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**Growth and Sustainability  
Regeneration and Culture  
Planning and Building Control**

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My Ref: 2020/1450  
Your Ref:  
Date: Monday 11<sup>th</sup> December 2023  
Enquiries to: Bradley Sargeson  
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E-Mail: [bradleysargeson@barnsley.gov.uk](mailto:bradleysargeson@barnsley.gov.uk)

Dear Mr Rowe,

**Description:** Details of conditions 4 (boundary treatments), 8 (landscaping), 9 (EVC's) and 10 (Trees) of planning permission 2020/0946 - Change of use of A4 public house to wardrobe showroom and workshop at ground floor (sui-generis) along with erection of a single storey 100 sq. m ground floor extension to the rear and change of use of first floor to 1 No. C3 residential flat – at Hope Inn, Rotherham Road, Cundy Cross, Barnsley, S71 5QZ.

**Condition 8:** As per the letter dated 09 February 2021 from Richard Gilbert, the initial elements of the condition were partially discharged. Richard's response stated that the details of the Proposed Site Plan 2 Dwg No: 009 Rev. 0 were satisfactory in respect of amenity space and turning area. However, the plan remained silent on the area within the red line boundary to the north of the site. The LPA is aware that this area has been subject to burning of materials and is generally unkempt prior to occupation of the Hope Inn. The area is also visible through the palisade fence and the purpose of the condition was to understand how this area is to be managed aesthetically. Given the business operation on site it was understood some storage of materials may take place and it will be necessary to provide these details on an amended site plan. It is acknowledged that a revised plan was submitted referenced Proposed Site Plan 2 Dwg No: 009 Rev. A. The revised plan does go some way to addressing the aforementioned points. However, the information provided is still lacking in detail, specifically, with respect of the proposed soft landscaping to the north of the site within the red line boundary. The condition, therefore, is **NOT** fully discharged and remains outstanding until such details are supplied.

**Condition 9:** The electric vehicle charging point (EVCP) details provided within Proposed Site Plan 2 Dwg No: 009 Rev. A are considered acceptable to discharge the initial element of the condition; the condition requires the development to be carried out in accordance with the approved plans, and in accordance with the procedures set out in the above document.

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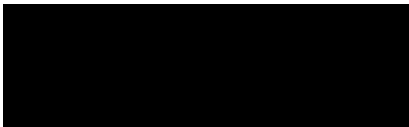


**Condition 10:** The Tree Protection Plan submitted does not indicate where the tree protection is to be located. An Arboricultural Method Statement and Tree Protective Barrier details have not been provided. Numerous attempts have been made to contact the agent to provide these details and to date no response has been received. Therefore, the condition is **NOT** discharged and remains outstanding until documents conducted in line with 5837:2012 are supplied.

Please note that the conditions require the development to be carried out in accordance with the approved plans, and in accordance with the procedures set out in the above documents.

If you require any further advice or information, please do not hesitate to contact me.

Yours sincerely



Bradley Sargeson

For and on behalf of:

Garry Hildersley

Head of Planning and Building Control