



Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2, PART 6 AGRICULTURAL OR FORESTRY DEVELOPMENT

Correspondence Address:

Bowers Mill
Branch Road
Barkisland
Halifax
HX4 0AD

Decision Date:

05 July 2018

APPLICATION NO:

2018/0615

DESCRIPTION:

Change of use of agricultural building to dwellinghouse
(Prior Notification)

LOCATION:

Keresforth Hall Farm, Keresforth Hall Road, Barnsley

APPLICANT:

Robert Halstead Chartered Surveyors & Town Planners

Prior approval is hereby given for the development described above subject to the following standard conditions:

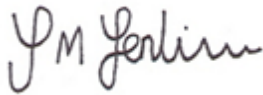
- 1 The development hereby approved shall be carried out strictly in accordance with the plans (Nos 1448(PL)04B & 1448(PL)05B) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.
- 2 The development shall be carried out in accordance with the recommendations set out in the Technical Report by Sub Surface North East Limited REF NE3698.
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Core Strategy Policy CSP 39.

Informative(s)

- 1 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.
- 2 The granting of planning permission does not effect the status of species such as owls and bats which have protection under other legislation. These may be present, and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk
- 3 It should be noted that the twin bay building to the North East of the application building does not form part of this application nor is it to be incorporated within the domestic curtilage of the converted building.

Signed



Joe Jenkinson
Head of Planning and Building Control

Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- *a fine of up to £50,000 and*
- *up to six months imprisonment on conviction*

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of the approved development is disposed of via approved methods and that documents are retained to prove this.