



BARNSELEY
Metropolitan Borough Council

Place Directorate
David Shepherd
Economic Regeneration, Development Management
PO Box 634, Barnsley, S70 9FE
Head of Service: Joe Jenkinson

Mr Garry Greetham
Westwood House
18 Carr Lane
Tankersley
Barnsley
S70 3BE

My Ref: 2015/ENQ/00716
Your Ref:
Date: 03/11/2015
Enquiries to: James Hyde
Direct Dial: 01226 772683
E-Mail: jameshyde@barnsley.gov.uk

Dear Mr Greetham,

Description: Discharge of conditions 3, 4, 5, 6, 9 & 10 of application 2014/0938 (Demolition of existing dwelling and erection of 2 no. detached dwellings with integral garages).

Location: Land at 31 Tankersley Lane, Hoyland Common, Barnsley, S74 0PB

Condition 3: This condition required that no development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority.

The proposed materials are;

Walls:

Stone – Natural 140mm coursed pitched stone, 100mm on bed with natural stone heads & cills.

Brick – 103mm red brickwork to the rear and side in 'Wolds Minster' from Carlton brickworks

Roof: Marley Modern (flat profile) grey concrete interlocking tiles

Windows and doors: Light oak colour wood grain uPVC.

Rainwater Goods: Black uPVC gutters, fall pipes and soil and vent stacks.

The materials outlined above are considered acceptable for the area and discharge the requirements of the above condition. The development shall be carried out in accordance with the approved details.

Condition 4: This condition required that prior to the commencement of development plans to show levels shall be submitted to and approved by the Local Planning Authority.

The levels shown on drawings 788-02-A and 788-03 are considered acceptable. The development shall proceed in accordance with the approved details.

Condition 5: This condition required that 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 of boundary treatments to be erected

The boundary treatments shown on drawing 788-03 'External Works Layout' are considered acceptable. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Condition 6: This condition required that no development shall take place until full foul and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority:

The drainage details shown on drawing 788-02-A 'Drainage Layout' have been checked and approved by the Councils Drainage Officer. No part of the development shall be occupied or brought into use until the approved scheme has been fully implemented and the scheme shall be retained throughout the life of the development.

Condition 9: This condition required that 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 relocation of the national speed limit/30mph signs from their existing location, to the West of the proposed vehicular access point.

Having discussed the relocation of the above with Highways Officers, it was agreed that there is no suitable alternative location. As such, it has been agreed that this condition can be removed with no further action required.

Condition 10: This condition required that the dwelling(s) shall achieve Code Level three, in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme).

Correspondence from Building Control shows that SAP calculations submitted with the Building Regulations application (14/07231/BR) demonstrate code 3 would be achieved. Furthermore, on 25 March 2015 Government issued a Written Ministerial Statement setting out the conclusion of the Housing Standards Review. The statement sets out a new policy on the application of technical housing standards that applies immediately to all local planning authorities and qualifying bodies.

Following consultation in 2014 the Government has elected to remove the Code for Sustainable Homes and incorporate new additional optional Building Regulations on water and access, and a new national space standard. The aim is to boost industry activity through reduced regulatory and financial burdens.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'J. King', written in a cursive style.

James Hyde
For and on behalf of
Development Management
Joe Jenkinson BA (Hons) MSc
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement

