BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2015/0110

To Ian Williams Design and Build
Fairfields, Church Road,
Altofts, Normanton,
West Yorkshire,
WF6 2NU

DESCRIPTION Erection of a kitchen extension
LOCATION Travellers Inn, 124 Sheffield Road, Birdwell, Barnsley, S70 5XB

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 05 February 2015 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 development hereby permitted shall only be carried out in accordance with the following documents:
a) Drawing titled 'OS Sitemap', at 1:1250 scale showing the red line planning application boundary;
b) Drawing titled 'Layouts', numbered 41.01.01.15, and dated January 2015; and
c) Drawing titled 'Elevations', numbered 41.02.01.15, and dated January 2015.
Reason: For the avoidance of doubt and to accord with CS policies CSP26, CSP29 and CSP40, UDP policy H8B and the relevant planning policy statements in the NPPF relating to requiring good design.

3 The external materials shall match those used in the existing buildings.
Reason: In the interests of the visual amenities of the locality and in accordance with CS policy CSP 29 and the relevant planning policy statements in the NPPF relating to requiring good 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 02 April 2015

Development Service
PO Box 604, Barnsley, S70 9FE
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4 All existing on-site vehicle parking and manoeuvring areas shall be retained for that sole purpose at all times.
Reason: In the interests of highway safety and in accordance with CS policies CSP26 and CSP29, UDP policy H8B and the relevant planning policy statements in the NPPF relating to requiring good design.

5 Prior to the occupation of the extension full details of the equipment to be installed to control the emission of fumes, odour and noise from the premises, including details of how the equipment would be operated, times of operation and how it would be maintained, shall be submitted to, and approved in writing by, the Local Planning Authority. The noise level of any extraction system fan to be installed shall be no greater than 37dBA measured at a distance of 3 metres. Thereafter, the development shall be implemented in accordance with the approved details.
Reason: In the interests of residential amenity and to accord with CS policy CSP40, UDP policy H8B and the relevant planning policy statements in the NPPF relating to conserving and enhancing the natural environment.

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 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

3 The granting of planning permission does not in any way infer that the consent of adjacent property owners is given to enter their land if required in order to be able to carry out the approved development. Therefore the consent of all relevant landowners would be required to enter their land before proceeding with any development.

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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