



APPROVAL OF RESERVED MATTERS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2015/0380

To Self Architects
24A St Andrews Rd
Sheffield
South Yorkshire
S11 9AL

Proposal: Residential development of 30 no. 2, 3 and 4-bed dwellings (Reserved Matters to application 2013/0813)

At: Land off Sheffield Road, Penistone, Sheffield, S36 6HH

Approval is hereby given for the proposals which were the subject of the Application and Plans registered by the Council on 30 April 2015 and described above, being matters reserved in the permission granted on 25 September 2013 under Application 2013/0813 .

THIS DECISION IS SUBJECT TO THE TERMS OF THE AGREEMENT MADE UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

The approval is subject on compliance with the details specified in the application, the approved plans and conditions of the outline permission and, additionally, is subject to the following conditions:-

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of this reserved matters approval.
Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990 and the corresponding outline planning application 2013/0813.
- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans numbered:-
 - 4145-00
 - 4145-01 Rev H
 - 4145-03
 - 4145-04
 - 4145-05
 - 4145-06
 - 4145-07 Rev A
 - 4145-08
 - 4145-09
 - 4145-10



Specifications:-

Landscape Management Specification Document and plan R/1848/1

Design and Access Statement

Phase I Habitat and Protected Fauna Survey dated 23rd February 2015

Flood Risk Assessment prepared by Ecus.

Acoustic Report prepared by Blue Tree Acoustics.

Transport Statement prepared by LDA Limited.

Tree Survey by James Royston, Arboricultural Consultant

as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality accordance with Core Strategy Policy CSP 29, Design.

- 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: 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 Core Strategy Policy CSP 26, New Development and Highway Improvement.

- 4 No development or other operations being undertaken on site shall take place until the following documents prepared in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

Tree protective barrier details

Tree protection plan

Tree retention and removal plan

Details of any tree pruning/trimming works

No development or other operations shall take place except in complete accordance with the approved methodologies.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.

- 5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, 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. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).

Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.

- 6 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.

- 7 Prior to the occupation of the dwellings, details of the management responsibilities for the landscaped area adjacent to the River Don shall be submitted to and agreed in writing with the Local Planning Authority. The landscape management of the site shall be carried out in accordance with the approved Landscape Management Specification Document.

Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.

- 8 Prior to the occupation of the dwellings, the public parking area adjacent to Queen Street shall be laid out as shown on the approved plan and details of the management responsibilities for the parking area shall be submitted and approved in writing by the Local Planning Authority. The car park shall then be maintained in accordance with that agreement and retained for public/residents use for the lifetime of the development.
Reason: In the interests of road safety in accordance with CSP 26.
- 9 No development shall take place until there has been 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 any dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property and in accordance with Core Strategy Policy CSP 29, Design.
- 10 Development shall not commence until a period of CCTV monitoring, which shall have a minimum duration of 7 days, of the existing access and Sheffield Road has been carried out. The results of the monitoring shall then be submitted to the Local Planning Authority, and the design of the access road reviewed and revised accordingly to the satisfaction of the Local Planning Authority, in the interests of road safety. The review should also include any necessary measures to prevent parking on the access road, and the development shall be carried in strict accordance with the approved plan.
Reason: In the interests of highway safety in accordance with CSP26.

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	The applicant/developer should be aware of the need to comply with relevant conditions on the corresponding outline application 2013/0813
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Signed 
Joe Jenkinson
Head of Planning and Building Control

Dated 22 December 2016

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

NOTES:-

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, Transport and Regions in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposal development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements*, to the provisions of the development order, and to any directions given under the order. He does not, in practice, refuse to entertain appeals solely because the local planning was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or the Secretary of State for the Environment, Transport and Regions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or County Council, London Borough or District Council in which land is situated as the case may be, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. 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 of the application to him. These circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act 1971.

* The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.