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**2017/1617**

**Applicant:** Mr Mario Monfredi, C/o Planning Partners

**Description:** Conversion of ticket office to 1 no. 3 bed dwelling, erection of 1 block of 4 no. of disabled living apartments and erection of 9 no. dwellings for dependent relative living.

**Site Address:** The Old Ticket Master's Office, Hill Street, Elsecar, Barnsley, S74 8EL

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### **Site Location & Description**

The roughly south-west to north-east elongated site (approximately 0.6 hectares) lies on the western side of Hill Street (B6097), Elsecar, immediately to the south of the railway station/line. The site was previously a contractor's depot with open storage (building materials and equipment) at the eastern end and open scrubland to the west. To the south west is an area of woodland and to the west across the railway line is parkland off Millhouses Street. To the north are residential properties off Noble Street, Gill Street, Greenacre Close and Millhouses Street, and a park and ride facility associated with Elsecar Station. To the east across and on Hill Street are commercial, community and further residential properties whilst to the south is a mixture of uses comprising of workshops, fields/scrubland and residential properties off Foundry Street. The nearest residential properties to the site are off Foundry Street and Hill Street. The site is devoid of any vegetation.

Although not of special historic interest of itself, the site lies within a historic landscape which forms part of the Elsecar Historic Action Zone (HAZ), which contributes to the setting of the former Milton Ironworks and the Elsecar Conservation Area and Elsecar Heritage Centre.

### **Proposed Development**

Pre-application advice was sought and once submitted, the application has been subject to several revisions to improve design to address impact on historic landscape.

The applicant seeks permission for residential development on the site comprising the conversion of the Old Ticket Masters Office to one no 3 bed dwelling, 4 no 2 bed apartments in a block with ambulant/disabled living accommodation to all floors, one no. 2 bed fully disabled bungalow, one pair semi-detached dwellings, and 6 no large 5 bed detached dwellings with disabled relative/carer accommodation resulting in a total of 14 residential units on site.

Although the proposal falls below the threshold for the provision of affordable housing, the applicant proposes to give nomination rights to BMBC for plots 1-5 ( disabled apartments and disabled bungalow), and ensure that occupants for the 5 detached houses for disabled/relative/carer accommodation are screened via a Trust.

The application has been promoted by the applicant as a community supported development to provide a specific need in the local area of disabled living integrated with family life. The application was accompanied by letters of support from the

## **Planning History**

2008/0618 – planning permission refused for outline residential development due to the site being designated as safeguarded land and the lack of information submitted.

2013/0223 – planning permission granted for the extraction of ash and restoration of the land immediately to the southwest which is also under the applicants' ownership.

## **Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy and saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

### Unitary Development Plan

The site is allocated as Safeguarded Land to remain undeveloped in the adopted Unitary Development Plan.

### Saved UDP policies

HN6 Safeguarded Land

### The Core Strategy

CSP1 Climate Change  
CSP2 Sustainable Construction  
CSP3 Sustainable Drainage Systems  
CSP4 Flood Risk  
CSP5 Including Renewable Energy in Developments  
CSP8 Location of Growth  
CSP9 Number of New Homes  
CSP10 Distribution of New Homes  
CSP14 Housing mix and efficient use of land  
CSP25 New Development & Sustainable Travel  
CSP26 Development & the Highway Network  
CSP29 Design

### The Emerging Local Plan

The Council has submitted our emerging Local Plan to the Secretary of State and the examination process is ongoing. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Allocation: The land is proposed to be allocated as urban fabric.

### Relevant Supplementary Planning Documents and Advice Notes

Designing New Housing Development  
Parking  
South Yorkshire Residential Design Guide

### NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 32 'Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'

Para 49 'Housing applications should be considered in the context of the presumption in favour of sustainable development.'

Para's 58 & 60 – Design considerations

### **Consultations**

Historic England – initial concerns about the height of the proposal which originally included dormer windows. These have now been removed from the design and the angle of roof slackened.

Network Rail – no objections

SYAS – no comments received

SY Police – no objections but recommended measures for designing out crime

YW – no objections subject to conditions

Pollution Control – no objections subject to conditions relating to noise mitigation

Highways DC – no objection subject to conditions

SYMAS – a coal mining risk assessment has been submitted and there are no objections subject to a condition requiring an intrusive site investigation

Coal Authority – No objection subject to intrusive site investigation

Contaminated Land Officer – no objections subject to a condition

Affordable Housing Officer - no comments received as the site falls below the threshold for affordable housing requirement

Forestry Officer – no impacts on any trees

Biodiversity Officer – no comments received

Conservation Officer - no objections subject to conditions

Highways Drainage – no objections subject to conditions

Ward Councillors – no comments received

## Representations

The site was advertised by press notice, by site notice, and by neighbour notification to 49 addresses.

Two individual letter of support were received with the following comments:

- Development would improve the area
- Disabled properties are welcome
- Concept of accommodation for extended families with disabled people is very good
- Close proximity to railway station is an advantage
- The development would benefit Elsecar and the wider community
- Dwellings should have solar panels.

Ten letters of support were received on standard sheets provided by the agent to residents which all begin "*I am in support of the proposed development at Hill St Elsecar because...*". Appended comments of support relate to improvement of derelict land, that the ticket office is currently open to vandals and that housing/housing for the disabled and trade are both needed, the Old Ticket masters Office needs to be improved, and that the development would be good for Elsecar.

One individual letter of objection was received. Concerns raised include:

- the community consultation which was undertaken, the objector felt it was not representative of people who were likely to be affected by the proposal;
- that the Design and Access Statement was misleading in the development was represented to the community as special housing for dependent relatives exclusive to Elsecar, but that the houses could be sold to anyone;
- that access from the Fitzwilliam Arms is not feasible due to differences in height;
- highway concerns due to conflict with bus stop which, if moved, would impact on residential access
- increased traffic and highway concerns relating to parking
- no details about water and sewerage pipes
- 2 story dwellings opposite objectors dwelling would cause loss of open aspect, impact on enjoyment of house and impact on garden plants and fish due to loss of sunshine(light) and warmth
- Development will not provide housing for needs of local people, other sites in the village would not impact on residents.

53 other representations were received. However, they were in the form of on-line representations through the authority on-line planning explorer facility which is available on our website. All were submitted by the agent who claimed to have written them on behalf of residents but unfortunately there was no evidence that this was so. The comments cannot therefore be considered. Of the 53, only 4 appeared to be from addresses which had been sent neighbour notification letters.

The agent was advised to contact these 53 residents to advise them to make their own comments directly to the Authority, as only then could their comments be considered. However, only 11 have written separately as a result of this and their comments are noted above.

## **Assessment**

### Principle of Development

The site is currently allocated as safeguarded land in the Unitary Development Plan. However, the latest report on Barnsley Five Year 'Deliverable' Housing Land Supply Report April 2017 – March 2022 concludes that, for this five year period, the Council cannot currently demonstrate a supply of specific, deliverable sites sufficient to meet the boroughs housing requirement.

A recent Supreme Court Judgment has confirmed that for the purposes of paragraph 49 of the NPPF, relevant policies for the supply of housing are limited to those dealing only with numbers and distribution of new housing. Therefore policy GS10 'Safeguarded Land' is not considered to constitute a policy for the supply of housing. However, the judgment goes on to clarify that '...The important question is not how to define individual policies, but whether the result is a five-year supply in accordance with the objectives set by paragraph 47. If there is a failure in that respect, it matters not whether the failure is because of the inadequacies of the policies specifically concerned with housing provision, or because of the over-restrictive nature of other non-housing policies. The shortfall is enough to trigger the operation of the second part of paragraph 14...'."

