BARNSLEY
Metropolitan Borough Council

Place Directorate
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My Ref: 2017/1128
Your Ref:
Date: 04/05/2018
Enquiries to: James Hyde
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Dear Mr Humphreys,

Description: Discharge of condition 1-14 of 2016/1060 – Erection of single storey side extension and associated works to public house including change of use to A1 food retail.

Location: The Bush Inn, Keresforth Hill Road, Kingstone, Barnsley, S70 6RR

I recently received an application to discharge the conditions associated with the development above. I have the following comments;

Condition 3:

This condition states;

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position and design of boundary treatment to be erected, including the acoustic fencing.

The fencing/boundary treatment details shown on drawing number 26128-(01)03-B 'Proposed Boundary Treatments' are considered acceptable for the development, as such, condition 3 is discharged. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Condition 4:

This condition states;

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.

The proposal for you client to maintain the landscaping for the first 12 month and then the Co-op thereafter is acceptable and condition 4 can be discharged.

Condition 7:

This condition states;

Prior to the 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:
- Extending the waiting restrictions on Keresforth Hall Road
- Provision of a 'KEEP CLEAR' marking at the site access
- Provision of an edge marking across the site access
- Resurfacing of the site access and construction to a minimum unobstructed width of 4.5m

The letter from Matthew Stephens attached to an email dated 02/05/2018 states 'Mayfield Barnsley Limited (owner) will pay the reasonable costs in connection with obtaining any Traffic Regulation Order and any subsequent works necessary to implement the details of the Highways Improvement Works required by condition 7 of planning application Ref 2016/1060'.

Highways DM have confirmed (email from Barbara Wilson dated 03/05/2018) that this approach is acceptable to meet the pre commencement element of the condition and, as such, is hereby discharged.

Condition 8:

This condition states;

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.

The details submitted with application 2017/1128 are considered acceptable. The approved measure shall be retained throughout the construction period. As such, condition 8 is discharged.

Condition 9:

This condition states;

Development shall not commence until details of all areas for the parking of all employees' vehicles, the storage of building materials and plant have been submitted and approved in writing by the Local Planning Authority, and such areas shall be retained for the entire construction period.

Drawing 26128-(02)04 is considered acceptable and as such meets the requirements of condition 9.

Condition 11:

This condition states;

Prior to occupation of the building/commencement of the use, full details of security lighting

shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the location, orientation, angle and luminance of the lighting. The approved details shall be implemented prior to occupation of the building/commencement of the use and retained as such thereafter.

Regulatory Services have assessed the details within the quotation from Electrical Wholesale (dated 13/12/2016) and the marked up site plan showing the position of the lighting. They have confirmed in an email dated 19/09/2017 that the submitted details are acceptable and the condition can be discharged.

Condition 12:

This condition states;

Prior to occupation of the building/commencement of the use, full details of 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

Regulatory Services have assessed the details on the Oaks Electrical Drawing (C1881-17-M-PRELIM) and have confirmed that the details are acceptable and the condition can be discharged.

Condition 13:

This condition states;

Prior to the occupation of the building, a delivery management plan shall be submitted to, and approved in writing by, the LPA.

The submitted Delivery Management Plan is considered acceptable, therefore, condition 13 is discharged. The method of deliveries shall be carried out in strict accordance with the approved management plan for the life of the development. Regulatory Services have also asked me to point out the requirements of condition 10 would still be relevant which states;

Deliveries shall be only take place between the hours 0700 & 2100 Monday to Saturdays and 0900 & 1800 on Sundays.

If you require any further information on the above conditions please do not hesitate to contact me.

Yours sincerely

James Hyde

For and on behalf of
Development Management
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Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement