



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2019/0754

To M2 Design & Planning
Roundhay Road Resource Centre
233 - 237 Roundhay Road
Leeds
LS8 4HS

DESCRIPTION Change of use from former Public House to a restaurant use (A3) and 4no. residential apartments (C3).

LOCATION Collingwood Hotel, Station Road, Bolton Upon Dearne, Rotherham, S63 8JA

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 16 July 2019 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 plans and specifications as approved unless required by any other conditions in this permission.
Plan Nos.
- Elevation and Floor Plans - YH/CH/0619-02- Rev 1C
- Proposed Block Plan - YH/CH/0619-04- Rev 1C
- Recommended Cycle Store Details and Specifications - Metal Bike Store 369
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.
- 3 Upon commencement of development a plan indicating the position of boundary treatment(s) to be erected for the private outdoor amenity space and the first floor terrace shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be opaque and completed before the development is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Local Plan Policies GD1 General Development Policy and D1 High Quality Design and Place Making.



- 4 The restaurant use hereby permitted shall be carried on only between the hours of 8am to 11pm Monday to Sunday and on 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.
- 5 Deliveries shall only take place between the hours of 0800 & 1800 Monday to Friday and 0900 & 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 and POLL1 Pollution Control and Protection.
- 6 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.
- 7 Upon commencement of development, full details of both hard and soft landscaping works to the shared outdoor amenity space and raised terrace shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping details shall be implemented prior to the occupation of the development.
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.
- 8 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.
- 9 The window on the western elevation of the building serving the restaurant kitchen facing the bedroom of flat three shall at all times be fitted with obscure glass 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.
- 10 Prior to occupation of the building, full details of any externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details
Reason: In the interest of visual and residential amenity in accordance with Local Plan policy Poll1.
- 11 Upon commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following highway improvement works:
- Provision of bus stop clearway traffic signs and markings to the existing bus stop located north of the development access
- The works shall be completed in accordance with the approved details and a timetable to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the free flow of traffic in accordance with Local Plan Policy T4.

Informative(s)


Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

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

1	Should the highway be required for the positioning of equipment and materials, and items such as scaffold, a further permission would be necessary from the LHA for streetwork licences and permits. For further information contact the LHA via this weblink: https://www.barnsley.gov.uk/services/roads-travel-and-parking/road-licences/licences-for-roadworks/
2	As the proposal concerns a use which is to serve food the applicant is advised to register the food business with regulatory services. More information can be gained via this weblink: https://www.barnsley.gov.uk/services/business-information/food-businesses/registering-a-food-business/
3	The applicant is advised that any signage that is to be erected on the building or site that advertises the business use on the site is to be preceded by the submission of an advertisement consent application for assessment by the LPA.
4	Construction phase security advisory note: - Unfortunately there are many crimes which occur during the construction phase of a development; the most significant include theft of plant equipment, materials, tools and diesel fuel. - Secured by Design recommend that security should be in place prior and during the construction phase. This should include robust perimeter fencing of the site and a monitored alarm system (by a company who can provide a response) for site cabins and those structures facilitating the storage of materials and fuel. - The developer is advised that the name of the contractor and signage with an emergency contact telephone number. Should be displayed prominently at several places on the perimeter fencing. This would allow the public to report suspicious circumstances. - Mobile or part time CCTV systems can be used as an effective aid to the security of a site and can act as a deterrent to criminal activity. - Further advice can be obtained from the Police DOCO (Below) and/or from the BSIA Construction Site Security Guide Document at: www.bsia.co.uk - The developer should consult the Police DOCO regarding the impact than any perimeter fencing or hording may have on public safety. Particular attention should be paid to the nature and surveillance of adjoining footpaths and/or roads bordering the site.

Signed 

Dated 18 December 2019

Joe Jenkinson
Head of Planning and Building Control

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.