BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/0625

To Garry Greetham Associates
"Westwood House"
18 Carr Lane
Tankersley
Barnsley
S75 3BE

DESCRIPTION Erection of 6 detached dwellings with garages
LOCATION Broadacre (no 135), Upper Hoyland Road, Hoyland, Barnsley, S74 9NL

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 19 April 2006 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 No development shall take place until full details of the proposed external materials 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 interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

3 Prior to the occupation of each of the dwellings hereby approved the parking and manoeuvring area within its curtilage shall be surfaced, sealed and drained.

Reason: To ensure that adequate car parking accommodation is available and in accordance with UDP Policy T2A.

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 Transportation

Dated 07 July 2006

Planning and Transportation Service
Central Offices, Kendray Street, Barnsley. S70 2TN

Telephone: 01226 - 772600
Fax: 01226 - 772599

4 Prior to the commencement of works on the construction of the development, pedestrian intervisibilty splays having the dimensions of 2 by 2m shall be safeguarded at the site entrance such that there is no obstruction to visibility at a height exceeding 600mm above the nearside channel level of the adjacent highway.

Reason: To ensure that adequate visibility is available, in the interests of highway safety in accordance with UDP Policy T2A.

5 The buildings shall not be occupied until the means of vehicular access to the site has been constructed in accordance with the approved plans in accordance with UDP Policy T2A.

Reason: In the interests of highway safety.

6 Prior to the commencement of the development a scheme shall be submitted to, and received the written approval of the Local Planning Authority, identifying measures to be taken to ensure that all vehicles leaving the site are in such condition as not to leave dust, slurry or mud on the highway. The development shall thereafter be undertaken in accordance with the details of the approved scheme. Notwithstanding such arrangements, should any material nevertheless be accidentally deposited on the public highway, the operator shall immediately remove such material.

Reason: In the interests of highway safety.

7 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.

8 During the period of construction sufficient space shall be set aside within the confines of the site for the parking plant and machinery, site workers and visitors.

Reason: To ensure that satisfactory parking is available in the interests of highway safety and the free flow of traffic.

9 Vehicular and pedestrian gradients within the siote shall not exceed 1 in 12.

Reason: To ensure safe and adequate access.

10 The development hereby approved shall be carried out in strict accordance with the amended plans and specifications received on 14th June 2006, unless prior written consent has been given by the Local Planning Authority to any minor variation.

Reason: For the avoidance of doubt as amendments have been submitted during the course of processing the application and in accordance with UDP Policy BE6, Design Standards.

Reason(s) for Granting Permission

1 The proposal complies with Policy H8D in that

there would be no harm to the local environment or residential amenity.
it would not create any traffic problems.
it would not prejudice future development.

Informative(s)

1 The decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

H8 - residential development
SPG3 - infill development

This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.

2 Your attention is drawn to the fact that it will be necessary for you to contact Mr Steve Gibbons on Barnsley (01226) 772017 in respect of the vehicular footway crossing required.

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