BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Culture
Planning and Building Control

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2019/1098

To Kudos Design
c/o Cadam Group Ltd
North Street
Thornhill
Rotherham
S60 1LG

DESCRIPTION Erection of 4 no. dwelling in two blocks.
LOCATION Land between 26 and 28 Chestnut Street, Grimethorpe, Barnsley, S72 7LQ

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 18 September 2019 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 strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Plan Nos.
- Proposed Site Layout and Location Plan - CS-01
- Proposed Floor Plans and Elevations - CS-02

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 The external materials shall match those specified below:

- Elevations - Brick - Ibstock Hadrian Red
- Roof - Tiles - Double Roman Dark Grey
- Windows - Casement - uPVC White
- Front Door - Black Composite

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.

4 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.

5 Upon commencement of development a plan indicating the position, composition and size of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwellings are occupied and shall be constructed in line with the recommendations of sections 6.3.1 and 6.4.1 in the submitted Ecology Report (MBE/ECO/2019/38/02). 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 in accordance with Local Plan Policies GD1 General Development Policy and D1 High Quality Design and Place Making.

6 Upon commencement of development, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details should be in line with the recommendation made within section 6.4.1 of the submitted Ecology Report (MBE/ECO/2019/38/02
) and shall be implemented prior to the occupation of the building(s).
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.

7 Prior to the occupation of the development hereby permitted a vehicular access shall be provided and thereafter retained in the position shown on the approved plan and constructed in accordance with the BMBC highway specification. Adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site on to the highway.
Reason: In the interests of highway safety in line with Local Plan Policy T4 New Development and Transport Safety.

8 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings), with adequate measures in place to avoid the discharge of surface water from the site to the highway, 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.

9 Notwithstanding the details indicated on the submitted drawings no works shall commence on site until a detailed scheme for the off-site highway works in relation to removal/relocation of the associated lamp column and telegraph pole has been submitted to and approved in writing by the LPA. The scheme shall then proceed in accordance with the approved details.
Reason: To ensure that the highway works are designed to an appropriate standard in the interest of highway safety in line with Local Plan Policy T4 New Development and Transport Safety.

10 Upon commencement of development details of the ecological mitigation and biodiversity enhancement stipulated in sections 6.3.1 and 6.4.1 of the Ecology Report (MBE/ECO/2019/38/02) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation of the building and retained as such thereafter.
Reason: In the interests of the biodiversity of the area in line with Local Plan Policy BIO1 - Biodiversity and Geodiversity.

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	The Future Telecoms Infrastructure Review outlines the Governments plans for 15 million premises to have full fibre by 2025, and nationwide coverage by 2033. Superfast South Yorkshire (SFSY) is keen to work with developers to ensure that all new developments, residential or commercial, are equipped with the digital connectivity needs of the future occupants. New developments are not part of the SFSY programme, the responsibility of providing broadband connectivity lies with the developer. South Yorkshire is undergoing a transformation of broadband infrastructure, and coverage is expanding all of the time. With any new development the earlier you engage with broadband infrastructure providers the more cost effective the solution and deployment will be, in some cases this can be provided free of charge. Residents in new developments expect to be able to take full advantage of everything the internet has to offer including: connecting to the cloud, streaming in HD or ultra-HD, video calls, low-latency online gaming, online shopping and connecting with people on social media. The provision of gigabit-capable full fibre broadband will make the properties more attractive to buyers, and will meet the resident's broadband expectations. What is full-fibre? Full-fibre networks use fibre optic cables to connect the exchange directly to each premise. Full-fibre connections are capable of delivering speeds greater than 1 gigabit per second (Gbps; 1 Gpbs is equal to 1000 Mbps). Full-fibre networks are more reliable than copper-based networks and cheaper to maintain and operate. Full-fibre networks are also important for supporting high capacity mobile broadband networks, particularly future 5G networks. Full-fibre networks, also referred to as fibre-to-the-premises (FTTP) or fibre-to-the-home (FTTH), consist of fibre optic cables running from the local exchange directly to each premises. Fibre optic cables transmit data using light and can carry more data with fast
2	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.
3	The development hereby approved includes the creation of/carrying out of alterations to vehicular access (es). You are advised that before undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and constructed to the satisfaction of the Highway Authority. Fees are payable

	for the approval of the highway details, and inspection of the works. Further information and an application form are available on the BMBC website at https://www.barnsley.gov.uk/services/roads-travel-and-parking/parking/dropped-kerbs/ or please contact at email Streetworks@barnsley.gov.uk or call to 01226 773555.
4	With regrads to condition 9 the applicant/developer should be aware that to comply with this condition will require them to enter into a S278 agreement prior to carrying out the works and contact should therefore be made with Highways Development Control at HighwaysDC@barnsley.gov.uk or by calling 01226 773555.

Signed JM Jenkinson Dated 13 December 2019
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.