



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2011/0309

To Mr Ian Corner
Quay Point
Lakeside
Doncaster
DN4 5PL

DESCRIPTION Residential development of 88 no. dwellings
LOCATION Former Perfecta Beds Site, Barnsley Road, Wombwell,

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 18 March 2011 and described above.

THIS DECISION IS SUBJECT TO THE TERMS OF THE AGREEMENT/UNILATERAL UNDERTAKING MADE UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

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.

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed *Stephen Moralee*
Assistant Director, Planning and Regulatory Services

Dated 16 January 2012

- 2 The development hereby approved shall be carried out strictly in accordance with the following plans and specifications, unless prior written consent is given by the Local Planning Authority to any variation:-
- Site Layout - BR/WW/SK03 Rev H, received 14th June 2011
 - Materials Plan - BR/WW/MAT/01 Rev C, received 24th May 2011
 - Massing Plan - BR/WW/MP/01 Rev B, received 14th June 2011
 - Boundary Treatment Plan - BR/WW/BTP/01 Rev A, received 24th May 2011
 - Integral Garage Unit Plan - BR/WW/IGU/01 Rev B, received 14th June 2011
 - Aix Planning Drawing, GLife 1/09, received 10th March 2011
 - Lisbon Planning Drawing, GLife20/08, received 10th March 2011
 - Monaco Planning Drawing, GLife23/11, received 10th March 2011
 - Milan Planning Drawing, GLife22/09, received 10th March 2011
 - Cadiz Planning Drawing, GLife5/1 0 Rev A, received 10th March 2011
 - Roma Planning Drawing, GLife4/09, received 10th March 2011
 - Geneva Planning Drawing, GLife26/10, received 10th March 2011
 - Malmo 2 Planning Drawing, GLife7-2/13, received 10th March 2011
 - Rouen 3 Planning Drawing, GLife 12-3/ 10 Rev A, received 10th March 2011
 - Verona Planning Drawing, GLife 13-3/11, received 10th March 2011
 - Additional Window Details, BR/WW/AWD/01 'Additional Window Details, received 14th June 2011.
 - Single Garage Details, Drawing No GL/SG/OI, received 10th March 2011
 - Double Garage Details, Drawing No GL/DG/03 Rev A, received 10th March 2011
 - 1.2m High Screen Fence with Trellis, drawing No SD727, received 10th March 2011
 - 1.2m high ball top railing details, drawing No SD100A, received 10th March 2011
 - 1.8m Pier & Panel Wall Detail, drawing no SD 7-01, received 14th June 2011.
 - 600mm high Timber Knee Rail Detail, drawing No SD723, received 10th March 2011
 - 1.5 & 1.8m high Screen Fence Detail, drawing No SD721 Rev A, received 10th March 2011
 - The recommendations in the ENS Noise Impact Assessment, received 10th March 2011
- Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.**
- 3 -Additional Window Details, BR/WW/AWD/01 'Additional Window Details, received 14th June 2011.
- Single Garage Details, Drawing No GL/SG/OI, received 10th March 2011
 - Double Garage Details, Drawing No GL/DG/03 Rev A, received 10th March 2011
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 - 1.5 & 1.8m high Screen Fence Detail, drawing No SD721 Rev A, received 10th March 2011
 - The recommendations in the ENS Noise Impact Assessment, received 10th March 2011
- Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.**
- 4 Prior to the commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.
- Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with UDP Policy BE6, Design.**

- 5 Visibility splays, having the dimensions 2.4m x 110m, shall be safeguarded at the junction of access road with Barnsley Road junction, such that there is no obstruction to visibility and forming part of the adopted highway.
Reason: In the interests of highway safety.
- 6 Development shall not commence until arrangements have been entered into to secure such works to mitigate the effect of the development, and such works shall be completed prior to the development being brought into use. Such works shall comprise:
A) Provision of 6m kerb radii at Aldham House Lane/ Barnsley Road junction.
B) Provision of visibility splay, having the dimensions 2.4m X 110m at the Aldham House Lane/ Barnsley Road junction
C) Provision of right turning lane and measures to prevent parking on Barnsley Road
D) Any necessary amendments to signing/ lining
E) Any necessary amendments to drainage
F) Any necessary amendments to street lighting
G) Provision of annual public transport season tickets for each household
H) Reinstatement of all redundant vehicular accesses
I) Relocation of bus shelter opposite new access road
J) Improvements to access to Trans Pennine trail to improve walking and cycling links and encourage sustainable transport.
K) Reconstruction/ Upgrading of existing traffic islands including tactile areas to footway
L) Provision of Bus stop clearway markings to existing/ relocated bus stops.
Reason: In the interests of highway safety.
- 7 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
-The parking of vehicles of site operatives and visitors
-Means of access for construction traffic
-Loading and unloading of plant and materials
-Storage of plant and materials used in constructing the development
-The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
-Wheel washing facilities
-Measures to control the emission of dust and dirt during construction
-Measures to control noise levels during construction
-A scheme for recycling/disposing of waste resulting from demolition and construction works.
Reason: In the interests of highway safety, residential amenity and visual amenity.
- 8 Within 28 days of works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. Within 28 days of completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developers expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety.

