BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/0515

To *White Agus Partnership*
128B New Road
Staincross
Barnsley

DESCRIPTION Erection of 9 Townhouses
LOCATION Land at Weetshaw Close, Shafton, Barnsley,

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 05 April 2006 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.

2 The development hereby approved shall be carried out in strict accordance with the amended plans and specifications received on 1st May 2006 (Drawing No. 05-163 01 Rev A), unless prior written consent has been given by the Local Planning Authority to any minor variation.

Reason: For the avoidance of doubt as amendments have been submitted during the course of processing the application 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.

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 24 May 2006

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

4 *No development shall take place 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 use hereby permitted is commenced] or [before the building(s) is/are 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 The tree surgery shall be carried out by a competent arboriculturalist to the standards set out in BS3998.

Reason: To ensure the work accords with good arboricultural practice in accordance with Policy GS22 of the adopted Unitary Development Plan and SPG9 (Trees and Hedgrows).

6 *Within the first planting season following the felling, the felled trees shall be replaced as* shown on the approved layout plan.

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

7 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.

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

8 Foul effluent from the site shall only be discharged directly to a public foul sewer.

Reason: To ensure the proper drainage of the area.

9 The site shall be developed with separate systems of drainage for foul and surface water.

Reason: In the interests of satisfactory drainage.

10 No surface water from the site shall be discharged directly or indirectly to any foul or combined sewer.

Reason: To ensure the proper drainage of the area.

11 All on site vehicular areas shall be hard surfaced and drained in an approved manner prior to the development being brought into use.

Reason: To prevent mud/ debris from being deposited on the public highway to the detriment of road safety.

12 Pedestrian intervisibility splays, having the dimensions 2m x 2m, shall be safeguarded at the drive entrance/exit such that there is no obstruction to visibility at a height exceeding 600mm above the nearside channel level of the adjacent highway.

Reason: In the interest of highway safety.

13 Development shall not commence until arrangements have been entered into to secure such works to mitigate the effect of the development, and such works shall be completed prior to the development being brought into use. Such works shall comprise of: -

Provision of 2.0m wide footway to adoptable standards for the full site frontage.

Reason: In the interest of highway safety.

14 Development shall not commence until details of measures to prevent mud/debris from being deposited on the public highway to the detriment of road safety, have been submitted to and approved in writing by the Local Planning Authority, and such measures shall be retained for the entire construction period.

Reason: In the interest of highway safety.

15 Development shall not commence until details of all areas for the parking of all employees' vehicles, the storage of building materials and plant have been submitted and approved in writing by the Local Planning Authority, and such areas shall be retained for the entire construction period.

Reason: In the interest of highway safety.

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:

The principle of development on this site has already been established by the previous outline and reserved matters applications for residential development.

The street scene of Weetshaw Close is a varied one and the dwellings are considered to be an appropriate design and massing. Sufficient separation distances are achieved to surrounding properties to prevent a materially detrimental impact on residential amenity of neighbouring properties.

The submitted plans show that the development is sympathetic to the loss of the four trees and the need to replace them. A replacement planting scheme showing 16 trees of a mix of species, all of which have a planted height of 3m+. On balance it is considered that the loss of the existing trees is outweighed by the efficient use of the site and the replacement planting scheme.

Overall, the proposals comply with:
H8D - Infill development
SPG's 2 & 3 - Residential development
GS22a - Trees and Hedgerows

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.