Therefore, given that the council cannot currently demonstrate a five year supply of housing, it is considered that applications on safeguarded or ULTRU land, where it can be demonstrated that they are in a sustainable location, will now be determined in line with the NPPF's Presumption in Favour of Sustainable Development (paragraph 14 of the NPPF), relevant development plan policies and any other material considerations.

The NPPF sets out that there are three dimensions to sustainable development: economic, social and environmental. The NPPF not only commits to the presumption of sustainable development but stresses that it is essential 'to significantly boost the supply of housing'.

The existing site is currently a builder's storage yard and therefore has little in terms of existing vegetation. The applicant has put forward a landscape plan which includes landscape boundary planting and individual trees and planting within the site itself which would have some environmental benefits. Whilst the contributions to the social aspects would be largely neutral, in terms of economic aspects the scheme would contribute through council tax revenue, increased spending within the local area, creation of jobs etc. In addition to this, factors which could be weighed in the planning balance include that the site is located within the Principal Town of Hoyland, one of Barnsley's Principal Towns which are a focus for growth as set out in Core Strategy Policy CSP8 'The Location of Growth', and that it lies immediately adjacent to the railway station and local bus stops. Given these factors the site is considered to be a sustainable location.

### Design & Visual Amenity

The design of the proposed dwellings have been through several iterations in consultation with Historic England and the Conservation Officer in order to complement and preserve the visual character and amenity of the surrounding settlement of Elsecar, the nearby Conservation Area and the historic landscape.

Design of the dwellings comprise two storey buildings with gable elements, curved stone lintels, stone cills, and windows with relatively small panes. The materials are conditioned but it is expected that high quality materials of natural dressed sandstone with roofing tiles, either natural blue /grey slate or a high quality artificial alternative, would be used Details

include gable coping, gutter corbelling, string courses, conservation rooflights, variation of chimneys and brick to some side elevations adds to the features of the dwellings.

The Conservation Officer now considers that the proposed new dwellings are sympathetic in design and having assessed the proposal in terms of its impact on the Conservation Area, as well other designated and non-designated assets in the locality, the development will enhance the settings of these assets whilst making a positive contribution.

Core Strategy Policy CSP14 Housing Mix and Efficient Use of Land seeks a minimum of 40 dwellings per hectare. It goes on to state that lower densities will only be supported where it can be demonstrated that they are necessary for need, viability or sustainable design reasons.

In this case, whilst the development is under the 40 dwellings per hectare, being at 23 dwellings per hectare, the constraints of the site and the impact on the setting of the historic landscape and other local historic assets is considered to be of sufficient importance in this case to outweigh the policy requirement on densities.

Overall it is considered that the proposal adheres to the objectives of CSP Policies 14 and 29 which stress the importance of achieving high quality design.

#### Residential Amenity

Internally, the spaces substantially exceed minimum space standards set out in the adopted guidance and SYRDG and there are no concerns relating to the amenity of proposed residents. Adequate private amenity spaces are provided for each of the properties although there are also informal green spaces within walking distance of the site.

The issue of noise on future residents is a factor given the proximity of the site to the railway line. A noise report has been submitted with the application which has been assessed by the Council's Pollution Section. Subject to conditions implementing the measures outlined in the report, including the provision of acoustic glazing and boundary fences, the Pollution Control Section are satisfied that future residential would not suffer any significant dis-amenity due to noise.

The nearest existing residential dwelling lies across Hill Street, opposite the Type D dwelling. This exceeds the minimum of 12m where the dwellings are of the same storey and it will achieve a streetscape that reflects local character as set out in the adopted SPD. All other existing dwellings are sufficient distance away not to be significantly affected through loss of privacy or overshadowing. Issues raised from the objector about loss of view are not a material planning consideration.

The application is therefore in accordance with CSP 29 Design and the adopted SPD.

