BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2013/1114

To Nuttall Yarwood & Partners Limited
The Grove
High Street
Dodworth
Barnsley
S75 3RQ

DESCRIPTION Erection of single storey extension to existing industrial unit (Building 4).
LOCATION 1-3 Industry Road, Carlton Industrial Estate, Barnsley, S71 3PQ

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 08 October 2013 and described above.

The approval is subject on compliance with the following conditions:

1 The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2 The development hereby permitted shall only be carried out in accordance with the following documents unless amended by the conditions below which shall take precedence:

a) Drawing titled 'Location Plan', numbered 001 and dated September 2013;
b) Drawing titled 'Site Survey', numbered 002 and dated September 2013;
c) Drawing titled 'Elevations As Existing', numbered 004 and dated September 2013;
d) Drawing titled 'Elevations As Proposed', numbered 007 and dated September 2013;
e) Drawing titled 'Floor Plan As Existing', numbered 003 and dated September 2013;
f) Drawing titled 'Floor Plan As Proposed', numbered 006 and dated September 2013;
g) Drawing titled 'Site Plan and Roof Plan As Proposed', numbered 005 and dated September 2013; and
h) Design and Access Statement - Ref 44/19/DAS01, dated September 2013.

Reason: For the avoidance of doubt and in the interests of good design consistent with CS policy CSP29, and the relevant planning policy statements in the NPPF.

Stephen Moralee

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 27 November 2013

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3 The external building materials shall match those used in the existing building.

Reason: In the interests of the visual amenities of the locality and in accordance with CS policy CSP 29 and the relevant planning policy statements in the NPPF.

4 All existing on site vehicle parking and manoeuvring areas shall be retained for that sole purpose at all times.

Reason: In the interests of highway safety.

5 No development shall commence until details of measures to prevent mud/debris from being deposited on the public highway to the detriment of road safety, have been submitted to, and approved in writing by, the Local Planning Authority and such measures shall be retained for the entire construction period.

Reason: To prevent mud/debris from being deposited on the public highway to the detriment of highway safety.

6 No development shall commence until a landscaping scheme has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall provide details of plant species, location, size, planting distance, numbers and planting method. All tree and shrub planting as approved in the scheme shall be carried out in the first planting season following the completion of the development. Any trees or shrubs planted as part of the scheme which are removed or, in the opinion of the Local Planning Authority, become severely damaged or are found to be dying or seriously diseased within five years of planting shall be replaced within the next available planting season with trees or shrubs of a similar size and species to the satisfaction of the Local Planning Authority.

Reason: To ensure that a landscaping/planting scheme is submitted and implemented in the interests of visual amenity in accordance with CS policy CSP29 and DSAP (Consultation Draft 2012) policy GD1 and the relevant planning policy statements in the NPPF relating to requiring good design.

7 No development shall commence until details of the gabion retaining structure shown on the approved plans have been submitted to, and approved in writing by, the Local Planning Authority. The details shall include sufficient information to satisfy the Local Planning Authority that the structure would ensure that the stability of any adjacent land would not be adversely affected or compromised by the proposed development and that the development can be carried out safely. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: No details of the gabion structure have been submitted and to accord with CS policy CSP39 and the relevant planning policy statements in the NPPF relating to land stability.

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 development hereby permitted must be carried out in accordance with the Conditions attached to this planning permission and any approved plans and details. Failure to implement the permission in accordance with the planning conditions and approved details may render the development unlawful and could lead to enforcement action and prosecution. If at any stage, it becomes necessary to vary any of the approved plans or details you should contact the Local Planning Authority in advance of implementing any changes to ascertain whether the proposed changes require any further planning approval.

2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

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

3 In accordance with paragraph 120 of the National Planning Policy Framework, where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

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 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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