



# BARNLSLEY

Metropolitan Borough Council

## GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2015/0286

**To** pb architectural design  
25 Mill Hill Avenue  
Pontefract  
West Yorkshire  
WF8 4JH


**DESCRIPTION** Relocation of existing storage container and secure refuse building, erection of a single storey extension and additional car parking.  
**LOCATION** The Surgery, 65D Midland Road, Royston, Barnsley, S71 4QW

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 17 March 2015 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.  
**Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.**
- 2 The development hereby permitted shall only be carried out in accordance with the following documents:
  - a) Drawing titled 'Location Plan', numbered RGP/SKO6 and dated March 2015;
  - b) Drawing titled 'Block Plan', numbered RGP/SK07, and dated March 2015;
  - c) Drawing titled 'Existing Site Survey Plan', numbered RGP/Survey 1 and dated May 2013;
  - d) Drawing titled 'Existing Elevations Sheet 1', numbered RGP/Survey 2 and dated May 2013;
  - e) Drawing titled 'Existing Elevations Sheet 2', numbered RGP/Survey 3 and dated May 2013;
  - f) Drawing titled 'Existing Sections', numbered RGP/Survey 4 and dated May 2013;
  - g) Drawing titled 'Proposed Plan Sketch', numbered RGP/SK01 Revision D and dated May 2013;
  - h) Drawing titled 'Proposed Block Plan Sketch', numbered RGP/SK02 Revision C and dated May 2013;
  - i) Drawing titled 'Proposed Elevations', numbered RGP/SK03 Revision A and dated May

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

Signed   
Head of Planning and Building Control

Dated 08 July 2015

2013;

j) Drawing titled 'Proposed Elevations', numbered RGP/SK04 Revision A and dated May 2013;

k) Drawing titled 'Details of Resited Records Container', numbered RGP/SK05 and dated February 2015; and

l) Design and Access Statement dated 3 March 2015.

**Reason: For the avoidance of doubt and to accord with CS policies CSP26, CSP29 and CSP40, and the relevant planning policy statements in the NPPF relating to requiring good design.**

3 The external materials shall match those used in the existing buildings.

**Reason: In the interests of the visual amenities of the locality and in accordance with CS policy CSP 29 and the relevant planning policy statements in the NPPF relating to requiring good design.**

4 Windows and doors on the eastern elevation facing no. 16 Galway Close shall be fitted with obscure glass and retained as such thereafter.

**Reason: To safeguard the privacy and amenities of the occupiers of adjacent residential properties and in accordance with CS policy CSP 29 and the relevant planning policy statements in the NPPF relating to requiring good design.**

5 All on-site vehicular areas shall be hard surfaced and drained in an approved manner prior to the development being brought into use.

**Reason: To prevent mud/debris from being deposited on the public highway to the detriment of road safety and to accord with CS policy CSP26.**

6 The development shall not be brought into use until the parking/manoeuvring facilities shown on the approved plan have been provided and shall be retained for that sole purpose at all times.

**Reason: In the interest of highway safety and to accord with CS policy CSP26.**

7 No development shall commence, 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:

a) The parking of vehicles of site operatives and visitors;

b) Means of access for construction traffic;

c) Loading and unloading of plant and materials;

d) Storage of plant and materials used in constructing the development; and

e) Measures to prevent mud/debris being deposited on the public highway.

**Reason: In the interest of highway safety and to accord with CS policy CSP26.**

8 The use hereby permitted shall only be carried out between the hours of 0800 to 1800 Monday to Friday and 0820 to 1600 on Saturdays, and at no time on Sundays and Bank/Public Holidays.

**Reason: In the interests of residential amenity and to accord with CS policy CSP40, and the relevant planning policy statements in the NPPF relating to conserving and enhancing the natural environment.**

9 Any fixed plant/air conditioning units shall operate at no greater than 35dBA at the nearest noise sensitive premises and only during the hours approved under condition 8 above.

**Reason: In the interests of residential amenity and to accord with CS policy CSP40, and the relevant planning policy statements in the NPPF relating to conserving and enhancing the natural environment.**

- 10 No development shall commence until a landscaping scheme has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall provide details (plant species, size, planting distance, numbers and planting method) of tree and shrub planting to be carried out, and for the retention/planting/maintenance of boundary hedgerows shown on the approved plan at a minimum height of 2m for the life of the development. All tree and shrub planting as approved in the scheme shall be carried out in the first planting season following the completion of the development. Any trees or shrubs planted as part of the scheme which are removed, or in the opinion of the Local Planning Authority become severely damaged or are found to be dying or seriously diseased within five years of planting shall be replaced within the next available planting season with trees or shrubs of a similar size and species to the satisfaction of the Local Planning Authority.
- Reason: To ensure that a landscaping/planting scheme is submitted and implemented in the interests of visual and residential amenity and to accord with CS policy CSP29, and the relevant planning policy statements in the NPPF relating to requiring good design.**

## **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.*

- 1 The development hereby permitted must be carried out in accordance with the Conditions attached to this planning permission and any approved plans and details. Failure to implement the permission in accordance with the planning conditions and approved details may render the development unlawful and could lead to enforcement action and prosecution. If at any stage, it becomes necessary to vary any of the approved plans or details you should contact the Local Planning Authority in advance of implementing any changes to ascertain whether the proposed changes require any further planning approval.
- 2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk)

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

## **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.