BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/0497

To Smiths Gore
48 Bootham
York
YO30 7WZ

DESCRIPTION Renewal pf planning permission B/01/0221/PR - Residential Development of 2 dwellings (Outline).

LOCATION Land at Hand Lane, Crane Moor, Sheffield

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 31 March 2006 and described above.

The approval is subject on compliance with the following conditions:

1 Application for approval of the matters reserved in Condition No. 2 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development, hereby permitted, shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later. **Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.**

2 The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

(a) the design of the proposed development.

(b) the external appearance of the proposed development.

(c) landscaping for the site.
Reason: In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations.

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 26 April 2006

Planning and Transportation Service
Central Offices, Kendray Street, Barnsley. S70 2TN
Telephone: 01226 - 772600
Fax: 01226 - 772599

3 The site shall be developed with separate systems of drainage for foul and surface water to the site boundary, with a single pipe connection to the 150mm or 230mm diameter public foul/combined water sewer off-site.
Reason: In the interests of satisfactory drainage.

4 No development shall take place unless and until full foul and surface water drainage details, including details of the off-site works , have been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the proper drainage of the area.

5 Prior to the commencement of development details of a 2m wide footpath to the front of the site shall be submitted for the written approval of the Local Planning Authority. Prior to the substantial completion of the development this footway fronting Hand Lane shall be completed to at least base course level. Upon completion of the development the footway shall be finished to the satisfaction of the Local Planning Authority.
Reason: In the interests of the safety of users of the highway.

6 No obstruction to vision above 900mm metres in height shall be placed, erected or grown at any time for a distance of 2.0 metres from the highway boundary for thefull site frontage.
Reason: To ensure that adequate visibility is available, in the interests of highway safety.

7 The gradient of the driveway for each dwelling for at least 5 metresmetres from the highway boundary shall not exceed 1 in 20.
Reason: In the interests of highway safety.

8 Prior to the substantial completion of each dwelling, the parking/manoeuvring area within its curtilage as shown on the approved plan shall be surfaced, sealed and drained and shall thereafter be permanently retained for residential use only.
Reason: To ensure that adequate car parking accommodation is available.

Informative(s)

1 The decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

GS13 - safeguard the appearance of an Area of Borough Landscape Value
WR4 -infill development within villages
WR7 - protect the character of villages

There has been no Material change in circumstances since thie development was previously approved.

This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.