



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2011/0830

To Willowbrook Design Services
14 Willow Brook Close
Darton
Barnsley
South Yorkshire
S75 5PX

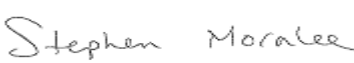
DESCRIPTION Erection of a detached dwelling with rooms in the roof
LOCATION Land Adj. 41 Frederick Street, Goldthorpe, Rotherham, S63 9NL

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 18 July 2011 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 in strict accordance with the approved plans and specifications (Drawing Ref's: OS Sitemap 02739500; Nstones/10/05; Adj.41FSG/11/01RevA; AdjFSG/11/02Rev.A) unless prior written consent has been given by the Local Planning Authority to any minor variation.
Reason: For the avoidance of doubt as amendments have been submitted during the course of processing the application and in accordance with Barnsley UDP Saved Policy BE6 and Barnsley LDF Core Strategy Policy CSP29 (Submission Version).
- 3 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: In the interests of highway safety and the proper development of the site and in accordance with Barnsley UDP Saved Policy T2 and Barnsley LDF Core Strategy Policy CSP25 (Submission Version).

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

Signed 
Assistant Director, Planning and Transportation

Dated 05 September 2011

- 4 Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following highway works:

- " Modifications to existing traffic calming feature as necessary.
- " Provision of vehicular crossing to footway.
- " Reconstruction or resurfacing of the public highway as necessary.
- " Provision of or any necessary changes to drainage.
- " Provision of or any necessary changes to street lighting.

The works shall be completed in accordance with the approved details and a timetable to be submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the proper development of the site and in accordance with Barnsley UDP Saved Policy T2 and Barnsley LDF Core Strategy Policy CSP25 (Submission Version).

- 5 Development shall not commence until full highway engineering construction details have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

- 6 Development shall not commence until details of measures to prevent mud/debris from being deposited on the public highway to the detriment of road 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 and the proper development of the site and in accordance with Barnsley UDP Saved Policy T2 and Barnsley LDF Core Strategy Policy CSP25 (Submission Version).

- 7 Development shall not commence until details of all areas for the parking of all employees' vehicles, the storage of building materials and plant have been submitted 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 and the proper development of the site and in accordance with Barnsley UDP Saved Policy T2 and Barnsley LDF Core Strategy Policy CSP25 (Submission Version).

Reason(s) for Granting Permission

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| 1 Infill/backland development | The proposal complies with Barnsley UDP Saved Policy H8D and Barnsley LDF Policy GS34 (Submission Version) in that there would be no harm to the streetscene, character and appearance of the area or residential amenity. Furthermore, it is not considered that the revised layout would create any highway safety issues and as such the proposal also complies with Barnsley UDP Saved Policy T2 and Barnsley LDF Policy CSP 25. |
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Informative(s)

- 1 The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and the implementation of site investigations or other works. Property specific summary information on any past, current or proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.
- 2 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.

- 3 As the development involves works abutting the highway, the developer must Highways & Engineering 01226 773555 prior to any works commencing on-site, to ensure no damage is caused 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.