



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2011/0466

To Signet Planning
Signet Planning
The Hamlet
Hornbeam Park
Harrogate
HG2 8RE

DESCRIPTION Substitution on 28 apartments previously approved by 2007/0677 with 7 no dwellings.

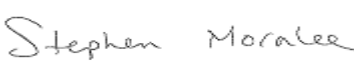
LOCATION Former JC Snell Site, Hoyle Mill Road, Stairfoot, Barnsley

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 24 May 2011 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 (Planning & Landscape Layout SPL 42/01 Rev F, 2006/BUH/01, 2006/ENN/01, 2006/WIE/01, 2006/GLO/02 & Abatech Geo-Environmental investigation ref S5/028a) as approved unless prior written consent has been given by the Local Planning Authority to any variation.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.
- 3 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority.
Reason: To ensure that the development can be properly drained

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 12 July 2011

- 4 Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
Reason: To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal
- 5 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.
- 6 The parking/manoeuvring facilities indicated on the approved plan shall be provided prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: In the interests of road safety.
- 7 The contamination issues on the site should be addressed in line with the submitted remediation report (Ref S5/028a). With regards to any remedial actions taken, there is the requirement to provide a validation report to certify any works. This report should include the following.
- Details of who carried out the work.
 - Details and justifications of any changes from the original Remediation Statement.
 - Records of chemical characteristics of any imported capping soils/materials.
 - Confirmation that capping levels have been achieved
 - Laboratory and in situ test results
 - Records of any materials disposed of off site and their disposal locations.
 - Confirmation that remediation objectives have been met.
- Reason; To protect the environment and ensure the site is suitable for the proposed use.**
- 8 No development or other operations being undertaken on site shall take place until the following document has been submitted to and approved in writing by the Local Planning Authority:
- Tree protective fencing
 - Tree protection plan (TPP)
 - Arboricultural method statement (AMS)
- No development or other operations shall take place except in complete accordance with the approved methodologies.
Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.
- 9 No hedges or trees on the site (either shown to be retained or proposed as part of an approved landscaping scheme) or their branches or roots, shall be lopped, topped, felled, or severed. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
Reason: To safeguard existing trees/hedges, in the interests of the visual amenities of the locality and in accordance with UDP Policies GS22, Woodland, Hedgerows and Trees and GS22A.

- 10 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 UDP Policy ES1, Pollution.
- 11 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and 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, unless the Local Planning Authority give written consent to any variation.
Reason: In the interests of the visual amenities of the locality.

Reason(s) for Granting Permission

- 1 Unique The application maintains an appropriate design which complements the adjacent completed housing estate. The proposal is therefore considered to adhere to the objectives of the planning policies H8A, BE6 and SPG2

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:

National
PPS1 'Delivering Sustainable Development'
PPS3 'Housing'

UDP
H8A 'Existing Residential Areas'
BE6 'Design Standards'
T2/2A 'Development and the Highway Network'

Supplementary Planning Guidance
SPG 2 'The Design and Layout of New Housing'

Core Strategy (Submission Version)
CSP2 Sustainable Construction
CSP3 Sustainable Drainage Systems (SUDS)
CSP14 Housing Mix and Efficient Use of Land

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.

- 2 Where relevant the development should comply fully with and not prejudice the planning conditions which were attached to the sites original planning application (Ref 2007/0677) approved on the 3rd September 2007.

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.