



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2019/0379

To JVH Town Planning Consultants Ltd
Houndhill Courtyard Houndhill Marchington ST14 8LN

DESCRIPTION Proposed installation of foul and surface drainage connections and reinstatement of landscaping. (Part retrospective) (Amended Plans)
LOCATION The Oval, Rockingham Roundabout, Hoyland, Barnsley, S74 0QA

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 25 April 2019 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:
37924/010 REV B Off-site Foul Drainage amended plan rec'd 18 7 19
37924/011 REV C Site Location Plan amend plan rec'd 18 7 19
37924/016 REV B Cross Sections amended rec'd 18 7 19
Landscape Reinstatement Proposals by Weddle Landscape Design
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
- 2 All planting, seeding or turfing comprised in the approved reinstatement proposals shall be carried out in the first planting and seeding season following the completion of the installation of the drainage system. 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 Local Plan Policy BIO1 Biodiversity.
- 3 Any footpaths, affected by the proposals shall be fully reinstated to following completion of the development in accordance with the Landscaping Reinstatement Proposals by Weddle Landscape Design.
Reason: In the interests of the visual amenities of the locality

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	At least 4 weeks' prior to the estimated start date for works the developer should contact publicrightsofway@barnsley.gov.uk to whether a formal temporary closure order is required for public safety. The developer should ensure that public access on the recorded public rights of way is unaffected. There should be no encroachment onto or obstruction of the routes, no materials stored or vehicles parked on the paths, and no works carried out that may endanger or affect the public in any way, with any nearby works safely segregated from those paths. While no formal closure is required on the unrecorded route, as this is a well-used route precautions should be taken to ensure public safety, including fencing and clear signage explaining any temporary closure. Any temporary closures should be kept to a minimum to reduce disturbance to the public.
2	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.

Signed 
Joe Jenkinson
Head of Planning and Building Control

Dated 28 August 2019

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.