



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2009/0886

To Roland Bolton
DLP Planning Ltd
11 Paradise Square
Sheffield
S1 2DE

DESCRIPTION Demolition of existing Health Centre and erection of a Health Care Facility (D1) to provide consulting and treatment rooms and ancillary offices, car parking and landscaping.

LOCATION Great Houghton Surgery, Oakhaven Avenue, Great Houghton, Barnsley

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 14 July 2009 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.

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

Signed *Stephen Moralee*
Assistant Director, Planning and Transportation

Dated 23 September 2009

- 2 The development hereby approved shall be carried out strictly in accordance with the following plans and specifications hereby approved unless prior written consent is given by the Local Planning Authority to any minor variation:-

- planning application forms
- drawing no (10) 001, 'Site Location Plan'
- drawing no (12) 001 Rev D, 'Site Layout Plan'
- drawing no (12) 002 Rev D 'Site Plan with Topo'
- drawing no (22P) 001 Rev M, 'Ground Floor Plan'
- drawing no (22P) 003 Rev B, 'Roofplan'
- drawing no (41P) 002 Rev B, 'Site Sections'
- drawing no (31) 002 Rev H, 'Elevations'
- drawing no 61:04:09 'Landscape Scheme'
- the recommendations contained in the Sustainability Statement prepared by BCM
- the recommendations contained in the Draft Travel Plan prepared by MJM Consulting Engineers Ltd
- the recommendations contained in the Ecological Surveys prepared by Thomson Ecology
- the recommendations contained in the Desk Top Study prepared by Solmek
- the recommendations contained in the Design, Planning and Sustainability Statement prepared by HDP Architects

Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

- 3 No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

- 4 The development hereby approved shall not be brought into use until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. 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 U.D.P. Policy BE6, Design Standards.

- 5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of hard landscaping works. 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.

- 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, unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the locality.

- 7 The building shall not be occupied until details of the proposed security shutters for the windows and doors of the building have been submitted to and approved in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.
- 8 The parking/manoeuvring facilities indicated on the submitted plan shall be provided prior to the development being brought into use and shall be retained for that sole purpose at all times.
Reason: In the interests of road safety.
- 9 No development shall take place until a construction method statement has been submitted to, and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:-
- The parking of vehicles of site operatives and visitors.
 - Loading and unloading of plant and materials.
 - Storage of plant and materials used in constructing the development.
 - The erection and maintenance of security hoarding.
 - Measures to prevent mud/debris being deposited on the public highway
- Reason: In the interests of highway safety.**
- 10 Prior to any works commencing on site a condition survey of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved, in writing by the Local Planning Authority and shall assess the state of the existing highway. On completion of the development a second condition survey shall be submitted for the written approval of the Local Planning Authority which shall identify any defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed, in writing by the Local Planning Authority.
Reason: In order to maintain the integrity of the public highway in the interests of highway safety.
- 11 Development shall not commence until details of the means of access for construction traffic have been submitted to and approved in writing by the Local Planning Authority, and such an access shall be retained for the entire construction period.
Reason: In the interests of road safety.
- 12 Within 6 months of occupation of the development a detailed Travel Plan shall be submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to deliver more sustainable patterns of travel in accordance with SPG32 Parking, Transport Assessments & Travel Plans and the principles advocated in PPG13 Transport & the Supplement to PPS1: Planning and Climate Change
- 13 No development shall take place until full foul and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented.
Reason: In order to ensure satisfactory and sustainable drainage.

Reason(s) for Granting Permission

- 1 Unique In the opinion of the Local Planning Authority the proposed development is acceptable in that:-

The use is compatible with a housing policy area.

It provides a modern state of the art health care centre with a range of services and facilities.

It achieves a high standard of design in respect of scale, layout, landscaping and sustainability.

It would not result in any significant harm being caused to the residential amenity of neighbouring properties.

The site is located in a sustainable location which is convenient and accessible to the local community.

The proposal makes acceptable provision for accessibility, car and cycle parking and sustainable travel and is not prejudicial to highway safety.

It is acceptable with regards to considerations of drainage, contamination and ecology.

Accordingly the proposed development is considered to comply with Policies H8/NE2, BE6, BE6A, BE6B & T2 of the Barnsley UDP and PPS1: Delivering Sustainable Development, Supplement to PPS1: Planning and Climate Change, PPG13 Transport and Policy ENV11 'Health and Recreation' of the Yorkshire and Humber Plan: Regional Spatial Strategy 2008-2026.

Informative(s)

- 1 This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.
- 2 The developer is advised to contact BMBC Highways, Engineering and Waste Management prior to any works commencing on site in order to gain all the necessary technical and legal approvals relating to alteration/reinstatement of 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.