



Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART Q CHANGES OF USE

Correspondence Address:

PO Box 208
Castleford
West Yorkshire
WF10 9EA

Decision Date:

10 May 2019

APPLICATION NO:

2019/0333

DESCRIPTION:

Proposed change of use of agricultural building to two dwellings (prior notification)

LOCATION:

Cross Royd Farm, Cross Lane, Thurlstone, Sheffield, S36 9QJ

APPLICANT:

Prism Agriculture Ltd

Prior approval **is granted** for the development described above.

1. The development shall be completed on or before 10 May 2022

Condition(s)

1. Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), must be completed within a period of 3 years starting with the prior approval date.
Reason: In order to comply with the provision of Class Q, Part 3, Schedule 2 of the GPDO 2015.
2. The development hereby approved shall be carried out strictly in accordance with the plans (Nos. 2001.01, 200.02, 200.03, 200.04, Supplementary Noise Impact Assessment dated April 2019, Phase 1 Potential Contaminated Land and Preliminary Risk Assessment Report dated 11th March 2019, Structural Report dated April 2019) and specifications as approved unless required by any other conditions in this permission.
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.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) order 1995 (or any Order revoking or re-enacting that order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1 Protection of Green Belt.

4. 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 proved in the interests of the highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.

5. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Before the scheme of sound insulation works is installed full details thereof shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme of works shall:

a) Be capable of achieving the following noise levels;

Bedrooms: LAFmax – 45dB (2300 to 0700 hours)

Living Rooms and Bedrooms: LAeq (16 hour) – 35dB (0700 to 2300 hours)

Bedrooms: LAFmax – 45dB (2300 to 0700 hours)

b) Where the above noise criteria cannot be achieved with windows partially open, , include a system of alternative acoustically treated ventilation to all habitable rooms.

Reason: In the interests of the amenities of the future occupiers of the dwellings hereby approved in accordance with Local Plan Policy Poll1.

Informative(s)

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. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on the The Coal Authority website at:

www.gov.uk/government/organisations/the-icoal-authority

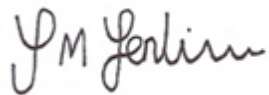
Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

2. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore the consent of all relevant landowners is required before proceeding with any development including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

3. The granting of planning permission does not effect the status of species such as owls and bats which protection under other legislation. These may be present, and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in Planning and Transportation Services on 01226 7772576, or directly from www.naturalengland.org.uk.

Signed

A handwritten signature in dark ink, appearing to read 'J M Jenkinson', written in a cursive style.

Joe Jenkinson

Head of Planning and Building Control