



Place Directorate
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Gavin Lowe
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15 Howcroft Gardens
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My Ref: 2020/1450 (2020/0946)
Date: 09/02/2021
Enquiries to: Richard Gilbert
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Dear Mr Lowe,

Proposal Description: Details of conditions 4 (boundary treatments), 8 (landscaping), 9 (EVC's) and 10 (Trees) of planning permission 2020/0946 - Change of use of A4 public house to wardrobe showroom and workshop at ground floor (sui-generis) along with erection of a single storey 100 sq. m ground floor extension to the rear and change of use of first floor to 1 No. C3 residential flat.

Location: Hope Inn, Rotherham Road, Cundy Cross, Barnsley, S71 5QZ

Responses in respect of each condition are provided below:

C4 - Upon commencement of development a plan indicating the position of boundary treatment(s) to be erected for the purpose of enclosing the private amenity space of the residential unit shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

The details of Condition 4 supplied on 'Proposed Site Plan 2 – 009' are determined as satisfied and the condition discharged. The 2.0m close-boarded timber fence shall be installed in the location identified on the cited plan.

C8 – Upon commencement of development, 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 shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of the building.

The details of Condition 8 supplied on 'Proposed Site Plan 2 – 009' are determined as satisfactory in respect of the amenity space and turning area – the parking area is subject to the details required in C10. However the plan remains silent on the area within the red line boundary to the north of the site. The LPA is aware that this area has been subject to burning of materials and is generally unkempt prior to occupation of the Hope Inn. The area is also visible through the palisade fence and the purpose of the condition was to understand how this area is to be managed aesthetically. Given the business operation on site it was understood some storage of materials may take place and it will be necessary to provide these details on an amended site plan. The condition is therefore partially discharged subject to further information being supplied.

C9 - Upon commencement of construction works, details of an Electric Vehicle Charging Point shall be submitted to and approved in writing by the LPA. The ECVP will have a minimum 'Mode 3' [7kW

(32AMP)] capability and shall be installed on the site in accordance with the approved details prior to first occupation of the development and thereafter retained in accordance with the approved details.

No details of a specific charger have been supplied, no confirmation of an order and no details of how the charger is to be installed have been submitted. The LPA is therefore sceptical that a charger will be installed in line with the submitted details without such details being provided. The condition remains outstanding.

C10 - Upon commencement of operations being undertaken on site the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority:

*Tree protective barrier details
Tree protection plan
Arboricultural method statement*

It is accepted that the impact of the close-boarded fencing will be limited, but no method statement detailing how groundworks will be undertaken in proximity of the trees is provided. The tree protection plan also does not indicate where the tree protection is to be located. The condition remains outstanding until documents conducted in line with 5837:2012 are supplied.

The protection plan

Yours sincerely

Richard Gilbert

For and on behalf of
Development Management
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