



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2012/1093

To Parkside Developments
Mr Ray Holliday
21 Five Acres
Cawthorne
Barnsley
S75 4HZ

DESCRIPTION Convert outbuildings to form five dwellings and erection of four new dwellings) to increase the height of the roofs to plots 2 & 3 and minor modifications to the first floor window design (2006/1116 Minor Material Amendment)

LOCATION Thurnscoe Hall Gardens, Thurnscoe Hall, High Street, Thurnscoe.

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 11 October 2012 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby approved shall be carried out strictly in accordance with the plans (A- 1158-002 Site Plan; 1158 - 008A; 1158-007A; 1158-006; 1158-005; 1158-011; A-1158-010; A-1158-009; 1158-013; 1158-012; 1158-014) 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 and CSP 30, The Historic Environment.
- 2 Plots 2 & 3 shall be constructed from natural coursed stone and be finished with a natural grey roof slates. Plots 4, 5 and 6 shall be constructed from reclaimed bricks and be finished with natural grey roof slates. Plots 7, 8, 9 & 10 shall be constructed from Ibstock Ivanhoe Cottage Blend bricks and be finished with natural grey roof slates.
Reason: In the interests of the visual amenities of the locality and in accordance with Barnsley LDF Core Strategy Policy CSP 29, Design and CSP 30, The Historic Environment.
- 3 The pointing proposed to be carried out in connection with the development shall be in lime mortar, flush to the face of the stone and finished by brushing off to produce a very slightly recessed and rounded joint.
Reason: In the interests of the visual amenities of the locality and in accordance with Barnsley LDF Core Strategy Policy CSP 29, Design and CSP 30, The Historic Environment.

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

Signed *Stephen Moralee*
Assistant Director, Planning and Regulatory Services

Dated 21 November 2012

- 4 All gutters and downpipes shall be in a black powder coated finish.
Reason: In the interests of the visual amenities of the locality and in accordance with Barnsley LDF Core Strategy Policy CSP 29, Design and CSP 30, The Historic Environment.
- 5 The approved tree planting scheme (Dwg No. 03 Rev. A Dated 22.2.2008) shall be carried out in the first planting and seeding seasons following the occupation of the dwellings or the completion of the development, whichever is the sooner; and any trees which die within a period of 5 years from the date they are planted, are removed within 5 years from the date they are planted, or become seriously damaged or diseased within 5 years from the date they are planted, shall be replaced immediately with others of similar size and species.
Reason: In the interests of the visual amenities of the locality and in accordance with Barnsley LDF Core Strategy Policy CSP 29, Design.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (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 privacy and amenities of the occupiers of adjoining residential properties and in accordance with Barnsley LDF Core Strategy Policy CSP 29, Design and CSP 30, The Historic Environment.
- 7 No trees on the southern boundary of the site shall be felled, damaged or otherwise reduced. (Note this condition does not apply to the diseased beech in the adjacent copse).
Reason: To maintain the integrity of the woodland setting.
- 8 Prior to the substantial completion of the development and once all construction vehicle access has ceased the 'shared driveway' within the courtyard (shown on plan reference A-1158-002) shall be hard surfaced with interlocking block.
Reason: To ensure a satisfactory manoeuvring area is provided and in accordance with Barnsley LDF Core Strategy Policy CSP 26, New Development and Highway Improvement.
- 9 The parking/manoeuvring facilities, indicated on approved plan (Ref: A-1158-002) 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: In the interest of highway safety, in accordance with Barnsley LDF Core Strategy Policy CSP 26, New Development and Highway Improvement.
Reason: To ensure adequate parking is available at the outset and in accordance with Barnsley LDF Core Strategy Policy CSP 26, New Development and Highway Improvement.
- 10 Within 2 months of the date of this decision full foul and surface water drainage details with levels and cross section and incorporating trapped gullies shall have been submitted to and approved by the Local Planning Authority.
Reason: To ensure the proper drainage of the area and in accordance with Barnsley LDF Core Strategy Policy CSP 4, Flood Risk.

Reason(s) for Granting Permission

- 1 Unique The proposal complies with the NPPF and Barnsley LDF Core Strategy Policies CSP 29 and CSP 30 in that the alterations do not dilute the design quality of the development or affect the setting of the adjoining Listed Buildings.

Further the amendments are also considered minor in nature and will not result in a development which is substantially different from the one which was approved under application reference 2006/1116 in line with the Government Guidance contained in the DCLG document entitled 'Greater Flexibility for Planning Permissions'.

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.

- 1 The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845762 6848 or at www.groundstability.com

- 2 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.

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.