



Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART Q CHANGES OF USE

Correspondence Address:

3 Woburn House
Derby
DE1 1UL

Decision Date: 21/08/2024

APPLICATION NO: 2024/0514

DESCRIPTION: Prior approval application for change of use of agricultural buildings to single dwelling

LOCATION: Jowett House Farm, Bark House Lane, Cawthorne, Barnsley, S75 4AS

APPLICANT/AGENT: Planning Design Practice Ltd

Prior approval is hereby **given** for the development described above subject to the following standard conditions:

- 1 Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), must be completed within a period of 3 years starting with the prior approval date.
Reason: In order to comply with the provision of Class Q, Part 3, Schedule 2 of the GPDO 2015.
- 2 The development hereby approved shall be carried out strictly in accordance with the Amended plans received 8th August 2024 (Nos 01, 02, 03, 04, 05, 06, 07, 08, 09) 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 Local Plan Policy D1 High Quality Design and Place Making.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1 Protection of Green Belt.

- 4 The parking/manoeuvring facilities, indicated on the submitted plans, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times. Adequate measures shall be so designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the adjacent Public Right of Way.

Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; to ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the PROW and to prevent the migration of loose materials on to the PROW in accordance with Local Plan Policy T4 New Development and Transport Safety.

Additional information:

- 1 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 0345 762 6848.

Further information is also available on the Coal Authority website at:

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

- 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 affect 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 directly from www.naturalengland.org.uk
- 4 Public Right(s) of Way - The development abuts a Public Right of Way, namely Cawthorne Path No. 27. You are advised that Public Rights of Way shall not at any time prior to, during or after construction of the proposed development be unofficially obstructed or closed without prior written consent of the Local Planning Authority. For more information, please contact the PROW team on 01226 773555.

Signed:

Dated: 21 August 2024



Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

Please be aware that the Council monitors construction sites and open land within the vicinity of 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 any development is disposed of via approved methods and that documents are retained to prove this.