



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2024/0272

To Alistair Flatman Planning
24 West End Grove
Horsforth
Leeds
LS18 5JJ

DESCRIPTION Proposed development of 2 dwellings comprising conversion of agricultural building (including part demolition of existing side extension) to dwelling and demolition of existing extension to existing ancillary domestic building with replacement extension to create a new dwelling together with new garaging to serve the 2 new plots and the Farmhouse.

LOCATION Dance Lane Farm, Dance Lane, Crane Moor, Sheffield, S35 7AW

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 10/05/2024 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 amended plans and specifications as approved unless required by any other conditions in this permission.

Plan references

Location Plan ref: 23.09 Drwg No OS1 Rev A received 24th July 2024

Block Plan 23.09 BP01 Rev B received 24th July 2024

Proposed Site Plan 23.09 P01 Rev E received 3rd September 2024

Proposed Plans 23.09 P02 Rev E received 14th June 2024

Proposed Elevations 23.09 P03 Rev E received 3rd September 2024

Proposed Bin Store Details 23.09 P04 received 24th July 2024

Tree Survey produced by James Royston Arboricultural Consultant ref 240420

Structural Assessment produced by Dunster Consulting Civil and Structural Engineering ref: 24-079-L1 dated 25th September 2023

Ecological Impact Assessment prepared by Middleton Bell Ecology dated 14th March 2024 ref: MBE/ECO/2023/23/01

Planning Statement

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 The external materials shall match those specified within the plans outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.

- 4 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

No development or other operations shall take place except in complete accordance with the approved details and the tree protection fencing shall be installed 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 ensure the continued well being of the trees in the interests of the amenity of the locality.

- 5 Prior to commencement of the development, an appropriately experienced and qualified Ecological Clerk of Works (ECoW) shall be appointed by the applicant/developer. The ECoW shall be in post during appropriate stages of the development. The ECoW's scope of work shall include monitoring compliance with the mitigation measures as detailed within the Ecological Impact Assessment dated 14th March 2024 and the conditions of the planning permission.

Reason: To conserve and enhance biodiversity in accordance with Local Plan Policy BIO1.

- 6 Upon commencement of development, full details of soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of the building.

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.

- 7 Prior to first occupation of the site, details of any external/internal lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall be produced by a suitably qualified ecologist and should clearly demonstrate that lighting will not adversely impact bats using key corridors, foraging and commuting features and roosting sites. The details shall include, but are not limited to, the following:

Identification of areas/features on site that are particularly sensitive e.g. roosting, foraging and commuting sites;

A drawing showing dark corridors and buffer areas;

A report and drawings showing how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats foraging and commuting or having access to roosting sites, this could include;

Technical descriptions, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;

A description of the luminosity of lights and their light colour;

A drawing(s) showing the location and where appropriate the elevation and height of the light fixings;

Methods to control lighting control (e.g. timer operation, Passive Infrared Sensors (PIR)); and

Lighting contour plans, both horizontal and vertical where appropriate, taking into account hard and soft landscaping.

Thereafter the approved scheme shall be implemented in full for the duration of the development.

Reason: To conserve and enhance biodiversity in accordance with Local Plan Policy BIO1.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 Schedule 2 to 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 Local Plan Policy GB1 Protection of Green Belt.

- 9 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 Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.
- 10 The glazing located in north-western elevation of building D associated with Plot 2, serving the bathroom at ground floor and en-suite at first floor level shall at all times be fitted with obscure glass to Pilkington Level 3 obscurity or equivalent and retained as such thereafter.
Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential property and in accordance with Local Plan Policy GD1 General Development
- 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 and Geodiversity.

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

- 1 If the developer is to connect to the existing watercourse, they must gain the written agreement of the Land Drainage Authority to discharge flows at an agreed rate Contact Highwaydrainage@barnsley.gov.uk
- 2 If the developer is to carry out works within or in the proximity of any watercourse, they must gain the relevant permissions from the Lead Local Flood Authority Contact Highwaydrainage@barnsley.gov.uk
- 3 A copy of the bat method statement and licence from Natural England should be submitted to the Local Planning Authority prior to the commencement of any works on site.

Please be aware that the Council monitors construction sites and open land within the vicinity of 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 any development is disposed of via approved methods and that documents are retained to prove this.

Signed:

Dated: 4 September 2024



Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

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.