



BARNSLEY
Metropolitan Borough Council

Notice of Prior Approval Determination

Town & Country Planning (General Permitted Development) Order 2015
Schedule 2 Part 3 Changes of Use

Correspondence Address:

Robert Halstead Chartered Surveyor
57 Bowers Mill
Branch Road
Barkisland
West Yorkshire
HX4 0AD

Decision Date:

27th April 2016

APPLICATION NO:

2016/0229

DESCRIPTION:

Change of use from agricultural buildings to 3 no. dwellinghouses (Prior Notification)

LOCATION:

Ashley Grange, 116 Haigh Lane, Hoylandswaine, Sheffield, S36 7JQ

APPLICANT:

Mr Starling

Prior approval is granted for the development described above subject to 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 (Received 3rd March 2016) 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 LDF Core Strategy Policy CSP 29, Design.
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 the Schedule 2 of the 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 Core Strategy Policy CSP 34, Protection of Green Belt.

4. 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 locally and in accordance with Core Strategy Policy CSP 29, Design.

5. No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations have been submitted to and approved in writing by the Local Planning Authority.

Tree protective barrier details
Tree protection plan
Arboricultural method statement

The scheme shall proceed in accordance with approved detail

Reason: To ensure the continued wellbeing of the protected trees in the interests of the amenity of the locally in accordance with Core Strategy Policy CSP 36 Biodiversity and Geodiversity.

6. The erection of barriers and any other measures specified for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To safeguard existing trees, in the interest of visual amenity,

7. No development shall take place until:

- (a) Full foul and surface water drainage details, including a scheme to reduce surface water run off by at least 30% and a programme of works for implementation, have been submitted to and approved in writing by the Local Planning Authority.
- (b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways;
- (c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways;

Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development.

Reason: To ensure proper drainage of the area in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

Informative(s)

1. The applicant is reminded that there are Trees in close proximity of the site which are protected by Tree Preservation Orders. Any works proposed to the trees will require a separate tree works application.
2. 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 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 Coal Authority website at:

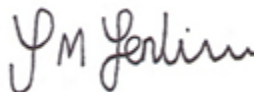
www.gov.uk/government/organisations/the-coal-authority

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

3. 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 to 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.

Signed



Joe Jenkinson
Head of Planning