



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2021/0615

To C3 Architecture Planning and Design Ltd
17 Chepstow Gardens
Cusworth
Doncaster
DN5 8LR

DESCRIPTION Variation of condition 1 of application 2020/0510 (Residential development of 5no. detached bungalows) to allow variation in bungalow design for plot 3

LOCATION Land to the North of Lane End Mews, Thurnscoe, Rotherham

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 21/06/2021 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 plans (Nos 19-143-6 Rev A, 19-142-4 Rev A, 19-143-7, 19-143-2 Rev J, 19-143-1) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
- 2 The boundary treatment shown on the amended Site Plan (Dwg. no 19-143 -2 Rev. J) shall be installed prior to first occupation of the dwellings.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1: General Development.
- 3 The dwelling shall be constructed from the following materials:
External Walls - 140mm Costhorpe buff coursing stone
Roof materials - Dark grey smooth Calderdale roof tiles
Windows - UPVC
Doors - Composite
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 4 The development shall be carried out in accordance with the submitted flood risk assessment (FRA) from Peter Wade Consultancy, Ref PWC/3240 Rev A and the following mitigation measures it details:
- Finished floor levels shall be set no lower than 35.4 metres above Ordnance Datum (AOD) as stated within the submitted FRA.
 - The proposed bungalows should be designed with a safe space within each building at a high level within the roof space as stated in Section 8 headed Residual Risk.
- These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
- Reason: To reduce the risk of flooding to the proposed development and future occupants and to provide a place of safety within the bungalows in the event of flooding, in accordance with Local Plan Policy CC3: Flood Risk.**
- 5 All in curtilage planting, seeding or turfing comprised in the approved details of landscaping (Ref. AWA3496 Rev. D) shall be carried out on each plot no later than the first planting and seeding season following the occupation of the individual dwellinghouse/s; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.**
- 6 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 areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.**
- 7 The vehicle turning space as shown on the approved plans shall be constructed before the development is brought into use and shall thereafter be maintained as such.
- Reason: To avoid the necessity of vehicles reversing on to or from the highway, in accordance with Local Plan Policy T4: New Development and Transport Safety.**
- 8 Boundary treatments to the front of the development shall be set at a height no greater than 1m above the level of the near side channel line of the public highway.
- Reason: to ensure adequate visibility is retained when leaving the access and entering the highway, in the interests of highway safety.**
- 9 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 Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.**
- 10 The gradient of the vehicle accesses/driveways shall not exceed 1 in 12 as measured from the edge of adjacent highway.
- Reason: In the interests of the safety of persons using the access and users of the highway.**

- 11 The development hereby permitted shall be carried out strictly in accordance with the arboricultural method statement (Ref AWA3397), including the tree protection measures enclosed within this document.
Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.
- 12 The site shall be developed with separate systems of drainage for foul and surface water on and off the site.
Reason: To ensure the site is properly drained and surface water is not discharge to the foul sewerage system in accordance with Local Plan Policy POLL1.
- 13 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.
Reason: To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network.
- 14 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), 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 without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
Reason: In the interests of the amenity of neighbours, in accordance with Local Plan Policy GD1: General Development.
- 15 Prior to the first occupation of the development, details of the twin 600mm diameter storage pipes shall be submitted to the Local Planning Authority and approved prior to the first occupation of the dwellings.
Reason: In the interests of proper drainage of the area and to alleviate potential flood risk of the site and the surrounding area, in accordance with Local Plan Policy CC3: Flood Risk.
- 16 Prior to first occupation of the development hereby permitted, details for the provision of one electric vehicle charging point per unit shall be submitted to and approved in writing by the LPA. The EVCP shall be installed in accordance with the approved details prior to first occupation of the development and retained thereafter for that specific use.
Reason: In interests of promoting sustainable travel opportunities in accordance with Policy T3.

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.

- 1 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 2 Members of the public have contacted the Council regarding an informal footpath running through the site. If this route is later found to be a public right of way, the proposed development will require the realignment of that route. Any changes to public rights of way are subject to a separate legal process and public consultations. Planning permission does not grant permission to build over public rights of way unless this legal process has been satisfied. In the event that a public footpath is established, a diversion application will be required at cost and a suitable alternative route must be provided. For more information contact publicrightsofway@barnsley.gov.uk
- 3 The applicant should be aware that refuse vehicles will not enter the shared private drive and such collections will be carried out from the nearest adjoining public highway.
- 4 The development hereby approved includes the creation of/carrying out of alterations to vehicular access(es). You are advised that before undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/roads-travel-and parking/parking/dropped-kerbs/> or please contact at email Streetworks@barnsley.gov.uk or call to 01226 773555.
- 5 Access arrangements including shared private drives should conform to Approved Document B Volume 1 Part B5 Sect. 13. They should be constructed to withstand a minimum carrying capacity of 26 Tonnes without deflection.
- 6 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.

Further information is also available on The Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

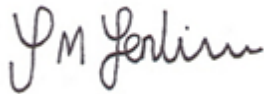
Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- 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 any development is disposed of via approved methods and that documents are retained to prove this.

Signed

Dated 21/07/2021

A handwritten signature in dark ink, appearing to read 'JM Jenkinson', written in a cursive style.

Joe Jenkinson
Head of Planning and Building Control

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 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.