BARNSLEY
Metropolitan Borough Council

Growth and Sustainability
Regeneration and Culture
Planning, Policy and Building Control

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2022/1234

To Walker Dsp Architects
42 Oxford Street
Holgate
York
YO24 4AW

DESCRIPTION Alteration, restoration and extension of existing farmhouse, farm cottage and conversion and extension of existing barns to form 4no dwellings, erection of 4no new dwellings and demolition of existing portal framed barn together with associated landscaping and parking (8no. new dwellings in total)

LOCATION Woodhead Farm Cottage, Woodhead Lane, Blacker Hill, Barnsley, S74 9SX

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 15/12/2022 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 in accordance with the plans and specifications as approved unless required by any other conditions in this permission. The approved plans are;

- 808-PL06-A 'Footprints'
- 808-PL14 'Block Plan Proposed Access 1'
- 808-PL15 'Block Plan Proposed Access 2'
- 808-PL110F 'Block Plan Proposed Ground Floors'
- 808-PL111D 'Block Plan Proposed First Floors'
- 808-PL112A 'Block Plan Proposed Roof Plans'
- 808-PL115C 'Site Elevations Proposed'
- 808-PL120B 'Woodhead Hall GF Plan as Proposed'
- 808-PL121B 'Woodhead Hall 1F 2F Plans as Proposed'
- 808-PL122B 'Woodhead Hall Basement Roof Plans as Proposed'
- 808-PL125C 'Woodhead Hall Elevations 1 as Proposed'
- 808-PL126C 'Woodhead Hall Elevations 2 and 3 as Proposed'
- 808-PL127C 'Woodhead Hall Elevations 4 as Proposed'

- 808-PL130B 'Farm Cottage GF 1F Plans as Proposed'
- 808-PL131A 'Farm Cottage Roof Plan as Proposed'
- 808-PL135B 'Farm Cottage Elevations as Proposed'
- 808-PL140B 'Barns 1-2 GF Plan as Proposed'
- 808-PL141B 'Barns 1-2 1F Plan as Proposed'
- 808-PL142C 'Barns 1-2 Roof Plan'
- 808-PL145C 'Barns 1-2 Elevation as Proposed'
- 808-PL146A 'Barns 1-2 Elevations as Proposed'
- 808-PL150B 'Barn 3 Plans as Proposed'
- 808-PL160B 'Barn 3a GF Plan as Proposed'
- 808-PL161B 'Barn 3a 1F Plan as Proposed'
- 808-PL162A 'Barn 3a Roof Plan as Proposed'
- 808-PL165D 'Barn 3-3a Elevations as Proposed'
- 808-PL166D 'Barn 3-3a Elevations as Proposed'
- 808-PL170B 'Barn 4 Plans as Proposed'
- 808-PL171A 'Barn 4 Roof Plan as Proposed'
- 808-PL175D 'Barn 4 Elevations as Proposed'
- 808-PL176D 'Barn 4 Elevations as Proposed'
- 808-PL180B 'New Dwelling Plans as Proposed'
- 808-PL181A 'New Dwelling Roof Plan as Proposed'
- 808-PL185D'New Dwelling Elevations as Proposed'
- 808-PL190A 'New Cottages GF Plan as Proposed'
- 808-PL191A 'New Cottages 1F Plan as Proposed'.
- 808-PL192 'New Cottages Roof Plan'
- 808-PL195B 'New Cottages Elevations as Proposed'
- 808-PL200 'New Garages Plans as Proposed'
- 808-PL205A 'New Garages Elevations as Proposed'
- 808-PL220 'House Sections'
- 808-PL240 'Barn 2 Sections'
- 808-PL250 Barn 3 Sections'
- 808-PL280 'New Dwelling Sections'

The approved Specifications/Documents/reports are;

- Mining Risk Assessment (Ref: 004/4661/REG)
- Arboricultural Survey, Impact Assessment and Method Statement (1757.003.ENZ.XX.00.RP.AR.45.101)
- Flood Risk Assessment & Drainage Strategy (21230-FRADS-001)
- Ecological Impact Assessment (MAN.1757.003.EC.R.002)

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 External materials shall match the existing or historic materials on site in every respect unless specified on the approved plans. No construction work will commence until 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 strict accordance with these details as approved.

Reason: To protect or improve the character and appearance of the Listed Building and surrounding area in accordance with Local Plan Policies HE1, HE3 and D1.

