



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2017/1507

To Windle Cook Architects
927 Chesterfield Road
Sheffield
S8 0SS

DESCRIPTION Erection of extension to existing car park.
LOCATION Club Hedonism, Wellington Street, Barnsley, S70 1SW

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 30 November 2017 and described above.

The approval is subject on compliance with the following conditions:

- 1 The use hereby approved is permitted for a maximum of 2 years from the date of this permission.
Reasons:
 1. The proposed surface material is unsuitable to allow the granting of a permanent permission having regard to CSP26 'New Development and Highway Improvement'.
 2. To evaluate the potential for the site to be re-developed for other uses at the end of the temporary period having regard to policy BTC17 'Southgate District' of the Local Plan Publication Draft 2016.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Drawing No's. 17-185-C01 & 17-185-C02) 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.
- 3 All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.
Reason: In the interests of highway safety in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.
- 4 Vehicular and pedestrian gradients within the site shall not exceed 1:12 to ensure safe and adequate access.
Reason: In the interests of highway safety in accordance with policy CSP 26 of the Core Strategy 'New Development and Highway Improvement'.



- 5 Within 3 months of the date of this permission a car park management plan, including pricing and measures to restrict parking to short stay only, shall be submitted and approved in writing by the Local Planning Authority prior to the development being brought into use, and then shall be implemented at all times.
Reason: In the interests of road safety.
- 6 Within 3 months of the date of this permission, the lining of the car park shown on the approved plan, shall be completed and maintained at all times.
Reason: In the interests of highway safety in accordance with policy CSP 26 of the Core Strategy 'New Development and Highway Improvement'.
- 7 Vehicular access and egress is only permitted from Pall Mall in accordance with the details shown on approved plan 17-185-C02 'Site Plan'. There shall be no vehicular access or egress from New Street.
Reason: In the interests of highway safety in accordance with policy CSP 26 of the Core Strategy 'New Development and Highway Improvement'.

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.

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.

- 1 The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on website at:

www.gov.uk/government/organisations/the-coal-authority

Signed 
Joe Jenkinson
Head of Planning and Building Control

Dated 23 February 2018

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

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.