BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/0233

To Red Zebra Design Ltd
Windsor House
Cornwall Road
Harrogate
HG1 2PW

DESCRIPTION Erection of 18 dwellinghouses four blocks.
LOCATION The Old Crown, High Street, Great Houghton, Barnsley

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 14 February 2006 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 strict accordance with the amended site layout plan dated 4th May (Plan number 05/124/100B) and the specifications and elevations dated 19th April, unless prior written consent has been given by the Local Planning Authority to any minor variation.
Reason: For the avoidance of doubt as amendments have been submitted during the course of processing the application and in accordance with UDP Policy BE6, Design Standards.

3 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 development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

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

Signed
Assistant Director, Planning and Transportation

Dated 13 June 2006

Planning and Transportation Service
Central Offices, Kendray Street, Barnsley. S70 2TN
Telephone: 01226 - 772600
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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 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 UDP Policy ES1, Pollution.

5 No hedges or trees on the site (except those shown to be removed on the approved plan), or their branches or roots, shall be lopped, topped, felled, or severed.
Reason: To safeguard existing trees/hedges, in the interests of the visual amenities of the locality and in accordance with UDP Policies GS22, Woodland, Hedgerows and Trees and GS22A.

6 During the period of construction sufficient space shall be set aside within the confines of the site for the parking of site workers and visitors.
Reason: To ensure that satisfactory parking is available in the interests of highway safety and the free flow of traffic.

7 The means of access to the site shall be fully constructed in accordance with the details indicated on the approved plans before the commencements of works on the construction of the dwellings hereby approved in accordance with UDP Policy T2A.
Reason: In the interests of highway safety.

8 No development shall take place until full highway engineering constructional details have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved plans.
Reason: To ensure satisfactory means of access is provided in the interests of highway safety.

9 No construction works shall take place unless an agreement has been completed under Section 278 of the Highways Act 1980 to secure the implementation of off-site highway works indicated on the approved plans.
Reason: In the interests of highway safety and in accordance with UDP Policy T2, Development and the Highway Network.

10 Prior to the occupation of each dwelling, hereby approved the parking and manoeuvring area within its curtilage shall be surfaced, sealed and drained.
Reason: To ensure that adequate car parking accommodation is available and in accordance with UDP Policy T2A.

11 Foul effluent from the site shall only be discharged directly to a public foul sewer.
Reason: To ensure the proper drainage of the area.

12 The site shall be developed with separate systems of drainage for foul and surface water.
Reason: In the interests of satisfactory drainage.

13 Prior to the commencement of the development a report, endorsed by a competent engineer experienced in ground contamination shall be submitted to the Local Planning Authority. The report shall, amongst other matters, include the following:

1. Measures to physically identify the extent of made ground and measures to test and evaluate the area for the purposes of identifying the extent of any contaminated areas requiring remediation
2. Measures to treat or remove any contaminated material identified
3. Measures to test and evaluate any imported soils or capping material imported onto the site to ensure they contain no levels of contamination which would render any part of the site unsuitable for its intended use

4. The subsequent certification that the site has been satisfactorily remediated and that the development of the site can be safely undertaken and occupied. The development shall thereafter be undertaken in full accordance with the submitted reports.
Reason: To ensure that the site is properly assessed for ground contamination and subsequently suitably remediated to enable the site to be subsequently safely developed and occupied and in accordance with UDP Policies ES7, Contaminated Land and ES8.

14 There shall be no obstruction or alteration to the public footpath that follows the site's south east boundary.
Reason: To safeguard the rights of footpath users.

15 Development shall not commence until details of the siting of the sales cabin, and parking for staff and customers visiting the site have been submitted to and approved in writing by the Local Planning Authority, and such facilities retained for the construction period.
Reason: In the interests of road safety.

16 Development shall not commence until details of measures to prevent mud/debris from being deposited on the public highway to the detriment of road safety have been submitted to and approved in writing by the Local Planning Authority, and retained for the entire construction period.
Reason: In the interests of road safety.

Informative(s)

1 The decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

H8A - New Housing
SPG2 - The Design and Layout of New Housing
T2- Development and the Highway Network

This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.

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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