BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Property
Planning and Building Control
Head of Service: Joe Jenkinson

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2018/0447

To Garry Greetham Associates
Westwood House
18 Carr Lane
Tankersley
Barnsley
S75 3BE

DESCRIPTION Variation of house types on plots 4 to 14 of planning permission 2016/0041 - Development of 14 dwellings

LOCATION Land at Upper Hoyland Road, Hoyland, Barnsley, S74 9NL

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 13 April 2018 and described above.

The approval is subject on compliance with the following conditions:

1 The development hereby permitted shall be begun before 24th October 2019.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990 and condition 1 of application 2016/0041.

2 The development hereby approved shall be carried out strictly in accordance with the plans (Nos877-02 'Site Layout', 877-05 'Boundary Treatments', 877-06 'Type A plus as - layouts', 877-09 'Type A plus opp-layouts', 877-15 'House Type C - Layouts', 877-21 'Type A plus S/L-layouts, 877-27 'type B S/L - Layouts) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

3 The materials for the approved dwellings shall be;

External walling - Natural stone, 140mm coursed throughout with smooth natural stone heads and cills - as provided from Brinscill Quarry, Preston.

Roof - Marley 'Edgemere' (flat profile) slate grey colour, interlocking tiles.

Windows/Doors - 'Balmoral' Sage light green wood grain effect uPVC externally with white internally.

Rainwater goods - Black uPVC square gutters, fall pipes, soil and vent stacks and all external waste pipes

Fascias/barge boards/eaves - black uPVC

Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.

4 The drainage for the site shall be in accordance with 'Engineering Layout' drawing Ref: 1104-1-C and the 'Report on Infiltration Testing' by Eastwood and Partners Ref: PR/AJK/SAE/41677-001.

No part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development.

Reason: Reason: To ensure proper drainage of the area in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

5 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 Core Strategy Policy CSP 26, New Development and Highway Improvement.

6 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 Core Strategy Policy CSP 26, New Development and Highway Improvement.

7 Sight lines, having the dimensions 2.4m x 43m, shall be safeguarded at the drive entrances/exits, such that there is no obstruction to visibility at a height exceeding 1.05m above the nearside channel level of the adjacent highway.
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

8 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 Core Strategy Policy CSP 40, Pollution Control and Protection.

9 Arrangements shall be entered into which secure the following highway improvement works:

- Provision of a 2m footway along the entire site frontage to connect to existing.

The works shall be completed in accordance with the approved details and an approved timetable.
Reason: In the interests of highway safety and the free flow of traffic in accordance with Core Strategy policy CSP 26.

10 On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the free flow of traffic in accordance with Core Strategy policy CSP 26.

11 Vehicular and pedestrian gradients within the site shall not exceed 1:12.
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

12 The approved Construction Method Statement and Accompanying Plan from Garry Greetham Associates shall be adhered to throughout the construction period.
Reason: Reason: In the interests of highway safety, residential amenity and visual amenity and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement, and CSP 29, Design.

13 The development shall only take place in accordance with the Written Scheme of Investigation for Archaeological Evaluation by ECUS Environmental Consultants (Ref: 11318_Upper_Hoyland_Road_WSI) and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.
Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

14 The development shall be carried out in accordance with the 'Tree Protection Methodology' and accompanying 'Tree Protection Plan' by Garry Greetham Associates.

No development or other operations shall take place except in complete accordance with the approved methodologies.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.

15 The hard landscaping shall be carried out in accordance with drawing 877.03 'Hard Landscaping' and the soft landscaping shall be in accordance with drawing 877.04-A 'Landscaping Layout'.
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.

16 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 Core Strategy Policy CSP 36, Biodiversity and Geodiversity.

17 The development hereby approved shall be carried out strictly in accordance with the recommendations set out in the Noise Assessment carried out by Noise Assess, dated March 2016 (Ref: 11784.01.v1) and retained as such thereafter.
Reason: In accordance with CSP 40 'Pollution Control and Protection'.

18 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 Core Strategy Policy CSP 40, Pollution Control and Protection.

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.

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.

1 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.

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 This development would benefit from being built to Secured by Design Standards.
To prevent access to the rear of the properties a 1.8m high lockable gate should be used as near to the front building line as possible.
All rear boundaries should be 1.8m high to prevent access into rear gardens.
Front and back entrances should be well lit.
The proposed landscape should be kept low below 1m and all trees to have their canopies above 2m again to aid natural surveillance. These areas must be well managed and kept under control.
All doors and windows should be to PAS 24: 2016 the required standards for Secured by Design.
All ground floor and vulnerable glazing should be laminated.
Garage doors should be to Loss Prevention Standards SR 1.

Signed JM Jenkinson Dated 15 June 2018
Joe Jenkinson
Head of Planning and Building Control

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

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.