BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2011/0111

To Windle Cook Architects
927 Chesterfield Road
Sheffield
S8 0SS

DESCRIPTION Erection of 3 no. detached dwellings (Minor Material Amendment to Application Ref 2009/1031 consisting of the repositioning of plots 1, 2 & 3)
LOCATION Land at Park Road, Worsbrough, Barnsley

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 31 January 2011 and described above.

The approval is subject on compliance with the following conditions:

1 The development hereby permitted shall be begun before the 17th February 2013.
Reason: In accordance with condition 1 of appeal decision reference APP/R4408/A/09/2117085.

2 The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos: 07-455-C101 Rev. F; 07-455-C202 Rev. D) and specifications as approved unless required by any other conditions in this permission or if prior written consent is given by the Local Planning Authority to any variation.
Reason: In the interests of the visual amenities of the locality and in accordance with Barnsley LDF Core Strategy Policy CSP 29.

3 No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with Barnsley LDF Core Strategy Policy CSP 29.

Stephen Moralee

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

Signed
Assistant Director, Planning and Regulatory Services

Dated 12 April 2012

Planning and Regulatory Services **Telephone: 01226 - 772000**
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4 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: In the interest of highway safety and in accordance with Barnsley LDF Core Strategy Policy CSP 26.

5 The visibility splays shown on the approved plans shall be safeguarded and kept permanently free of obstructions above 1.05m in height above the nearside channel level of the adjacent highway, and pedestrian visibility splays, having the dimensions 2m by 2m shall be safeguarded at the drive entrance/exit such that there is no obstruction to visibility at a height exceeding 0.6m above the nearside channel level of the adjacent highway.
Reason: In the interest of highway safety and in accordance with Barnsley LDF Core Strategy Policy CSP 26.

6 No development shall take place until details of the removal of the existing central traffic island and its replacement with a new island to the south of the proposed access to the site have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the replacement central traffic island has been provided in accordance with the approved details.
Reason: In the interest of highway safety and in accordance with Barnsley LDF Core Strategy Policy CSP 26.

7 No development shall take place until details of measures to prevent mud and debris from being deposited on the highway and details of arrangements for the parking of employee's vehicles and the storage of building materials and plant during construction have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interest of highway safety and in accordance with Barnsley LDF Core Strategy Policy CSP 26.

8 No development shall take place until details of all highway retaining structures, including specifications and calculations, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interest of highway safety and in accordance with Barnsley LDF Core Strategy Policy CSP 26.

9 No development shall take place until a scheme for foul and surface water drainage, including surface water run-off limitation and a programme of works for implementation, has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been fully implemented and the approved scheme shall thereafter be permanently retained.
Reason: To prevent an increase in flooding on the site and in accordance with Barnsley LDF Policy CSP 4.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no building or structure shall be placed or erected within 3 metres of the watercourse shown on the approved plans.
Reason: To prevent damage to the existing sewer or watercourse and to allow sufficient access for maintenance and repair work at all times.

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 dwellings 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 and in accordance with Barnsley LDF Core Strategy Policy CSP 29.

12 No construction work comprising the use of plant, machinery or equipment shall take place outside the following times: 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Public Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Barnsley LDF Core Strategy Policy CSP 40.

Reason(s) for Granting Permission

1 Unique The proposal complies with the NPPF and Barnsley LDF Policies CSP 14, CSP 26 and CSP 29 in that it will result in the creation of new dwellings in an urban area which are of a high quality design and it will not adversely affect highway safety.

Informative(s)

1 The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and the implementation of site investigations or other works. Property specific summary information on any past, current or proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.
2 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore the consent of all relevant landowners is required before proceeding with any development including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.
3 The developer must contact Mr G Handley - Highways & Engineering prior to any work commencing on-site, to gain all necessary technical and legal approvals relating to the creation/alteration/reinstatement and removal of permanent or temporary vehicular access(es) to the highway.

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.

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