



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2023/0406

To West 8 Architecture Ltd
Belgrave House
15 Belgrave Crescent
Scarborough
YO11 1UB

DESCRIPTION Extension to school to form additional classrooms, including amendments to the existing highways access

LOCATION West Riding School, Ardsley Road, Worsborough Dale, Barnsley. S70 4RE

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 03/05/2023 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 following amended plans and documents:

- Proposed Site Location Plan (Ref. 8033-W8-ZZ-DR-A-2001-S4-P01)
- Proposed Site Plan (Ref. 8033-W8-ZZ-DR-A-2003-S4-P02)
- Proposed Floor Plans (Ref. 8033-W8-02-GF-DR-A-2004-S4-P02)
- Proposed Elevations including details of windows, external materials and finished floor levels (Ref. 8033-W8-02-XX-DR-A-2006-S4-P02)
- Proposed Elevations including details of bat and bird boxes (Ref. 8033-W8-02-XX-DR-A-2008-S4-P01)
- Proposed Roof Plan (Ref. 8033-W8-02-01-DR-A-3009-D4-P01)
- Proposed Tree Protection Plan (Ref. 8033-W8-02-ZZ-DR-A-2007-S4-P02)
- Coal Mining Risk Assessment (Dated June 2023)
- Intrusive Coal Mining Report (Dated August 2023)
- Planning Statement
- Preliminary Ecological Appraisal Report (Ref. ER-6379-01)
- Proposed Horizontal bicycle storage details
- Proposed Highways alterations - Refuse vehicle egressing site (Ref. 2023294-DPLSK008)
- Proposed Highways alterations - Refuse vehicle egressing site (Ref. 2023294-DPLSK009)

and specifications as approved unless required by any other conditions in this permission.

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 proposed development shall be constructed from the following external materials:
External Walls - Red brick to match existing building
Windows - UPVC

External Doors - Power Coated Aluminium
Roof - Single Ply Rubber Membrane

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.

- 4 The highways alterations to the site access/junction with Ardsley Road shall not commence until full engineering, drainage and constructional details of the proposed site access improvement scheme have been submitted to and approved in writing by the LPA. Thereafter, the development shall be completed in strict accordance with the details approved, for the lifetime of the development.

Reason: To ensure that the site access is upgraded in good time and to a satisfactory standard for use by the public in the interests of highway safety, in accordance with Local Plan Policy T4: New Development and Transport Safety.

- 5 Any gates shall be set back from the edge of the public highway and designed to only open inwards and be permanently maintained as such.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4 New Development and Transport Safety.

- 6 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 areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.
- 7 All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.
Reason: In the interests of highway safety in accordance with Local Plan Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.
- 8 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.

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 The granting of planning permission does not affect the status of species such as owls and bats, which have protection under other legislation. These may be present and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk
- 2 Any highway retaining wall structures will require technical approval in accordance with the approval procedure based on DMRB CG300. The developer will be responsible for preparing and submitting the AIP, with the technical approving body being the Highway Authority. The approval procedure is to be followed for the construction or alteration of any highway structure whether to be adopted or not.
- 3 The development hereby approved includes the carrying out of work on the adopted highway by way of an access improvement scheme which includes land being dedicated as public highway. The works also include a means of delineating the extent of the adopted highway by the use of metal demarcation studs. You are advised that before undertaking this work you must enter into a highway agreement with the Council under S278 of the Highways Act, 1980, specifying the extent of works and the terms and conditions under which these are carried out. Fees are payable for the drafting of the agreement, approval of the highway details and inspection of the works. For more information or to apply, please contact Highways Development Control at email HighwaysDC@barnsley.gov.uk or call to 01226 773555.
- 4 The development hereby approved includes the creation of/carrying out of alterations to vehicular access(es). You are advised that before undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/roads-travel-and-parking/parking/dropped-kerbs/> or please contact at email Streetworks@barnsley.gov.uk or call to 01226 773555.
- 5 If any unrecorded routes have been used unchallenged by the public for 20+ years, or for a lesser period under common law, those routes may have acquired public access rights. Members of the public may apply to have such rights formally recorded and if an application is made, the Council has a legal duty to research the claimed rights and reach a decision based exclusively on the available evidence about the status of the claimed routes. If such an application is made and accepted, the route would have to be accommodated within any development proposals. If the applicant has questions about any unrecorded routes, they should contact publicrightsofway@barnsley.gov.uk to discuss.

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: 28 September 2023

Development Management

For and on behalf of Group Leaders,
Andrew Burton and Matthew Smith

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.