



**GRANT OF PLANNING PERMISSION**

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2014/0341

**To** Aedas Building Consultancy  
Norwich Union House  
High Street  
Huddersfield  
West Yorkshire  
HD1 2LF

**DESCRIPTION** Construction of raised walkway, installation of new doors and erection of canopy. Creation of outdoor play area enclosed by fencing. Installation of solar panels to 2 no. buildings. Demolition works including partial re-building of stone retaining wall and partial demolition of existing HORSAs huts.

**LOCATION** Northern College, Wentworth Castle, Lowe Lane, Stainborough, Barnsley, S75 3ET

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 02 April 2014 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 as follows:  
P\_01 Site Plan  
P\_02 Existing Plan  
P\_03 Existing Elevations 01  
P\_04 Existing Elevations 02  
P\_05 Proposed External Works  
P\_06 REV A Amended Plan dated 1 May 2014 Proposed Canopy Installation  
P\_07 Proposed Entrance Ramp  
P\_08 REV A Amended Plan dated 1 May 2014 Proposed Elevations 01  
P\_09 REV A Amended Plan dated 1 May 2014 Proposed Elevations 02  
P\_10 Proposed Elevations 03  
P\_11 Own Block Proposed Solar Panel Installation  
P\_12 Wentworth Court Proposed Solar Panel Installation

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

Signed *Stephen Moralee*  
Head of Planning, Building Control and Sustainability

Dated 20 May 2014

and specifications as set out in Design and Access Statement and 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 The sandstone used for the rebuilding of the retaining wall shall either be reclaimed or shall match the existing in terms of its colour, general grain size, type of face dressing and method of coursing  
**Reason: In the interests of achieving high quality design and preserving and enhancing the historic environment in accordance with CSP 30.**
- 4 In any areas of repointing where rebuilding is not taking place defective or cement pointing should be raked out by hand. Grinders should not be used in order to avoid overcutting of stone blocks  
**Reason: In the interests of achieving high quality design and preserving and enhancing the historic environment in accordance with CSP 30.**
- 5 The mortar mix for pointing should be: 1:3 (1 part NHL3.5 lime: 3 parts washed river or grit sand). In all cases the mortar should be flush pointed then stippled back to reveal the texture of the aggregate and the arises of the stone blocks creating a gently convex joint to a maximum depth of 3mm.  
**Reason: In the interests of achieving high quality design and preserving and enhancing the historic environment in accordance with CSP 30.**
- 6 When not in use all play equipment shall be stored away.  
**Reason: In the interests of achieving high quality design and preserving and enhancing the historic environment in accordance with CSP 30.**

### **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 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.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk)

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. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

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](http://www.groundstability.com)

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is available on The Coal Authority website [www.coal.decc.gov.uk](http://www.coal.decc.gov.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.