4 Pointing to masonry shall be a hot lime mix as follows:

Raking out of OPC shall utilise handheld plugging chisels or Arbortech's with slim line heritage blades to a depth of 35mm. Raking out shall not utilise angle grinders due to the risk of overcuts to arises. Once prepared the joints shall be brushed back by hand and thoroughly wetted to the back of the open joint with a hand spray to avoid suction and cracking. The mortar gauging shall include 1 part unslaked powdered quicklime (or 15mm kibble) to 3 parts well graded reiver sand. The aggregate will require sieving to ensure compatibility with the joint width / height. The mortar shall be as dry as possible before pointing at the top of the wall and working downwards to allow cleaning below. The mortar should be packed as tightly as possible into the back of the joint using and pointing key or spatula and finished to a flush or slightly rebated joint. Thereafter pointing should be mist sprayed to control drying and shall be protected from sun, wind, and rain. Hessian sacking should be used to assist protection and work in temperatures below 5 degrees C should be avoided. Once the pointing has gone off and achieved a green set (resistant to a fingernail), it should be brushed and tamped back to close any fine cracks and consolidate the aggregate. Any final cleaning required can be done at this point.
Reason: To protect or improve the character and appearance of the Listed Building and surrounding area in accordance with Local Plan Policies HE1, HE3 and D1.

5 All windows to be used in the construction of the building shall be constructed in timber. Full details of their design, construction and finish (including details of heads and sills, means of opening and glazing pattern) shall be submitted to and approved in writing by the local planning authority before the commencement of the relevant site works. 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: To protect or improve the character and appearance of the Listed Building and surrounding area in accordance with Local Plan Policies HE1, HE3 and D1.

6 Upon commencement of development details of measures to facilitate the provision of high speed full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In order to ensure compliance with Local Plan Policy I1.

7 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 Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

8 All in curtilage planting, seeding or turfing comprised in the approved details of landscaping shall be carried out on each plot no later than the first planting and seeding season following the occupation of the individual dwellinghouse/s; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

9 All out of curtilage planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in full in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority upon commencement of development. Thereafter the landscaping shall be carried out in accordance with the approved details and timescales.
Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'

10 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.

11 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 Local Plan Policy T4 New Development and Transport Safety.

12 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 Local Plan Policy T4 New Development and Transport Safety.

13 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 Local Plan Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.

14 No development shall take place until:

(a) Full foul and surface water drainage details, including a scheme to reduce surface water run off by at least 30% and a programme of works for implementation, have been submitted to and approved in writing by the Local Planning Authority:

(b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways;

(c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways;

Thereafter 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: To ensure proper drainage of the area in accordance with Local Plan Policy POLL1 Pollution Control and Protection.

15 The development shall be completed in line with the recommendations in the Ecological Impact Assessment (reference MAN.1757.003.EC.R.002) dated 15th August 2023, the Defra metric (reference Version 3.1 - Final - Revision C) dated 11th September 2023 and the conditions of the planning permission. 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 in accordance with Local Plan Policy BIO1.

16 Where raised roofing tile and ridge tile access points for bats are provided within dwellings no breathable roofing membranes will be used within these locations.
Reason: to ensure no bats are injured and/or killed.

17 A copy of the European Protected Species Licence issued by Natural England shall be submitted to the Local Planning Authority prior to any works being undertaken.
Reason: In the interest of Biodiversity and in accordance with Local Plan Policy BIO1.

18 Monitoring surveys for bats, as per the Ecological Impact Assessment shall be submitted to the Local Planning Authority one year following completion of the development.
Reason: in order to identify the success of the compensation features implemented.

19 The development shall be carried out in accordance with the following additional biodiversity mitigation and enhancement measures to those described within section 4 and 5 of the Ecological Impact Assessment. The measures listed below shall be implemented in full, prior to first occupation of the site and the features shall thereafter be permanently retained.

- Integrated bat roosting boxes, integrated swift boxes and invertebrate bricks to be installed in suitable locations within each new dwelling on site; and
- Hedgehog highways to be installed in all boundary fencing, including fences between dwellings. The hedgehog highways will be signposted to prevent residents blocking the gaps.

Reason: In the interest of Biodiversity and in accordance with Local Plan Policy BIO1.

20 Prior to the commencement of development, a barn owl compensation strategy is to be submitted to and agreed in writing by the Local Planning Authority. The strategy will include the following details, updated barn owl survey results and a proposal for the provision of a barn owl loft above one of the dwellings on site, alongside two additional barn owl nesting boxes to be installed at suitable locations within the site. Both boxes to be erected at least 3m above ground level at least 30 days prior to the commencement of development.
Reason: In the interest of Biodiversity and in accordance with Local Plan Policy BIO1.

21 Prior to commencement of the development, an appropriately experienced and qualified Ecological Clerk of Works (ECoW) shall be appointed by the applicant/developer. The ECoW shall be in post during appropriate stages of the development, as agreed in writing with the Local Planning Authority. The ECoW's scope of work shall include monitoring compliance with the mitigation measures as detailed within the Ecological Impact Assessment, Defra metric, conditions of the European Protected Species Mitigation Licence, and the conditions of the planning permission.
Reason: In the interest of Biodiversity and in accordance with Local Plan Policy BIO1.

22 Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority. The CEMP-B shall include, but not necessarily be limited to, the following:

Risk assessment of potentially damaging construction activities;
- Identification of 'biodiversity protection zones';
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
- The times during construction when specialists ecologists need to be present on site to oversee works;
- Responsible persons and lines of communication;
- The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s);
Reason: In the interest of Biodiversity and in accordance with Local Plan Policy BIO1.