#### Highways

An objector raised several concerns relating to highway safety, access and the bus stop location. However, the proposal would utilise an existing access and would provide for adequate visibility in both directions. The existing bus stop would not be affected and the scheme would provide sufficient off-street parking facilities within the development to serve the quantum of development proposed. The Council's Highways Section have assessed the scheme and, subject to conditions including securing the visibility splay, are of the opinion that the development adheres to the provisions of policy CSP25 and CSP26, in that it will not have an adverse impact upon highway safety.

### Education

The size of the proposal falls below the threshold which requires contribution towards Education places.

### Ecology/Trees

The site does not contain any significant vegetation, being a compound, but the applicant has put forward a hard and soft landscaping scheme for the development. This proposes additional tree and vegetation planting on the boundaries of the site and in areas within the development. This is acceptable in principle but in order to ensure appropriate species are used, a condition requiring a detailed landscape scheme is proposed. Any soft landscaping of native species would enhance the biodiversity interest of the site.

### Coal Mining and Contaminated Land

The application has been accompanied by a coal mining risk assessment as the proposed residential development is located within a high risk coal mining referral area due to the probable presence of shallow coal and possible unrecorded shallow coal mine workings. The assessment recommends intrusive borehole site investigations are required to evaluate mining legacy risks. This can be secured by a condition for ground investigations and any appropriate mitigation. The application is therefore compliant with Core Strategy Policy CSP 39 and paras 120 and 121 of the NPPF.

### Contamination

The application has been supported with a desk study to assess the potential contamination risks. The report has recommended that an intrusive site investigation is undertaken to assess the level of any contaminants on the site. The Council's Land Contamination Officer is satisfied that this can be dealt with through the imposition of a suitable condition..

### Drainage

The main policy for assessing drainage/flood risk is CSP4 'Flood Risk'. The site is not within Flood Zones 2 or 3 and the details of the scheme have been assessed by Yorkshire Water and the Council's Drainage Section. Both have raised no objections to the scheme and are satisfied that, due to the limited size of the development and the area being well served by sewers, that conditions can be imposed to provide the necessary drainage details prior to commencement of development.

### Other matters

Objector concerns:

One objector considered that reporting of the community consultation was not representative of people who were likely to be affected by the proposal. The reporting of the community consultation provides the Council with a flavour of local feeling, it does not have an impact on the outcome of an application as the Council can only take into account written representations made to the planning application. The Council sent letters to 49 individual properties, and advertised the application via a site notice and in the press, which has provided ample opportunity for those most likely to be affected, to make representation once the application was formally submitted.

The objector also raised concerns that the Design and access statement was misleading in the development was represented to the community as special housing for dependent

relatives exclusive to Elsecar, but that the houses could be sold to anyone. The ownership of a dwelling is not a matter for the Local Planning Authority. In addition, there may be other sites in the village which could be developed as the objector suggests, however, each application must be considered on its own merits.

Proposed nomination rights:

The applicant has promoted this development as addressing a particular need in the local community which encourages people with disabilities to live with and integrate with other members of the community. The dwellings have therefore been designed for independent disabled living (in the apartments and the bungalow); and for dependent disabled relatives with carers to continue living with their families in the large detached dwelling. To demonstrate this intent, the applicant has already entered into a Property Management Agreement with Berneslai Homes for 5 years.

However, this application is not of a scale which requires the provision of affordable housing, nor is it a planning requirement that the units are for disabled residents. The application has therefore been assessed as though it was for 14 private units and it is considered acceptable in accordance with the relevant policies and guidance.

### Conclusion

The National Planning Policy Framework makes it clear that development proposals that accord with the development plan should be approved without delay and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The Council cannot currently demonstrate a 5 year housing supply. This site is located within Hoyland Principal Town which has been prioritised to accommodate future growth; the development would therefore contribute to achieving housing objectives. The site is also in a sustainable location adjacent to the railway station and bus stops and on the edge of an established residential area and the proposals would be readily compatible with adjoining uses and accessible by public transport. Without doubt, the development of this site would improve the area, provide much needed jobs and dwellings, and make the area more attractive as the Ticket Masters Office is in poor repair and the site itself is relatively unattractive. The contract with Berneslai Homes for a period of 5 years is also a benefit of this application.

