



BARNSELEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2013/0397

To Mr Robert Hawkins
303 Barnsley Road
Hoylandswaine
Sheffield
S36 7JA

DESCRIPTION Installation of 14 photovoltaic solar panels to roof of detached garage
LOCATION 303 Barnsley Road, Hoylandswaine, Sheffield, S36 7JA

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 16 April 2013 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 received 16th April 2013 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 If the solar equipment permitted ceases to be operational for the purposes of generating electricity for a period of 6 months, the complete installation shall be dismantled and removed from the site within a period of 2 months, or a period to be agreed in writing with the Local Planning Authority. The site shall thereafter be restored to its original condition including the removal of the associated cabling and infrastructure.
Reason: To protect the visual amenity of the area in accordance with CSP6 of the Core Strategy

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed 
Head of Planning, Building Control and Sustainability

Dated 30 May 2013

Reason(s) for Granting Permission

- 1 Unique The proposed development gives rise to no material harm and is in accordance with the Barnsley Local Development Framework Core Strategy (CS), the Barnsley,, the relevant (saved) policies in the Barnsley Unitary Development Plan (UDP), the Development Sites and Places DPD (consultation draft 2012) (DSP), the National Planning Policy Framework (NPPF), as set out below:

CS

CSP1: Climate Change;

CSP6 Development that produces renewable energy

CSP29 Design

CSP 30 Development which affects the historic environment

UDP

Housing Policy Area, Conservation Area

Conservation Area

DSP

SD1: Presumption in Favour of Sustainable Development;

NPPF

small scale projects provide a valuable contribution to cutting greenhouse gas emissions

Having considered all planning matters raised, there are no other material considerations that indicate that the decision should be made otherwise and the proposal for solar panels on the scale and in the location proposed is therefore considered acceptable. It is also considered that any potential harm to the living conditions of neighbouring residents would reasonably be mitigated by the imposition of the attached conditions.

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

- 1 The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at www.coal.decc.gov.uk

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is available on The Coal Authority website www.coal.decc.gov.uk

- 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 decision to grant planning permission has been taken having regard to the policies and proposals in the adopted Core Strategy set out below and to all relevant material considerations, including Supplementary Planning Guidance, Core Strategy Policies, Unitary Development Plan Policies, Draft Sites and Places DPD, National Planning Policy Statement

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 and accompanying officer report, by contacting 01226 774731.

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 12 weeks 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.