



GRANT OF OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2020/0684

To Windle Cook Architects
927 Chesterfield Road
Sheffield
S8 0SS

DESCRIPTION Erection of one dormer bungalow with associated parking and landscaping (Outline seeking approval over scale and means of access).

LOCATION Land at end of Tower Street, Worsbrough Common, Barnsley, S70 1QS

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 17/07/2020 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. 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 layout of the proposed development. (b) the design and external appearance of the proposed development. (c) landscaping 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.

3	Details of the mean of demolition of the existing retaining wall (shown on plan 17-185 P02C) and the construction of any replacement, including structural calculations, shall be submitted with reserved matters. Thereafter any replacement wall shall be constructed fully in accordance with the approved details prior to the occupation of the dwelling. Reason: For reasons of clarity and in the interests of Highway safety in accordance with Local Plan Policy T4.
4	The extension to the highway shall be constructed in accordance with the detailed construction specification for Standard Carriageway Cross Section (Type 5A) Road Standard Carriageway Cross Section (Type 5B) Road, as detailed in approved plan 17-185 P02C. The highways construction shall be completed prior to the occupation of the dwelling. Reason: In the interests of highway safety and in accordance with Local Plan Policy T4.
5	Detailed plans shall accompany the reserved matters submission indicating existing ground levels, finished floor levels of all dwellings and associated structures, road levels and any proposed alterations to ground levels. Thereafter the development shall proceed in accordance with the approved details. Reason: To enable the impact arising from need for any changes in level to be assessed in accordance with Local Plan Policy D1 High Quality Design and Place Making.
6	The site has been identified to be at risk from potential coal mining legacy. An intrusive site investigation must therefore be undertaken by a suitably qualified person to evaluate the ground conditions and determine any actual mining legacy risks. The site investigation and subsequent development must be undertaken in compliance with Construction Industry Research and Information association publication C758D "Abandoned mine workings manual" where applicable. A report detailing the findings of the investigation and any recommended mitigation shall be submitted for approval in writing by the Local Planning Authority, the development thereafter shall not be carried out otherwise than in accordance with the approved details. In the case of further stabilisation works being required, then the condition will not be discharged until details of such works have also been submitted and approved by the Council. Responsibility for securing a safe development rests with the developer and/or landowner. Reason - NPPF 178 a,b,c. 179 and 170 e & f, based around Land Stability.
7	The layout, design and external appearance of the dwelling shall substantially accord with approved plan PO2 REV C and shall comprise one dormer bungalow. Reason: In the interests of clarity and to ensure good design in accordance with Local Plan Policy D1.
8	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.

9	All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway. Reason: In the interests of highway safety in accordance with Local Plan Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.
10	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.
11	Any gates shall be hung so as to open inwards into the site and not out onto the public highway, in the interest of road safety. Reason: In the interests of highway safety in accordance with Local Plan Policies T4 New Development and Transport Safety.
12	Vehicular and pedestrian gradients within the site shall not exceed 1:12 to ensure safe and adequate access. Reason: In the interests of highway safety in accordance with Local Plan Policies T4 New Development.
13	Prior to first occupation of the development hereby permitted, details for the provision of one electric vehicle charging point 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 New development and Sustainable Travel.
14	Boundary treatment to the front of the plot shall be set at a height no greater than 900mm above the level of the near side channel line of the public highway to ensure the visibility thus provided shall thereafter be maintained as such. Reason: In the interests of highway safety in accordance with Local Plan Policy T4 New Development and Transport Safety.

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 extension to the public highway should be constructed to an adoptable standard and offered for adoption on completion under (the provisions of) Section 38 of The Highways Act (1980). In order to do this the developer will need to submit Engineering and surface water drainage details shall be submitted for inspection and approval in writing by the (Local Planning Authority) Highways Authority before works commence on site. The applicant should make contact with Highways Development Control, Tel. 01226 772033/772170. Email. HighwaysDC@barnsley.gov.uk as soon as possible to arrange the setting up of the agreement.
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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.

Signed

Dated 10/12/2020



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.