



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2013/0332

To Mr Stefan Parkin
5 Boundary Drive
Brierley
Barnsley
S72 9DX

DESCRIPTION Change of use to decontamination of end of life vehicles and recovery of vehicle parts.

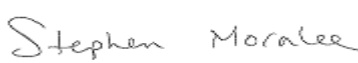
LOCATION Unit L12, Bromcliffe Park Industrial Estate, Monk Bretton, Barnsley, S71 5RN

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 25 April 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 Waste Planning Authority (WPA) shall be notified in writing of the date of commencement at least 7 days, but not more than 14 days, prior to the commencement of the development.
Reason: To enable the WPA to monitor compliance with the conditions of the planning permission.
- 3 The applicant shall be responsible for ensuring that, from the commencement of the development, a copy of this permission, including all plans and documents hereby approved and any plans or documents subsequently approved in accordance with the permission, shall always be available at the site for inspection by the WPA during normal working hours.
Reason: To ensure that the development is carried out in accordance with the approved details.

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 25 July 2013

- 4 The development hereby permitted shall only be carried out in accordance with the following documents, unless amendments are made pursuant to the other conditions below:
- a) Drawing number L12/1, titled 'Unit L12, Bromcliffe Park Industrial Estate' showing the industrial unit internal layout;
 - b) Drawing titled 'Unit L12, Bromcliffe Park Industrial Estate' showing the application site coloured pink; and
 - c) Planning Statement titled 'Change of Use Summary' as clarified in e-mails from Mr Stefan Parkin dated 23 April 2013, 25 April 2013 and 3 June 2013.
- Reason: For the avoidance of doubt and in the interests of local amenity.**
- 5 Working operations within the site including vehicle haulage movements and maintenance shall be limited to the hours between 0800 hours and 1700 hours on Monday to Friday and 0830 hours and 1600 hours on Saturdays, and not at all on Sundays, Bank and Public Holidays.
- Reason: In the interests of local amenity and to accord with CS policy CSP40, JWP policies WCS4 and WCS6, UDP policy ED4, the relevant statements in the NPPF, and PPS10.**
- 6 The maximum number of end of life vehicles processed at the site shall not exceed 250 per annum. A written record shall be kept by the operator of the number of end of life vehicles processed on a weekly basis. These records shall be made available to the WPA for inspection on request and all such records shall be retained for at least 24 months.
- Reason: To minimise potential impacts arising from the operation of the site and to protect the amenity of nearby occupiers in accordance with CS policy CSP40, JWP policies WCS4 and WCS6, UDP policy ED4, the relevant statements in the NPPF, and PPS10.**
- 7 Surface water from vehicle parking and hardstanding areas shall be passed through an interceptor of adequate capacity prior to discharge. Roof drainage shall not be passed through any interceptor.
- Reason: To ensure the proper drainage of the area and to accord with CS policies CSP3 and CSP40, JWP policy WCS6, the relevant statements in the NPPF, and PPS10.**
- 8 Any liquid storage tanks shall be located within a bund with a capacity of not less than 110% of the largest tank or largest combined volume of connected tanks.
- Reason: To ensure that there are no discharges to the public sewerage system which may injure the sewer, interfere with free flow or prejudicially affect the treatment and disposal of its contents and to accord with CS policies CSP3 and CSP40, JWP policy WCS6, the relevant statements in the NPPF, and PPS10.**
- 9 No development shall commence until a plan indicating facilities for the parking of 4 cars and 1 Light Goods Vehicle and manoeuvring/turning of vehicles has been submitted to, and approved in writing by, the WPA, and such facilities shall be provided prior to the development being brought into use, and shall be retained for that sole purpose at all times.
- Reason: In the interests of road safety and to accord with CS policy CSP26, JWP policy WCS6, the relevant statements in the NPPF and SPD - Parking.**
- 10 Decontamination of end of life vehicles and the recovery of vehicle parts shall only take place within the building shown on the approved drawing, L12/1 and only one vehicle shall be processed at any one time. The adjacent yard and shared access shall be used solely for the delivery and export of end of life vehicles and their contaminants in drums and vehicle parts. There shall be no outside storage or other operations of any description.
- Reason: In the interests of local amenity and to accord with CS policy CSP40, JWP policies WCS4 and WCS6, UDP policy ED4, the relevant statements in the NPPF, and PPS10.**

- 11 In the event that the use of the site for the decontamination of end of life vehicles and the recovery of vehicle parts should cease for a period in excess of three months, then, within one month of a written request from the WPA, the site shall be cleared of all stored vehicle parts and end of life vehicles.

Reason: To provide for the beneficial use and appearance of the land after the use hereby permitted has ceased.

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 Waste Planning Authority in advance of implementing any changes to ascertain whether the proposed changes require any further planning approval.
- 2 Yorkshire Water advises that trade effluent may only be discharged to sewer with their prior consent. A trade effluent is any liquid, other than domestic sewage, which is wholly or partly produced in the course of any business e.g. jet washing machine. The developer is required to consult with Yorkshire Water's Industrial Waste Section (0845 124424) on any proposal to discharge a trade effluent to the public sewer network. Company records indicate that the existing site does not have a trade effluent consent.
- 3 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.

- 4 If any controlled waste is to be removed off site, then the operator must ensure that a registered waste carrier is used to convey the waste material off site to a suitably permitted facility.
The applicant is advised to contact the Agency's Environment Management Officer, Jessica Brown on 01709 312713, or refer to guidance on their website at: <http://environment-agency.gov.uk/subjects/waste>.
- 5 This development will require an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency, unless a waste exemption applies. The applicant is advised to contact Jessica Brown to discuss the issues likely to be raised.

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.