



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2012/1056

To Mr Oliver Lewis
The Old Manse
Nashmead Ltd
Back Lane
Hathersage
Derbyshire
S32 1AR

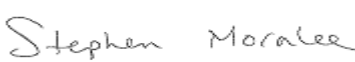
DESCRIPTION Part demolition and rebuilding of side (southern) gable to church
LOCATION Furlong Road Methodist Church , Furlong Road , Bolton-upon-Dearne ,
Rotherham , S63 8HU

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 27 September 2012 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 (Refs: 9788/3 Proposed Elevations; 9788/2B Proposed Site Plan) 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 Barnsley LDF Core Strategy Policy CSP 29, Design.
- 3 The side gable shall be made good using materials which match those on the main church building.
Reason: In the interests of the visual amenities of the locality and in accordance with Barnsley LDF Core Strategy Policy CSP 29, Design.

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

Signed 
Assistant Director, Planning and Regulatory Services

Dated 22 November 2012

- 4 In accordance with the recommendations contained in section 10.0 of the Bat Survey produced by Ecoloserve dated September 2012, prior to the commencement of any works commencing on site which affect the roof of the church building (including but not limited to removal of the interior sections of the roof and/or the removal of any of the roof tiles) a further survey of the roof of the church building shall be undertaken by a suitably qualified ecologist to ascertain whether or not bats are present. The survey shall contain full details of any mitigation measures which will be employed if bats are found to be present and a timetable for their implementation. The results of the survey, any mitigation measures and the timetable shall then be submitted to the Local Planning Authority for approval. If the survey, mitigation measures and timetable are approved then development can proceed in accordance with the agreed details.

Reason: To conserve and enhance biodiversity in accordance with Barnsley LDF Core Strategy Policy CSP 36, Biodiversity and Geodiversity and the National Planning Policy Framework Chapter 11, Conserving and Enhancing the Natural Environment.

Reason(s) for Granting Permission

- 1 Unique The proposal complies with Barnsley LDF Core Strategy Policy CSP 29, Design or the National Planning Policy Framework Chapter 7 in that it does not adversely affect the character and appearance of the building or the street scene. Further the proposal takes account protected species in line with Barnsley LDF Core Strategy Policy CSP 36, Biodiversity and Geodiversity and the National Planning Policy Framework Chapter 11, Conserving and Enhancing the Natural Environment.

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 a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

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.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845762 6848 or at www.groundstability.com

- 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 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

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.