Taking into account the relevant development plan policies and other material considerations, subject to the identified mitigation measures required by planning conditions, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission. The proposal therefore complies with the development plan as a whole, relevant adopted best practice and guidance and the advice in the NPPF.

### **Recommendation**

**Approve** - subject to 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 as approved unless required by any other conditions in this permission:  
Location Plan - Ordnance Survey Map  
Site Plan 01 REV E amended plan received 23/4/18  
House Type A - 02 REV D - amended plan received 7/3/18  
House Type B - 03 REV D amended plan received 7/3/18  
House Type C - 04 REV E amended plan received 24/01/18  
House Type D - 05 REV B amended plan received 24/01/18  
House Type E - Drawing 06  
Ticket Office - Drawing 06  
Viz Splay details 20 REV A amended plan received 23/4/18  
Viz Splay details with blue line boundary Drawing 10 received 1/5/18  
Hard and Soft Landscaping Plan LSP-1 REV A  
Noise Management Plan by Sivill Engineering dated Nov 17  
Amended Noise Report by Blue Tree Acoustics dated 27/2/18  
Dust Management Plan by Sivill Engineering dated Nov 17  
**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**
- 3 On commencement of development a representative sample of the roofing materials, facing stone and brick has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the development shall proceed in strict accordance with the details as approved. Facing stone should be natural sandstone dressed with either a pitched or split face. Roofing tiles shall be either natural blue / grey slate or a high quality artificial alternative.  
**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**
- 4 Rooflights shall be genuine conservation style rooflights, with black or anthracite framing, a single vertical divider, and low in profile.  
**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**
- 5 The windows, doors and frames shall be set in at least 75mm in the reveal and decorated in a colour to be agreed in writing with the Local Planning Authority on commencement of development. Thereafter, the agreed fenestration shall be installed and retained for the duration of the development.  
**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**
- 6 The gutters shall be ogee in section mounted either on corbels or brackets (no fascias) with matching circular down pipes and soil pipes all in black.  
**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**
- 7 The roof verges shall be finished with a mortar fillet or verge tabling / coping, or if necessary a timber barge board to match the existing Ticket Office.  
**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**

- 8 The properties shall be built in accordance with the details, including the glazing, specified in the Blue Tree Acoustics Noise Impact Assessment Report ref. 02974-550100. The glazing shall remain in situ thereafter.  
**Reason: In the interests of residential amenity and to minimise effects of noise on residents, in accordance with CSP Policy CSP 40 Pollution Control and Protection.**
- 9 Prior to the occupation of any dwelling, the properties shall be provided with an acoustic fence built in accordance with the recommendations specified in the Blue Tree Acoustics Noise Impact Assessment Report ref. 02974-550100. The fencing shall remain in situ thereafter.  
**Reason: In the interests of residential amenity and to minimise effects of noise on residents, in accordance with CSP Policy CSP 40 Pollution Control and Protection.**
- 10 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material ( ie 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 are provided, in the interests of highway safety and the free and safe flow of traffic and in accordance with Core Strategy Policy CSP26, New Development and Highway Improvement.**
- 11 All surface water run-off shall be collected and disposed of within the site and shall not be allowed to discharge onto the public highway, in the interest of road safety  
**Reason: In the interest of road safety in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.**
- 12 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- The parking of vehicles of site operatives and visitors
  - Means of access for construction traffic
  - Loading and unloading of plant and materials
  - Storage of plant and materials used in constructing the development
  - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  - Wheel washing facilities
  - Measures to control the emission of dust and dirt during construction
  - Measures to control noise levels during construction
- Reason: In the interests of highway safety, residential amenity and visual amenity and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement, and CSP 29, Design.**
- 13 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 Core Strategy Policy CSP 40, Pollution Control and Protection.**

