BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2014/1544

To JRB Designs Ltd
1 Saville Street
Cudworth
Barnsley
S72 8LT

DESCRIPTION Change of use from office (B1) to holiday let (C3).
LOCATION The Old Sawmill, Forge Lane, Wortley, Sheffield, S35 7DN

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 15 January 2015 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 amended plans and specifications as approved unless required by any other conditions in this permission:
MGD003 001REV A Recived 23 January 2015 Site plan
MGD003 002 Existing Elevations
MGD003 003 REV B received 18 February 2015 Proposed Elevations
MGD003 004 REV B received 23 February 2015 Proposed Plans
MGB 003 005 REV A received 23 January 2015 Block Plan

Reason: In the interests of the visual amenities of the locality accordance with 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
Service Director Economic Regeneration, Development, Environment & Culture

Dated 12 March 2015

Development Service
PO Box 604, Barnsley, S70 9FE
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3 This permission relates to the change of use of the existing building and the use of the parking area only.

Reason: For the avoidance of doubt and in order to protect the Green Belt in accordance with CSP 34.

4 Notwithstanding submitted details, tree removal shall be limited to the removal of young self set saplings from the area to the rear of the building. No removal shall take place beyond the small retaining wall or east of the eastern elevation of the building.

Reason: For the purposes of clarification and in accordance with CSP 34.

5 During the first available planting season following the grant of planning permission, Holly bushes shall be planted to provide screening opposite the parking area. The planted screen shall extend for at least the width of the parking area. Any trees or plants which die within a period of 5 years from the completion of the development, or are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.

Reason: In order to protect residential amenity for residents on the north side of the river and in accordance with CSP 29.

6 Notwithstanding submitted details, the roof shall comprise natural stone slates.

Reason: In the interests of visual amenity and to preserve the character of the Green Belt in accordance with CSP 34.

7 No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

Tree protection barrier details
Tree protection plan
Arboricultural method statement - including details of no-dig construction for car parking area.

The works shall then proceed in accordance with the approved details.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

8 The holiday let hereby approved shall be used for holiday purposes only and not as a permanent residence.

Reason: To ensure the property is used appropriately to increase the supply of holiday accommodation in the Borough and to safeguard the appearance of the Green Belt.

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 For the avoidance of doubt, this planning permission does not confer any rights or permission to change the use of any of the land to a garden.

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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