



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2024/0001

To Urbana
Steel City House
2 West Street
Sheffield
S1 1GQ

DESCRIPTION Change of use, refurbishment and erection of detached storage building at Westgate House to form the northern academy for vocal excellence

LOCATION Former Council Computer Centre, Westgate House, Westgate, Barnsley, S70 2DJ

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 26/01/2024 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans

BALU BBA NV B1 DR A 2201 Rev. P11
BALU BBA NV RF DR A 2201 Rev. P11
BALU BBA NV XX DR A 1007 Rev. P06
BALU BBA NV XX DR A 1008 Rev. P01
BALU BBA NV XX DR A 3401 Rev. P01
BALU BBA NV XX DR A 4001 Rev. P02
BALU BBA NV XX SK A 0006 Rev. P02
BALU BBA NV ZZ DR A 3601 Rev. P01
BALU BBA NV ZZ DR A 3602 Rev. P01
BALU BBA NV ZZ DR A 3603 Rev. P01
BALU BBA NV 00 DR A 2201 Rev. P11
BALU BBA NV 01 DR A 2201 Rev. P11
BALU BBA NV 02 DR A 2201 Rev. P11

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 Local Plan Policy D1 High Quality Design and Place Making.

- 3 The development shall be completed in line with the recommendations in the Bat Roost Suitability Assessment & Emergence Survey (reference ER-7045-01B) and the conditions of the planning permission. In addition, two no. bat and two no. bird boxes (preferably integrated) shall be installed on the building, or onto buildings within the vicinity of the site. All the recommendations shall be implemented in full according to the timescales laid out, and thereafter permanently maintained for the stated purposes of biodiversity conservation.

Reason: In the interest of biodiversity and conservation.

- 4 No development shall take place, 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 thereafter be adhered to throughout the construction period. The statement shall provide for:-

- The parking of vehicles of site operatives and visitors;
- Means of access for construction traffic;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Measures to prevent mud/debris being deposited on the public highway.

Reason: In the interests of highway safety.

- 5 Upon commencement of the development a scheme for the parking of bicycles complying with LTN 1/20 Cycle Infrastructure Design has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall thereafter be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3.

- 6 Upon commencement of the development details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.
Reason: In the interests of highway safety and to allow for the safe collection of waste.
- 7 Upon commencement of the development a representative sample of all new external materials has been submitted to, and approved in writing by, the Local Planning Authority, and the development shall proceed in accordance with these details as approved.
Reason: In the interests of conservation.
- 8 Full details of the new windows used in the repair of the building including their design, construction, and finish (including details of new heads and cills, means of opening and glazing pattern) shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the windows. The details shall include an elevation at 1:20 scale of each door or window type and 1:5 scale cross-sections. Development shall be carried out in accordance with the approved details.
Reason: In the interests of conservation.
- 9 A detail (in section scale 1:20) of the roof build up, roof-wall junctions, roof corbels and insulation will be required and approved in writing by the Local Planning Authority prior to commencement of the works above 2nd floor level and including the roof.
Reason: In the interests of conservation.
- 10 Full details of the new gate and fencing (BALU BBA NV ZZ DR A 3601 Rev. P01, items 6 & 13) shall be provided and approved in writing by the Local Planning Authority upon commencement of the works.
Reason: In the interests of conservation.

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

- 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 If a protected species (such as any bat or nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. You should then seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.

Please be aware that the Council monitors construction sites and open land within the vicinity of 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 any development is disposed of via approved methods and that documents are retained to prove this.

Signed:

Dated: 4 July 2024



Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

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 given 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.