- 14 No development works shall begin until a report, endorsed by a competent engineer experienced in ground contamination and remediation, has been submitted and agreed with the Local Planning Authority. The report shall, amongst other matters, include the following:-
1. A survey of the extent, scale and nature of contamination.
  2. An assessment of the potential risks to human health, property, adjoining land, groundwaters and surface waters, ecological systems and archaeological sites and ancient monuments.
  3. An appraisal of remedial options, and proposal of the preferred option(s).
  4. A remediation statement summarising the works to be undertaken (if required).
- The above must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11. The development shall thereafter be undertaken in full accordance with the submitted report. For further information, see BMBC's Supplementary Planning Guidance 28, "Developing Contaminated Land".

Should the site require a remediation scheme to address any contamination risks identified, then the approved scheme shall be implemented in accordance with the approved timetable of works. On the completion of the measures identified in the approved remediation scheme, a Validation Report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to the Local Authority.

**Reason: To protect the environment and ensure the site is suitable for the proposed use and in accordance with CSP 39 Contaminated and unstable land.**

- 15 No development shall take place unless and until full foul and surface water drainage details, have been submitted to and approved in writing by the Local Planning Authority. 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 unless otherwise agreed in writing with the Local Planning Authority.

**Reason: To ensure the proper drainage of the area in accordance with CSP4.**

- 16 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 building or structure shall be placed or erected within 3 metres of the Public Sewer shown on the approved plan.

**Reason: To prevent damage to the existing Public Sewer in accordance with CSP4.**

- 17 Notwithstanding the submitted plans, upon commencement of development, 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 shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).

