BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2014/0918

To Coda Studios Ltd
Cornish Place
70 - 71 Cornish Street
Sheffield
S6 3AF

DESCRIPTION Variation of condition 3 of app 2012/1135 (residential development of 25 dwellings) to replace 10 houses with 8 bungalows
LOCATION Land off Thurnscoe Bridge Lane, Thurnscoe, Rotherham

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 26 September 2014 and described above.

THIS DECISION IS SUBJECT TO THE TERMS OF THE AGREEMENT/UNILATERAL UNDERTAKING MADE UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

The approval is subject on compliance with the following conditions:

1 The development hereby approved shall be carried out strictly in accordance with the following plans and specifications as approved unless required by any other conditions in this permission:-
Drawing no 1989-101 Location and Site Plan Revision C
Drawing no 1989-002 Bungalow Type 1
Drawing no 1989-003 Bungalow - Type 2 Revision A
Drawing no 1989-114 Bungalow - Type 3 Section and Elevations
Drawing no 1989-113 Floor Plans - Section and Elevations
Drawing no 1989-004 Semi Detached House Type 01
Drawing no 1989-008 Car Barn Proposals
Drawing no 1889-009 Rev B 'Landscape Plan'
The Highway condition survey carried out in association with the Local Highway Authority
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

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

Signed
Service Director Economic Regeneration, Development, Environment & Culture

Dated 22 January 2015

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2 On completion of the development a second highway condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

3 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: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

4 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 1300 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 Core Strategy Policy CSP 40.

5 The dwellings shall achieve a Code Level 3 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). No dwelling shall be occupied until a Final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.
Reason: In the interest of sustainable development in accordance with Core Strategy Policy CSP2.

6 All external windows shall be recessed by a minimum 75mm.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP29 'Design'.

7 Prior to the occupation of the development full foul and surface water drainage details including a scheme to maintain or reduce existing surface water run off rates and a programme of works for implementation shall be submitted to and approved in writing by the Local Planning Authority. 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.
Reason: To ensure proper drainage of the area, in accordance with Core Strategy policy CSP4.

8 All works undertaken on site must, without exception, be carried out in strict adherence with the recommendations contained in paragraphs 5.1 and 5.4 of the Whitcher Wildlife Ltd report reference 120758 dated 1st August 2012.
Reason: To safeguard the protected species in accordance with Core Strategy policy CSP36 Biodiversity and Geodiversity.

9 The approved scheme for biodiversity enhancements detailed in Whitcher Wildlife report ref 120758/MS 'METHOD STATEMENT FOR ENHANCING SITE BIODIVERSITY' shall be implemented prior to occupation of the building and retained as such thereafter.
Reason: In the interests of enhancing biodiversity in accordance with Core Strategy policy CSP36 Biodiversity and Geodiversity.

10 The development's carbon dioxide emissions shall be reduced by at least 15% by incorporating the measures identified in the approved TER and DER document. Upon completion of the development a report shall be submitted to and approved by the Local Planning Authority demonstrating that at least a 15% reduction in carbon dioxide emissions has been achieved. In the event that the use of other decentralised, renewable or low carbon energy sources or other appropriate design measures are also required to achieve a 15% reduction in carbon dioxide emissions, full details of such proposals and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The approved details shall be implemented in accordance with the approved timetable and all the approved measures shall be retained as operational thereafter.
Reason: In the interest of sustainable development, in accordance with Core Strategy policy CSP5.

11 Sightlines, having the dimensions 2.4m x 90m, shall be safeguarded at the junction of the site with Thurnscoe Bridge Lane, such that there is no obstruction to visibility at a height exceeding 1.05m above the nearside channel level of the adjacent highway.
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

12 Prior to the occupation of the development, details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following highway improvement works:
a) Relocation of existing bus layout;
b) Relocation of bus shelter;
c) Measures to control parking on Thurnscoe Bridge Lane
d) Provision/alteration of any necessary signing;
e) Provision/alteration of any necessary lining;
f) Provision/alteration of any necessary drainage;
g) Provision/alteration of any necessary street lighting;
h) Provision of footway and carriageway surfacing over entire site frontage;
The works shall be completed in accordance with the approved details and a timetable to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

13 Vehicular and pedestrian gradients within the site shall not exceed 1:12.
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

14 The development shall be carried out in accordance with the noise mitigation measures set out in report ref 1545.24/1 by Blue Tree Acoustics.
Reason: In the interests of the amenities of future residents in accordance with Core Strategy policy CSP40 'Pollution Control and Protection'.

15 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 plots 20, 21 & 25 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 property in accordance with Core Strategy Policy CSP 29.

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 granting of planning permission does not effect the status of species such as owls and bats which have protection under other legislation. These may be present, and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk
2	This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.
3	The applicant should note the informative comments provided in the following formal consultation responses received by the Local Planning Authority:- - Yorkshire Water 5th November 2012 - Network Rail 5th November 2014 - SY Police Architectural Liaison Officer 21st November 2012
4	The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

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.

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