



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2019/0397

To Mr Ed Coyle
49 Darkley Rd
Keady
BT60 3AX

DESCRIPTION Variation of condition 2 (approved plans) of planning permission 2017/1681 to enable internal reconfiguration of buildings to allow 2no additional residential care apartment units - Change of use from hostel to a residential care facility including refurbishment of external elevations (6 apartment units - now 7) and erection of single storey detached apartment block (3 units - now 4) to replace existing annex building along with associated alterations to the site layout and parking arrangements

LOCATION Westfield House, 47 Victoria Road, Barnsley, S70 2BU

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 15 April 2019 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before 14th May 2021
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990 and condition 1 of application 2017/1681.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications listed below as approved unless required by any other conditions in this permission.
Site Layout Plan BARN/203 dated Feb 2019
Site Layout Plan - Landscaping BARN/305 Rev A dated Feb 2019
Proposed plans to self contained apartment block BARN/204/ Rev A Dated Feb 2019
Proposed elevations BARN/202 Dated Feb 2019
Proposed floor plans and section BARN/201 Rev A Dated Feb 2019
Ground Stability Assessment prepared by CC Geotechnical dated October 2018
Proposed materials Main Building - roof and wall finishes
Proposed materials Rear Annex Building - roof and wall finishes
Doc Ref: 1004 Discharge of Planning Condition 4 dated 28th March 2019 produced by Ed Coyle of Emerald Development Ltd to prevent mud/debris from being deposited on the public highway
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 refurbishment of the roof of the existing retained building on the site shall be carried out using natural grey slate with matching ridges and hip tiles bed in mortar.
Reason: In the interests of preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE1 The Historic Environment.
- 4 Gutter work for the existing retained building on the site to be refurbished shall be ogee section in black with matching downpipes and soil pipes in black
Reason: In the interests of preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE1 The Historic Environment.
- 5 Any new facing stone to be used in the refurbishment of the existing building to be retained on the site shall be natural sandstone, matching the existing in terms of colour, general grain size, types of face dressing and method of coursing.
Reason: In the interests of preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE1 The Historic Environment.
- 6 The mortar mix for refurbishment to 'make good' any alterations or repairs to the existing retained building on the site shall be 1:3 (1 part NHL3.5 lime: 3 parts well graded grit sand). This should be flush pointed then stippled back to a concave joint of 2 or 3 mm to reveal the texture of the aggregate in the joint.
Reason: In the interests of preserving and enhancing the architectural or historic interest of the building in accordance with Local Plan Policy HE1 The Historic Environment.
- 7 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 Policy POLL1, Pollution Control and Protection.
- 8 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 are provided in the interests of highway safety and the free and safe flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.
- 9 Pedestrian intervisibility splays having the dimensions 2m x 2m shall be safeguarded at the drive entrance/exit such that there is no obstruction to visibility at a height exceeding 1m above the nearside channel level of the adjacent highway.
Reason: In the interest of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety.
- 10 All surface water run-off shall be collected and disposed of within the site and shall not be allowed to discharge onto the public highway.
Reason: In the interests of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety.
- 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.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.

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.

Signed 
Joe Jenkinson
Head of Planning and Building Control

Dated 09 July 2019

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.