



Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART Q CHANGES OF USE

Correspondence Address:

2 Tenter Street
Sheffield
S1 4BY

Decision Date:

22 November 2019

APPLICATION NO:

2019/1248

DESCRIPTION:

Application for prior approval for a proposed change of use of agricultural building to 1 dwellinghouse and associated operational development.

LOCATION:

Hill Top Farm, Eastfield Lane, Hood Green, Sheffield, S35 7AY

APPLICANT:

DLP Planning Ltd

Prior approval **is granted** for the development described above.

1. The development shall be completed on or before 22 November 2022

Condition(s)

- 1 Development under Class Q is permitted subject to the condition that development under Class Q9a), and under Class Q(b). must be completed with a period of 3 years starting with the prior approval date
Reason: In order to comply with the provision of Class Q, Part 3, Schedule 2 of the GPDC 2015.

- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved:

0315.002 Rev G - Proposed Site Plan
0315.003 Rev G - Demolition and Alteration Plan
0315.102 Rev C - Proposed Elevations Unit 1
0315.302 - Proposed Layout Unit 1
0315.202 Rev F - Proposed Plans

unless required by any other conditions in this permission.

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 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.
- 4 Pedestrian intervisibility splays having the dimensions of 2 m by 2 m shall be safeguarded at the drive entrance/exit such that there is no obstruction to vision at a height exceeding 1m above the nearside channel level of the adjacent highway.
Reason: In the interest of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety.
- 5 All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.
Reason: In the interests of highway safety in accordance with Local Plan Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.
- 6 Development shall not commence until details of measures to prevent mud/debris from being deposited on the public highway to the detriment of road safety have been submitted to and approved in writing by the Local Planning Authority, and such measures shall be retained for the entire construction period, in the interest of road safety.
Reason: In the interests of highway safety and the free and safe flow of traffic, and in accordance with Local Plan Policy T4.
- 7 Vehicular and pedestrian gradients within the site shall not exceed 1:20 to ensure safe and adequate access.
Reason: In the interests of highway safety and the free and safe flow of traffic, and in accordance with Local Plan Policy T4.
- 8 In the event any contaminated material is encountered at any time during the course of the development, it must be reported in writing to the Local Planning Authority, and no further development shall take place until a report of appropriate investigations, risk assessment and any necessary remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The remediation scheme shall be implemented and validation report provided. As indicated within the Desk Study report (Eastwoods Ref 43338-01), where any areas of areas of made ground remain below garden areas, a capping system will be required, and a validation report provided to the Local Planning Authority
Reason: To protect the environment and ensure the site is suitable for the proposed use in accordance with Local Plan Policy CL1.

Reason(s) for Granting Permission

Informative(s)

- 1 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 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

- 2 The granting of planning permission does not effect the status of species such as owls and bats which have protection under other legislation. These may be present, and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk
- 3 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.

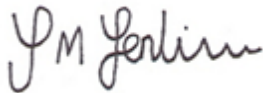
Informative(s)

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.

Signed



Joe Jenkinson
Head of Planning and Building Control