



**Place Directorate  
Regeneration and Culture  
Planning and Building Control**

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Ref: 2021/0423  
Original Ref: 2020/0587  
Date: 11/01/2023  
Enquiries to: Nathan Denman  
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Dear Peter,

**Application No:** 2022/0423

**Description:** Discharge of conditions 4 (trees), 5 (landscaping), 8 (EVCP details), 9 (details of broadband) and 10 (boundary treatments) of planning permission 2020/0587 - Erection of two storey detached dwellinghouse with attic living space and attached double garage and associated work

**Location:** Land rear of 8 Lee Lane, Royston, Barnsley, S71 4RT

I have assessed the details within the discharge of conditions application and consulted relevant internal and external bodies and I can confirm that the following conditions have been discharged from application reference 2020/1251:

**Condition 4: Tree protection measures** - The agent has submitted an amended Arboricultural Method Statement (Ref. AIA-1354-2 Dated 3<sup>rd</sup> August 2022) which has been assessed by the Forestry Officer. The Forestry Officer responded to the application on 19<sup>th</sup> August 2022 raising no objection and that the details are sufficient in order to discharge condition 4. **I can confirm that condition 4 has been discharged from application 2022/0587.**

**Condition 5: Soft landscaping** – The landscaping plan (Dwg. no. TCC-1354-1 Dated 3<sup>rd</sup> August 2022) has been assessed by the Planning Officer and Forestry Officer and is considered appropriate for this development. The Forestry Officer responded to the application on 19<sup>th</sup> August 2022 raising no objection and that the details are sufficient in order to discharge condition 5. **I can confirm that condition 5 has been discharged from application 2022/0587.**

**Condition 8: Electric Vehicle Charging Points (EVCPs)** -. The amended plans and elevations (Rev. E) show the position of an EVCP with minimum mode 3 (min. 7kW) which is acceptable. **I can confirm that condition 8 has been discharged from application 2022/0587.**

**Condition 9: Broadband Details** – The applicant has submitted information (an email dated 23<sup>rd</sup> August 2022 from Open Reach) which confirms that the facilities to install superfast broadband has been to the development have been arranged. **I can confirm that condition 9 has been discharged from application 2022/0587.**

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**Condition 10: Boundary treatments** – The Proposed Site Plan (no reference) shows the addition of a 1.8m timber close-boarded fence on the rear boundary of the site, with the other boundary treatments (to the front and side boundary lines) remaining unchanged through the development. This is considered to be acceptable. **I can confirm that Condition 10 has been discharged from application 2022/0587.**

Yours Sincerely,

**Nathan Denman**  
**Planning Officer**

Planning and Building Control  
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