BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2011/0953

To South Yorkshire Housing Association
43-47 Wellington Street
Sheffield
South Yorkshire (Met County)
S1 4HF

DESCRIPTION Erection of 7 no two storey dwellinghouses.
LOCATION Land at Baden Street, Worsbrough, Barnsley, S70 5PA

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 05 August 2011 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 strictly in accordance with the plans and specifications (dwg no's 999-012(1/2), - 012(2/2), 013, 014 & CLP/996/01 as approved unless prior written consent has been given by the Local Planning Authority to any variation.
Reason: In the interests of the visual amenities of the locality and in accordance with 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.

Stephen Moralee
Signed
Assistant Director, Planning and Transportation

Dated 07 October 2011

Planning and Transportation Service **Telephone: 01226 - 772000**
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3 Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following highway improvement works:

2.0m footway along entire site frontage
Provision of turning head
Provision of or any necessary changes to drainage
Provision of or any necessary changes to street lighting
Reconstruction or resurfacing of the public highway as necessary
Provision of highways structures and retaining walls as necessary

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 interests of highway safety and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement

4 Vehicular and pedestrian gradients within the site shall not exceed 1:12
Reason: To ensure safe and adequate access in the interests of highway safety and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement

5 Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second 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 interests of highway safety and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement

6 The parking/manoeuvring facilities indicated on the approved plan shall be provided prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason:
In the interests of highway safety and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.

7 Prior to commencement of development a further intrusive site investigation survey shall be undertaken and submitted to and approved in writing by the Local Planning Authority. The investigation shall be undertaken by competent persons and a written report of the findings produced. The report of the findings shall include a comprehensive investigation into the unrecorded shallow mine workings that may be present on site. The report should include full details of the design of the properties foundations to address the risks to the safety and stability of the development proposal from coal mining legacy issues. The development shall then be carried out in strict accordance with the approved details.
Reasons: To ensure that the developer has demonstrated that the development can be undertaken and occupied in a safe and secure manner

8 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved hard landscaping details shall be implemented prior to the occupation of the dwellings
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity

9 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority give written consent to any variation.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity

10 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

11 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off -site works , have been submitted to and approved by the local planning authority .
Reason: To ensure that the development can be properly drained

12 Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works .
Reason: To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal

Reason(s) for Granting Permission

1 Unique In summary it is considered that the proposed development has sufficient regard to PPS3 'Housing' and Core Strategy policies CSP 17, 26 & 29 as well as 'Saved' UDP Policy, H8A, to warrant approval. The proposal will provide good quality family housing which will make a valued and much needed contribution to the Boroughs affordable housing stock.

Informative(s)

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

Core Strategy policies:
CSP14 'Housing Mix & Efficient Use of Land'
CSP17 'Housing Regeneration Areas'
CSP26 'New Development and Highway Improvement'
CSP29 'Design'

UDP Saved Policies:
BA1/21 'Baden Street/Powell Street'
H8A 'Existing Residential Areas'

National Planning Guidance:
PPS1 'Delivering Sustainable Development'
PPS 3 'Housing'

Supplementary Planning Guidance:
South Yorkshire Residential Design Guide

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.

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.

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