



## GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2008/1249

To Michael A Clynh  
Architect & Town Planner  
14 Huddersfield Road  
Ingbirchworth  
Sheffield  
S36 7GF

**DESCRIPTION** Erection of community centre and sports pavilion  
**LOCATION** Oxspring Playing Fields, Sheffield Road, Oxspring, Sheffield

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 07 August 2008 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 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 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 *Stephen Morales*  
Assistant Director, Planning and Transportation /UH

Dated 22 October 2008

- 4 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.  
**Reason: In the interests of the visual amenities of the locality.**
  
- 5 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.**
  
- 6 No development shall take place until details of the construction phase, including the parking of builders' vehicles, the storage of materials and plant, and measures to prevent mud/debris being deposited on the highway, have been submitted to and approved in writing by the local planning authority.. Development shall proceed in accordance with the approved details  
**Reason; In the interests of road safety**
  
- 7 The parking/manoeuvring facilities indicated on the approved plan shall be retained for that sole purpose at all times  
**Reason: in the interests of road safety**

#### Reason(s) for Granting Permission

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| 1 Green belt - Policy GS8 | It is considered that sufficient justification has been put forward to conclude that the development is "an essential facility for outdoor sport and recreation" and its design, positioning and low massing ensures that it would not unduly prejudice the openness of the green belt. As such the proposal is in compliance with Policies GS7 and GS8 of the Council's Unitary Development Plan. |
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#### Informative(s)

- 1 The proposed development is within 250 metres of a landfill site about which insufficient information is known to permit an adequate response to be made on the extent to which landfill gas may be present on or off the site. Planning permission has been granted on the basis that there is no sound and clear cut reason to refuse. The applicant is however, reminded that the responsibility for safe development and secure occupancy of the site rests with Developer and accordingly is advised to consider the possibility of the presence of future presence of landfill gas and satisfy himself of any gas precaution measures which might be necessary