



BARNSLEY
Metropolitan Borough Council

**Planning & Building Control Service
Development Management
Westgate Plaza
PO Box 634, Barnsley, S70 9GG
Head of Service: Joe Jenkinson**

Mr Paul Billings
C3 Architecture planning and design ltd
17 Chepstow Gardens
Cusworth
Doncaster
DN5 8LR

My Ref: 2021/1449 (2020/0196)
Your Ref: As above
Date: 7 April 2022
Enquiries to: Helen Willows
Direct Dial: 01226 772642
E-Mail: helenwillows@barnsley.gov.uk

Dear Mr Billings

**Discharge of conditions 3 (external materials), 4 (drainage), 5 (trees), 6 (hard and soft landscaping), 9 (broadband), 12 (construction details of the streets proposed for highway adoption) and 14 (EVCs) of planning permission 2020/0196 – Residential development of 9no bungalows and associated works including access road, gardens and garages.
Land off Birk Avenue, Kendray, Barnsley, S70 3AH.**

I refer to the application submitted by you in respect of the above. For the reasons set out in my letter of 26 January **I am not able to agree to discharge all of the conditions.** Despite your email indicating that you will contact me to discuss how to progress the application, there has been no further contact in over two months.

I therefore confirm the following:

Details of the planning permission that were reserved by **condition 3 (external materials) may now be discharged**, in accordance with the details submitted with the discharge of condition application, and in particular the specification that the dwellings will be constructed using Raeburn Jacobite bricks and Calderdale grey tiles.

Details of the planning permission that were reserved by **condition 4 (drainage) may now be discharged** in accordance with the details submitted with the discharge of condition application, and in particular the submitted drainage drawing reference number 3292/02 and the submitted drainage calculations and percolation testing reports.

Details of the planning permission that were reserved by **condition 5 (trees) may now be discharged** in accordance with the details submitted with the discharge of condition application and in particular the submitted landscape plan drawing number 20-011-LP revision A.

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Details of the planning permission that were required by **condition 6 (hard and soft landscaping) may NOT be discharged**. While the submitted soft landscaping details shown on the landscape drawing number 20-011-LP revision A are acceptable, you have not submitted any details of the hard landscaping. I have previously requested this information but I have not received anything in response.

Details of the planning permission that were required by **condition 9 (broadband) may NOT be discharged**. Your application notes that 'details to be submitted from service provided. I have previously forwarded you advice from Super Fast South Yorkshire which set out what information you will need to submit but I have not received any further information.

Details of the planning permission that were required by **condition 12 (construction details of the streets proposed for highway adoption) may NOT be discharged**. I have previously advised you that I don't have sufficient information to discharge this application and forwarded advice from Highways Development Control which sets out what information you will need to submit. I have not received any further information.

Details of the planning permission that were required by **condition 14 (EVCPs) may now be discharged** in accordance with the specification on the application form 'ROLEC EVWP 2026 32 amp car charging units or similar' and provided they are installed in accordance with the condition, 1 per dwelling.

12 In addition, as I have previously advised, you have not applied to discharge condition 8. The condition requires you to agree a timetable for planting outside of curtilages. You have also stated 'noted and will be submitted' on the application form in relation to the requirement of condition 13 that a completion plan showing details of the construction of roads and footways to binder course level must be submitted to and approved in writing by the LPA.

In reaching this decision I have had regard to the submitted plans and specifications. The conditions were based in part on the advice of specialist colleagues in Highways Development Control, Pollution Control, Super Fast South Yorkshire and Drainage, as well as from Yorkshire Water, and they have confirmed their advice in respect of your submission, which is reflected above.

I trust that the contents of the above letter are in order. You are advised to address the outstanding requirements of the conditions in question by means of a further application to discharge the conditions. In so far as I have been able to discharge the conditions, you are of course advised to ensure that the development is constructed in accordance with the approved plans and conditions together with the plans and specifications hereby approved. I would also recommend that you retain a copy of this letter with the original decision notice.

Yours sincerely

Helen Willows

Helen Willows, Planning Officer (Inner Area Team)

For and on behalf of
Development Management
Joe Jenkinson BA (Hons) MSc
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement