



Notice of Prior Approval Determination

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

Correspondence Address:

24 West End Grove
Horsforth
Leeds
LS18 5JJ

Decision Date:

03/11/2020

APPLICATION NO: 2020/0658

DESCRIPTION: Proposed conversion of agricultural buildings to form 1no dwellinghouse and associated works (Change of use Prior Notification)

LOCATION: Manor Farm, Stainborough Lane, Hood Green, Barnsley, S75 3HA

APPLICANT: Alistair Flatman Planning

Prior approval is hereby **given** for the development described above subject to the following standard conditions:

1. Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), must be completed within 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 Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
2. The development hereby approved shall be carried out strictly in accordance with the amended plans (listed below) and specifications as approved unless required by any other conditions in this permission.

20.05 Dwg No. P03 Rev B

20.05 Dwg No. P05 Rev E received on 3rd November 2020

Bat and Bird Survey Report dated 5th May 2020 prepared by Middleton Bell Ecology

Coal Mining Risk Assessment Prepared by Rogers Geotechnical Services Ltd dated May 2020

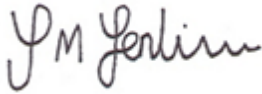
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. Prior to the commencement on site, a Phase 1 Desk Study to identify any potential contamination risks shall be submitted to and approved in writing by the Local Planning Authority.
The above must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11. The development shall thereafter be undertaken in full accordance with the submitted report. For further information, see BMBC's Supplementary Planning Guidance 28, "Developing Contaminated Land".
Reason: In the interest of Ground Conditions and Pollution of the NPPF sections 178 to 180.
4. Prior to the commencement on site, an intrusive site investigation must be undertaken by a suitably qualified person to evaluate the ground conditions and determine any actual mining legacy risks. The site investigation and subsequent development must be undertaken in compliance with Construction Industry Research and Information association publication C758D "Abandoned mine workings manual" where applicable. A report detailing the findings of the investigation and any recommended mitigation shall be submitted for approval in writing by the Local Planning Authority, the development thereafter shall be carried out in accordance with the approved details. In the case of further stabilisation works being required, then the condition will not be discharged until details of such works have also been submitted. Responsibility for securing a safe development rests with the developer and/or landowner.
Reason: In the interest of Land Stability of the NPPF sections 170 (e) and (f) 178 (a), (b) and c and 179.
5. 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.
6. 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.
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.
7. Upon commencement of the development full details of the mitigation measures identified in Section 6.3 of the Bat and Bird Survey Report dated 5th May 2020 prepared by Middleton Bell Ecology, including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.
Reason: To conserve and enhance biodiversity in accordance with Local Plan Policy BIO1.
8. Prior to first occupation of the development hereby permitted, full details of electric vehicle charging points have been submitted and approved by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved details prior to the development being brought into use
Reason: In the interest of air quality, in accordance with Local Plan Policy POLL1.

9. 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 Local Plan Policy Poll1 Pollution Control and Protection.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1 Protection of Green Belt.
11. 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.
12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity and Geodiversity.
13. The boundary treatments indicated on the approved site plan ref 20.05 Dwg No. P05 Rev D received on 12th October 2020 shall be completed before the dwelling is occupied and shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property, in accordance with Local Plan Policy GD1 General Development.

Signed

Dated 03/11/2020

A handwritten signature in dark ink, appearing to read 'J M Jenkinson', written in a cursive style.

Joe Jenkinson
Head of Planning and Building Control

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.