



Notice of Prior Approval Determination

Town & Country Planning (General Permitted Development) Order 2015 Schedule 2 Part 3 Changes of Use

Correspondence Address:

WHP Architecture
Heymoor Studio
18 Abbey Road
Shepley
Huddersfield
West Yorkshire
HD8 8EP

Decision Date:

03 May 2017

APPLICATION NO: 2017/0343

DESCRIPTION: Change of use from agricultural buildings to 2 no. dwelling houses (Prior Notification)

LOCATION: Cockle Edge Farm, Huddersfield Road, Ingbirchworth, Sheffield, S36 7GF

APPLICANT: Angus Ellis

Prior approval is granted for the development described above.

1. The development shall be completed on or before 03 May 2020

Condition(s)

- 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 (Nos 03; 11; 12; 13; 14; 15; 16; 17; 18; 19; 20; 21; 22; 100; 101; 102) and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

- 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 Core Strategy Policy CSP 29, Design.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 Core Strategy Policy CSP 34, Protection of Green Belt.
- 5 No development works shall begin until a Phase 1 Desk Study report, endorsed by a competent engineer experienced in ground contamination, has been submitted and agreed with the Local Planning Authority. The report shall, amongst other matters, include the following:-
1. A review of the historic and current uses of the site, and surrounding area, to identify potential areas of contamination.
2. Information on the environmental setting of the site, to understand the behaviour of any potential contamination.
3. Preliminary (qualitative) assessment of contamination risks, including an appraisal of potential sources, pathways and receptors.
4. An assessment to whether a "phase 2" intrusive ground investigation will be required to assess the nature of any risks to future occupants.
5. If necessary, an appraisal of remedial options, and proposal of the preferred options(s)
The development shall be carried out in accordance with the approved report including any remedial options.
Reason: To protect the environment and ensure the site is suitable for the proposed use, in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.
- 6 Sightlines, having the dimensions 2.4m x 90m, shall be safeguarded such that there is no obstruction to visibility at a height exceeding 1m above the nearside channel level of the adjacent highway.
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.
- 7 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Core Strategy policy CSP 29.

Reason(s) for Granting Permission

Informative(s)

- 1 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 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

- 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.

- 3 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
- 4 Access for fire engines will be required under Part B of the Approved document to the Building Regulations.

Informative(s)

Please be aware that the Council monitors construction sites and open land within the vicinity 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 the approved development is disposed of via approved methods and that documents are retained to prove this.

Signed

A handwritten signature in dark ink, appearing to read 'J M Jenkinson', written in a cursive style.

Joe Jenkinson

Head of Planning and Building Control