BARNSLEY
Metropolitan Borough Council

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2012/0661

To Sole Practitioner
21 Staincross Common
Staincross
Barnsley
S75 6JD

Proposal Erection of 1 no. detached bungalow (Outline Application - Some Matters Reserved)
At Willenby, Lowe Lane, Stainborough, Barnsley, S75 3EP

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 25 July 2012 and described above.

The reason(s) for the Council's decision to refuse planning permission is/are:

1 The site lies within the Green Belt on the approved Barnsley Unitary Development Plan, wherein it is the Policy of the Local Planning Authority not to permit new development except in very special circumstances, for purposes other than those set out in the NPPF. Core Strategy Policy CSP 34 reflects national policy guidance and precludes development for purposes other than agriculture, forestry and essential facilities for sport and recreation, which preserve the openness of the Green Belt. In the opinion of the LPA the proposed dwelling constitutes inappropriate development contrary to policy and prejudicial to the character and openness of the Green Belt. Furthermore, there are considered to be no very special circumstances to justify the granting of planning permission in this instance.

2 The dwelling is proposed to be sited on an area of open land within a Conservation Area, adjacent to Grade II Listed Buildings, and on the approach to the Grade I Listed Parkland. Considering the lack of detailed design information to the contrary, it is considered that the siting of a dwelling in this location would materially detract from the character and appearance of these heritage assets contrary to guidance contained within the NPPF and Core Strategy Policy CSP 30.

Signed Stephen Moralee

Assistant Director, Planning and Regulatory

Services Dated 13 September 2012

Planning and Regulatory Services **Telephone: 01226 - 772000**
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3 There are existing drainage issues at this site regarding water issuing from the ground within the site boundary and discharging onto Park Drive and Lowe Lane. Insufficient information has been submitted with the application to ensure that the drainage for the site would be acceptable and as such the proposal is not considered to be in compliance with Core Strategy policies CSP3 and CSP 4.

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to refuse permission for the proposed development 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 six months 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.

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