- 9 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and 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. The submission of details and the implementation of development shall be carried out in substantial accordance with FDA Landscaping Drawing no R/1213/1b Rev B, received 2nd June 2011 and the approved hard landscaping details shall be implemented prior to the occupation of the building(s).

Reason: In the interests of the visual amenities of the locality.

- 10 Prior to the commencement of development or other operations being undertaken on site in connection with the development, the following documents prepared in accordance with BS5837 (Trees in Relation to Construction 2005: Recommendations) shall be submitted to and approved in writing by the Local Planning Authority:

Tree protection plan (TPP)

Tree protection fencing details

No development or other operations shall take place except in complete accordance with the approved methodologies.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.

- 11 The erection of fencing for the protection of any retained tree shall be undertaken 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 safeguard existing trees, in the interest of visual amenity.

- 12 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, unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the locality.

- 13 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.

Reason: In the interests of the visual amenities of the locality.

- 14 Unless otherwise agreed in writing with the Local Planning Authority, the development shall not be begun until measures to divert or otherwise formally close the sewer that is laid within the site have been implemented in accordance with details that have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interest of satisfactory and sustainable drainage.

- 15 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works to improve the existing surface water disposal system have been submitted to and approved by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.
Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- 16 Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
Reason: To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.
- 17 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 UDP Policy ES1, Pollution.
- 18 Unless otherwise agreed in writing, no dwelling shall be occupied until the following arrangements have been put in place by the applicant:-
- The appointment of a Travel Plan Co-ordinator for a period of 4 years with contact details to be provided to the Local Planning Authority.
- Provision of Personalised Journey Plans to the first occupiers of each dwelling.
- Provision of a 1 year Travel Master Pass has been provided to the first occupier of each dwelling.
Reason: In the interests of reducing the need for car travel to and from the site.
- 19 Unless otherwise agreed in writing with the Local Planning Authority at least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources (as described in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007). Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority [prior to commencement of development. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of sustainable development.
- 20 Unless otherwise agreed in writing with the Local Planning Authority, all windows and doors shall be recessed by 75mm.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

21 Prior to commencement of development details of a scheme for biodiversity enhancement to include bat and bird nesting boxes in the development and that features to increase habitat for invertebrates shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation of the building and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable proper consideration of the impact of the development on the contribution of nature conservation in accordance with PPS9: Biodiversity and Geological Conservation.

22 All redundant vehicular footway crossings shall be reinstated as kerb and footway prior to the development being brought into use.

Reason: In the interests of road safety.

23 Prior to occupation of the dwellings, a validation report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing of the Local Planning Authority. This report should include the following:-

-Details of who carried out the work.

-Details and justifications of any changes from the original Remediation Statement.

-Records of chemical characteristics of any imported capping soils/materials.

-Confirmation that capping levels have been achieved

-Records of any materials disposed of off site and their disposal locations.

-Confirmation that remediation objectives have been met.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Reason(s) for Granting Permission

1 Unique In the opinion of the Local Planning Authority the proposed development is acceptable in that:-

The principle of re-developing the site has been established by previous decisions in planning policy terms. In addition the site is suitable for housing given its relationship with existing residential properties. The site is also brownfield and will contribute towards previously developed land targets being met.

The proposals have been assessed with regards to the relevant policies UDP and Supplementary Planning Guidance (including policies H8A, H6, BE6, T2 and Supplementary Planning Guidance2 'The Design and Layout of New Housing') in that the proposal will achieve adequate standards with regards to design quality, housing mix, hard and soft landscaping, residential amenity for new and existing occupants.

Highway safety, sustainability, flood risk/drainage, ecology and other considerations are all considered to be appropriately dealt with in accordance with local and national planning policy as limited by conditions.

The effect of the development on local primary school roll numbers would be mitigated against by planning obligation.

It is considered no other material considerations exist to outweigh the above policies and guidance.

Informative(s)

- 1 The granting of planning permission does not effect 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 The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards included:
 - Collapse of shallow coal mine workings;
 - Collapse of, or risk of entry into, mine entries (shafts and adits);
 - Gas emissions from coal mines including methane and carbon dioxide;
 - Spontaneous combustion or ignition of coal which may lead to underground heating and production of carbon monoxide;
 - Transmission of gases into adjacent properties from underground sources through ground fractures;
 - Coal mining subsidence
 - Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

- 3 This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.

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.