23 A Biodiversity Enhancement Management Plan (BEMP), completed by a suitably qualified ecologist will be submitted to the Local Planning Authority prior to the commencement of works on site. The BEMP will include the following:

- A recent landscape plan detailing the location of mitigation works and the size of each habitat/linear feature to be enhanced and/or created (if there are any changes to the proposed layout that would impact the outcomes of the Defra metric then an updated version of the metric should be provided to and approved by the Local Planning Authority);
- Management aims and prescriptions detailing the methods required to create and/or enhance each habitat/linear feature at the required quality for a period of 30 years;
- A timetable of delivery for each habitat/linear feature created and/or enhanced;
- A schedule of ecological monitoring for a minimum 30 year period, identifying when key indicators of habitat/linear feature maturity should be achieved;
- Details on the monitoring of habitats and linear features and the provision of a report, which shall be provided to the LPA on the 1st November of each year of monitoring (years one-three after creation, years five, ten and every ten years thereafter), which will assess the condition of all habitats and linear features created and/or enhanced and any necessary management or replacement/remediation measures required to deliver the Net Gain values set out in the BEMP;
- A schedule of actions to be undertaken in case signs of failing are identified; the schedules must include details of technique(s) to be used, equipment to be used, roles and relevant expertise of personnel and organisations involved and timing of actions including submission of monitoring report to the Council.

Reason: In the interest of Biodiversity and in accordance with Local Plan Policy BIO1.

24 Notwithstanding the submitted details, before above ground works commence, details of external/internal lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall be reviewed by the scheme ecologist and clearly demonstrate that lighting will not adversely impact wildlife using key corridors, foraging and commuting features and roosting sites. The details shall include, but are not limited to, the following:

o A drawing showing sensitive areas, dark corridors and buffer areas;
o Technical description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;
o A description of the luminosity of lights and their light colour;
o A drawing(s) showing the location and where appropriate the elevation and height of the light fixings;
o Methods to control lighting control (e.g. timer operation, Passive Infrared Sensors (PIR)); and
o Lighting contour plans, both horizontal and vertical where appropriate, taking into account hard and soft landscaping.

Reason: In the interest of Biodiversity and in accordance with Local Plan Policy BIO1.

25 Part A (pre-commencement)

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

The programme and method of site investigation and recording.
The requirement to seek preservation in situ of identified features of importance.
The programme for post-investigation assessment.
The provision to be made for analysis and reporting.
The provision to be made for publication and dissemination of the results.
The provision to be made for deposition of the archive created.
Nomination of a competent person/persons or organisation to undertake the works.
The timetable for completion of all site investigation and post-investigation works.

Part B (pre-occupation/use)
Thereafter the development shall only take place in accordance with the approved 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.

26 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 (or any Order revoking and/or re-enacting that Order), the garages/car parking spaces hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with residential occupation of the property and ancillary domestic storage without the grant of further specific planning permission from the LPA.
Reason: To retain the garages/car parking spaces for parking purposes.

27 No works shall commence on site until a scheme for the parking of bicycles has been submitted to and approved in writing by the LPA. The scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.
Reason: In interests of encouraging use of sustainable modes of transport.

28 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1 Protection of Green Belt.

29 No building or use hereby permitted shall be occupied until details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths and landscaped areas not put forward for adoption as maintainable at public expense within the site have been submitted to and approved in writing by the LPA. On occupation of the first dwelling (or building) within the site, the streets shall be maintained in accordance with the approved management and maintenance details.
Reason: To ensure that all private streets and landscaped areas are appropriately managed and maintained to ensure the safety of all users in accordance with Local Plan Policy T4

30 No works shall commence on the site until the status and future maintenance of any footpaths / cycleways / bridleways on site are resolved. Constructional details and future maintenance plans shall be submitted and agreed in writing by the LPA. The development shall, thereafter, be constructed in accordance with the approved details.
Reason: To ensure that all private streets and landscaped areas are appropriately managed and maintained to ensure the safety of all users in accordance with Local Plan Policy T4

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 The tracks serving Woodhead Hall Farm are not adopted public highway and future owners and occupiers should be made aware of access rights, liabilities and obligations for its upkeep.

3 The developer shall ensure that no vehicle leaving the development hereby permitted shall enter the public highway unless its wheels and chassis are clean. It should be noted that depositing mud and debris on the public highway is an offence under the provisions of the Highways Act 1980.

4 The works should be undertaken outside of the bird nesting season (March-August inclusive). Should this not be possible then a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to the start of works. Should active nests be found, works should cease until the nests are no longer active and the chicks have fledged and the ecologist has deemed the area to be free of nesting birds.

5 If a protected species (such as any bat, great crested newt, badger, water vole, barn owl or any 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: 16 January 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 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.