BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2009/1043

To Mr Dennis Raynor
Raynor Autos
Princess Drive
Thurnscoe
Rotherham
S63 0BL

DESCRIPTION Erection of a class 7 MOT testing station unit.
LOCATION Raynor Autos, Princess Drive, Thurnscoe, Rotherham, S63 0BL

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 18 August 2009 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 and specifications (Drawing RA01) as approved unless prior written consent has been given by the Local Planning Authority to any variation.

Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

3 All external lighting apparatus shall be designed ,erected and maintained to ensure that light pollution such as to cause a statutory nuisance does not affect any neighbouring dwelling houses, it is recommended that the outputs, positioning, and type of installation required meets the objectives of the Institution of Lighting Engineers Guidance Notes For The Reduction Of Obtrusive Light

Reason: To protect the amenity of existing and future occupiers from glare and/or nuisance light.

Stephen Moralee

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

Signed
Assistant Director, Planning and Transportation

Dated 12 October 2009

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4 No works or deliveries shall take place before 8am or after 6pm on weekdays; before 8am or after 1pm on Saturdays and at any time on Sundays and Bank Holidays.

Reason: To protect the amenity of the occupiers of neighbouring land from excessive noise and disruption during the construction phase.

5 The parking/manoeuvring facilities indicated on the approved plan shall be provided prior to the development being brought into use, and shall be retained for that sole purpose at all times.

Reason: In the interests of road safety

Reason(s) for Granting Permission
DecPolicy_table

Informative(s)

1 The decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

Policy ED7 - Employment Policy Areas

Policy ED10 - Existing firms

BE6 - Design Standards

This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.

2 A useful guide with design methodology and the type of information required is the Guidance Note CONTROLLING LIGHT POLLUTION AND REDUCING LIGHTING ENERGY CONSUMPTION from the Scottish Government an extract of which is given below

http://openscotland.gov.uk/Publications/2007/03/14164512/1

The lighting design shall comply with the lighting levels, uniformity and other parameters of current and relevant lighting standards and higher than recommended lighting levels should be avoided. In addition to selecting suitable lighting quality objectives that comply with current standards the lighting appearance shall be commensurate with the ambient luminance of the surrounding area. Four environmental zones are now internationally recognised, ,

E1: Intrinsically dark Areas National Scenic Areas

E2: Areas of low district brightness Rural or small village locations

E3: Areas of medium district brightness Urban or small town locations

E4: Areas of high district brightness Large town or city centre with high levels of night time activity

The lighting designer should clearly indicate which zone has been selected together with the justification for selecting that zone and the design will require to show that control of overspill light is limited to the level required by the particular environmental setting..

The lighting design should follow the lighting design process described in the above Guidance Note and the relevant information should be recorded and passed, where requested, to the local authority in accordance with their consent management process.

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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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