**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.**

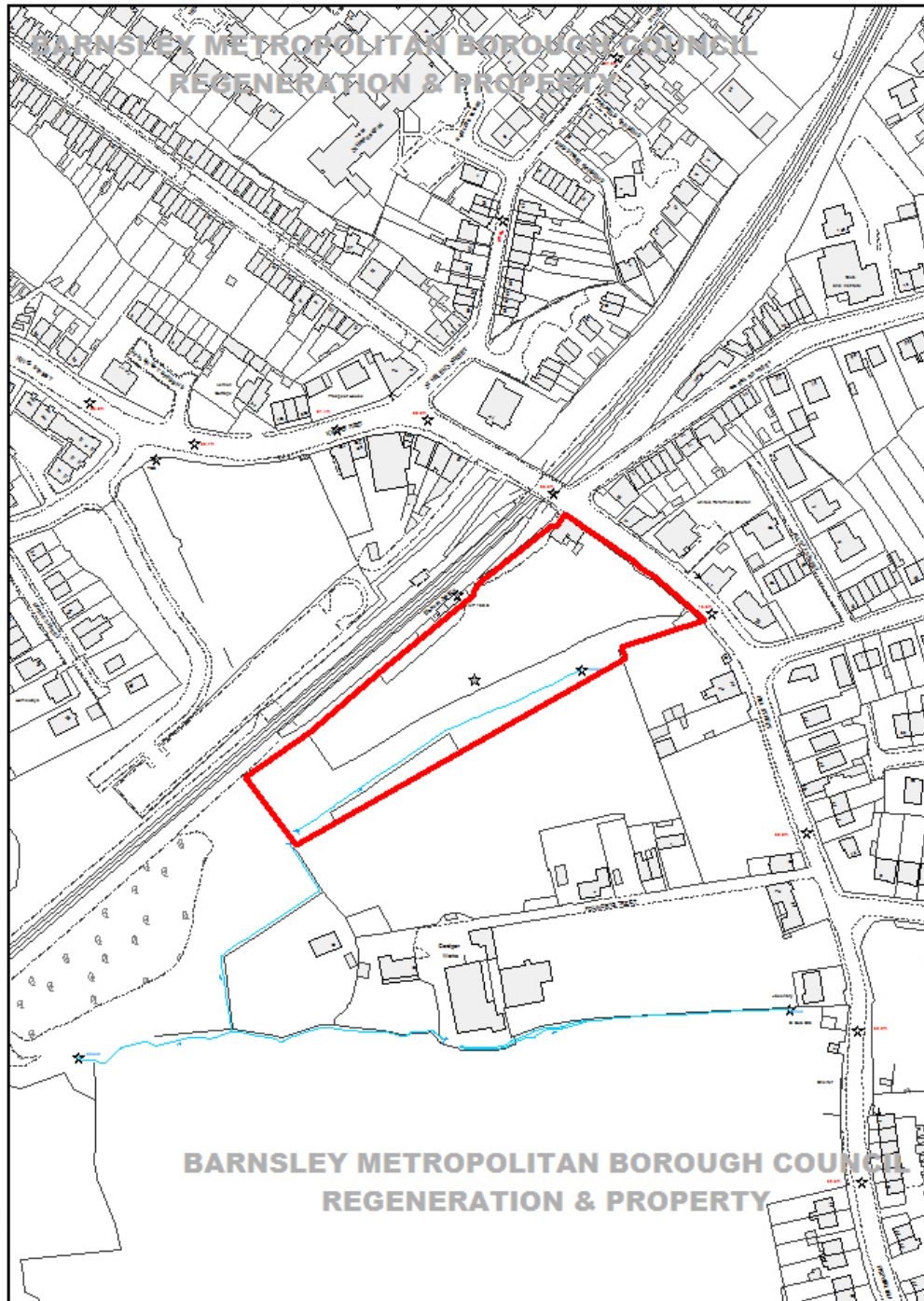
- 18 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period 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.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.**
- 19 No development shall take place until intrusive site investigations have been undertaken by a suitably qualified person to evaluate ground conditions and to determine any actual mining legacy risks. The site investigation and subsequent development shall be undertaken in compliance with Construction Industry Research and Information association publication 32 "Construction over abandoned mine workings" where applicable. A report detailing the findings of the investigations and any recommended mitigation shall be submitted for approval in writing by the Local Planning Authority, and the development thereafter shall be carried out in accordance with the approved details. Responsibility for securing a safe and sustainable development rests with the developer and/or landowner"  
**Reason: In the interests in contaminated or unstable land in accordance with CSP 39 and in accordance with NPPF section 120 & 121 Land stability.**
- 20 Prior to commencement of development, details of a scheme to reduce the developments carbon dioxide emissions by at least 15% by using decentralised, renewable or low carbon energy sources or other appropriate design measures 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 and 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.**
- 21 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 Core Strategy Policy CSP 26, New Development and Highway Improvement.**
- 22 The sightline shown at the junction of the access road with the shared drive, shall be safeguarded at the entrance/exit, 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.**

- 23 Visibility splays, having the dimensions 2.4m x 64m to the north and 2.4m x 70m to the south, shall be safeguarded at the junction of the access road with Hill Street, such that there is no obstruction to visibility and forming part of the adopted highway.  
**Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.**
- 24 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 CSP26, New Development and Highway Improvement.**
- 25 Vehicular and pedestrian gradients within the site shall not exceed 1:12 to ensure safe and adequate access.  
**Reason: In the interest of road safety in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.**
- 26 All redundant vehicular accesses shall be reinstated as kerb and footway prior to the development being brought into use,  
**Reasons: In the interests of road safety and in accordance with CSP 26.**
- 27 Prior to the commencement of development, details shall be submitted to and approved in writing to the Local Planning Authority of measures to prevent parking on the visibility splays on Hill Street.  
**In the interests of interests of road safety and in accordance with CSP 26.**

PA Reference:-

2017/1617

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**BARNSELEY MBC - Regeneration & Property**



Scale 1: \_\_\_\_\_