



Doncaster Council

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The Council has signed up to a Government backed initiative, this being the Planning Quality Framework. This framework requires the Local Planning Authority to make a commitment to ensure we are delivering a quality, value for money service and ensuring that we are delivering what our customers want.

The Council will contact our Planning customers asking your opinion about our service. To find out more information and how to opt out of future surveys please log on to <http://www.doncaster.gov.uk/services/planning/pqf-planning-quality-framework>

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19/00955/FUL

Scott Cardwell
Assistant Director of Development

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION. PLEASE VISIT THE FOLLOWING WEBPAGE "POST DECISION GUIDANCE NOTES" AT www.doncaster.gov.uk TO VIEW GUIDANCE NOTES TO SUPPORT THE DECISION NOTICE. YOU WILL NEED TO CONTACT BUILDING CONTROL TO DISCUSS THIS PROJECT – PLEASE TELEPHONE 01302 734848

Doncaster Metropolitan Borough Council, Civic Office, Waterdale, Doncaster, DN1 3BU



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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING PERMISSION GRANTED

Application **19/00955/FUL**

Proposal **Erection of a single detached dwelling and reconfiguration of public house car park, following demolition of 2 single storey flat roof garages**

Location **Old Bells Inn High Street Campsall Doncaster**

Dated **11th June 2019**

Doncaster Metropolitan Borough Council acting as the Local Planning Authority, has considered your application described above and has decided to **GRANT PERMISSION** subject to the following **CONDITIONS/DIRECTIVES** as set out below. Your further attention is drawn to any informatives attached thereafter.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON

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Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

02. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:
Proposed Elevations Drawing Number 14
Location Plan Drawing Number 00 Revision A
Proposed Site Layout Drawing Number 11
Proposed Block Plan Drawing Number 12
Proposed Plans Drawing Number 13
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. Prior to the commencement of the relevant works, details of the proposed external materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials.
REASON
To ensure that the materials are appropriate to the area in accordance with policy CS14 of the Doncaster Core Strategy.
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additions, extensions or other alterations other than that expressly authorised by

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this permission shall be carried out without prior permission of the local planning authority.

REASON

The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy PH11 of the Doncaster Unitary Development Plan.

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additional windows shall be created or other alterations made to the dwelling and/or extension hereby permitted without the prior permission of the local planning authority.

REASON

The local planning authority considers that further alterations could cause detriment to the amenities of the occupiers of nearby properties and for this reason would wish to control any future alterations to comply with policy PH11 of the Doncaster Unitary Development Plan.

06. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.

a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1

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shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of

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any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment pursuant to the National Planning Policy Framework.

This has to be prior to commencement so that any risks are assessed before works begin to the ground whether this be demolition works or construction works and remediation in place before works begin.

07. Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

08. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filing and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried

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out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

09. Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.

REASON

To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.

10. The protection of any retained tree shall be undertaken in accordance with the approved plans and particulars (Dwg No: OLDBTRP-APR19 and section 6. Arboricultural Method Statement for proposed development of the Arboricultural Implications of development. Tree Retention & Tree Protection Method Statement dated 13th April 2019) and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.'

REASON: to ensure that all trees are protected from damage during construction.

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11. No development shall take place on the site until full details of a landscape scheme have been submitted to and approved in writing by the local planning authority. Unless specifically approved otherwise in writing by the local planning authority. The landscape scheme shall be as shown on the Proposed Block Plan ref: 6386 dwg no. 12 revision 0 and shall include a plan indicating the planting location of all trees and shrubs; a schedule including the nursery stock specification for all shrubs and trees that complies with British Standard 3936: Part 1: 1992 Specification for Trees and Shrubs and planting density/numbers; a specification for planting and staking; a maintenance specification and a timescale of implementation. Thereafter the landscape scheme shall be implemented and maintained in full accordance with the approved scheme. Any tree or shrub planted as part of the scheme that is removed or is found to be dying, diseased or seriously damaged within five years of practical completion of the planting works shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

Reason:

In the interests of environmental quality and core strategy policy CS16: Valuing our Landscape

12. Notwithstanding proposed works to T9, the schedule of tree surgery work (section 6.2.1 Tree Work prior to ground work within the Arboricultural Method Statement for proposed development of the Arboricultural Implications of development. Tree Retention & Tree Protection Method Statement dated 13th April 2019) hereby approved in writing by the Local Planning Authority shall be carried out prior to the commencement of the development. Best arboricultural practice shall be employed in all work, which shall comply with British Standards BS3998: 1989 Recommendations for Tree Work and, unless as may be specifically approved in writing by the Local Planning Authority, all tree work shall be completed before the development commences.

REASON: To ensure that all tree work is carried out to the appropriate high standard

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01. INFORMATIVE

All trees within and overhanging the application site are subject to statutory protection by virtue of the Campsall Conservation Area status. It is a criminal offence to prune without consent or wilfully damage any tree such tree shown for retention on the Approved Plan. Failure to implement Planning Conditions which seek to protect the trees will be deemed to constitute wilful damage and may result in criminal proceedings being instigated by the Council.

02. INFORMATIVE: Works in the public Highways

Works carried out on or tying in to the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980. The agreement must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malc Lucas - Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.

03. INFORMATIVE

This consent does not in any way imply that the Council has sought permission for access to the land on which the trees stand or will condone the use of consents to force any landowner to grant such permission. It is the responsibility of the applicant or his agent to secure any permission that may be necessary to undertake approved work prior to commencement.

04. INFORMATIVE

Please be aware that this decision does not constitute an exemption under the Wildlife and Countryside Act 1981 (as amended). It is an offence to disturb nesting birds or bats and their roosts even when not in use. The felling or pruning of trees or removal of climbing plants such as ivy should not be carried out unless it has been verified that no bat roosts or active bird nests are present within the tree.

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05. INFORMATIVE

The demolition of existing hard surface within the RPA of T6, T7, T8 and T9 may possibly involve the severance of roots from the trees on the East boundary of the site. The cutting of roots could undermine tree stability. It is essential that all trees be left in a safe condition on completion of work.

06. INFORMATIVE

The trees overhanging the boundaries of the application site is subject to W10 of the Doncaster Rural District Council Tree Preservation Order (No.18) Campsall with Sutton 1972. It is a criminal offence to wilfully damage a tree subject to a Tree Preservation Order. Failure to implement the above Planning Conditions (Condition 10 and 12) which seek to protect the tree will be deemed to constitute wilful damage and may result in criminal proceedings being instigated by the council.

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