy Policy CSP 29, Design.

- 2 Upon commencement of development, arrangements shall be entered into to secure such works to mitigate the effect of the development and such works shall be completed prior to the development being brought into use. Such works shall comprise of:
 - a) Widening of the carriageway to provide two running lanes 3.25 metres wide and central right turn facilities 3.0 metres wide. These works shall extend for the full site frontage and a sufficient distance beyond to ensure the scheme satisfactorily ties in to the existing carriageway width.
 - b) Provision of a 2.0 metre wide footway for the full site frontage, to tie into the existing
 - c) Relocation of the existing bus stop outside the site.
 - d) Repositioning of existing street lighting and highway drainage
 - e) Provision of all necessary road markings to provide right-turn facilities for the proposed site, the two petrol station accesses, the Bethal Community Church, the Ring O'Bells Public House and Church Hill
 - f) All necessary carriageway resurfacing to complete the work.

Reason: In the interests of highway safety.
- 3 Upon commencement of development, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of the building.

Reason: In the interests of the visual amenities of the locality.
- 4 No hedges or trees on the site (except those shown to be removed on the approved plan), or their branches or roots, shall be lopped, topped, felled or severed.

Reason: To safeguard existing trees/hedges, in the interests of the visual amenities of the locality.
- 5 The floor level of any dwelling constructed on this site shall be a minimum of 1.0m above the bank top level i.e. 51.3 m A.O.D
Reason: To reduce the risk to the property in the event of flooding.
- 6 If any surface water drainage is discharged to the watercourse the discharge rate shall be restricted to a maximum of 5 litres/second. Any balancing facility shall be designed to accommodate a 1 in 30 year storm flow from the site and a 1 in 100 year flow retained within the site without causing flooding to property.

Reason: To prevent the increased risk of flooding.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), there shall be no new buildings, structures (including gates, walls, and fences) or raised ground levels within 3 meters of the top of any bank of the watercourse inside or along the boundary of the site, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To maintain access to the watercourse for maintenance or improvements and provided for overland flood flows.
- 8 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.
- 9 Visibility splays, having the dimensions 2.4m x 72.4m, shall be safeguarded at the junction with Royston Lane, such that there is no obstruction to visibility and forming part of the adopted highway.

Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

- 10 The parking/manoeuvring facilities indicated on the submitted plan shall be surfaced in a solid bound material(i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use and shall be retained for that sole purpose at all times.
Reason: to ensure that satisfactory off-street parking/manoeuvring are provided in the interests of highway safety and the free and safe flow of traffic and in accordance with Core Strategy Policy CSP26 - New Development and Highway Improvement.
- 11 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 1m above the nearside channel level of the adjacent highway.
Reason: in the interests of road safety in accordance with CSP26
- 12 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 road safety in accordance with CSP26.
- 13 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.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.
- 14 The hard surfaced area and post and rail fence constructed to the east of plot 15 shall be removed, the area re-grassed and re-verted back to its original state in accordance with a scheme and timescale to be submitted to and approved in writing with the Local Planning Authority. No dwelling shall be occupied prior to the required works being completed.
Reason: In the interest of visual amenity
- 15 Upon commencement details of the siting of the sales cabin, and parking for staff and customers visiting the site, shall be submitted and approved in writing by the Local Planning Authority. Thereafter the approved facilities shall be retained for the entire construction period.
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.
- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out on plots 1, 3, 11 and 12 without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential property in accordance with Core Strategy Policy CSP 29.
- 17 Upon commencement of development a plan shall be submitted to and approved in writing by the Local Planning Authority a plan indicating the position of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings are occupied. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Core Strategy policy CSP 29.

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- *a fine of up to £50,000 and*
- *up to six months imprisonment on conviction*

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of the approved development is disposed of via approved methods and that documents are retained to prove this.

- 1 If the developer is to make discharge flows to the existing watercourse he must gain the written agreement of the Land Drainage Authority to discharge flows at an agreed rate - Contact Wayne Atkins (01226 772182)
- 2 If the developer is to carry out works within or in the proximity of any watercourse he must gain the relevant permissions from the Lead Local Flood Authority - Contact Wayne Atkins (01226 772182)

Signed 
Joe Jenkinson
Head of Planning and Building Control

Dated 30 July 2018

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

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 given 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.