



BARNSLEY

Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2015/0557

To Philip Brown Associates
74 Park Road
Rugby
Warwickshire
CV21 2QX

DESCRIPTION Retention of residential caravan site for 3 gypsy families, temporary permission previously approved by 2011/0958

LOCATION Land off Warren Walk, Royston, Barnsley S71 4EB

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 13 May 2015 and described above.

The approval is subject on compliance with the following conditions:

- 1 The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites.
Reason: In the interests of the visual amenities of the Green Belt and in accordance with the NPPF and Barnsley LDF Core Strategy Policy CSP 34, Green Belts.
- 2 No more than 6 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than three shall be static caravans) shall be stationed on the site at any time.
Reason: In the interests of the visual amenities of the Green Belt and in accordance with the NPPF and Barnsley LDF Core Strategy Policy CSP 34, Green Belts.
- 3 No commercial or industrial activities shall take place on the land, including the storage of materials.
Reason: In the interests of the residential amenities of nearby residents and the visual amenity of the Green Belt.
- 4 No vehicles above 3.5 tons in weight shall be parked on the site at any one time.
Reason: In the interests of the residential amenities of nearby residents and the visual amenity of the Green Belt in accordance with CSP29 and CSP34.

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

Signed 
Head of Planning and Building Control

Dated 03 July 2015

- 5 Unless otherwise agreed in writing by the Local Planning Authority no additional portable buildings shall be brought onto the land.

Reason: In the interests of the visual amenity of the Green Belt in accordance with CSP34.

- 6 The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed within 28 days of the date of failure to meet any one the requirements set out in (i) to (iv) below:

(i) within 3 months of the date of this decision a landscaping scheme for the boundaries of the site shall have been submitted for the written approval of the local planning authority and shall include a timetable for its implementation;

(ii) within 11 months of the date of this decision the landscaping scheme shall have been approved by the local planning authority or, if the local planning authority refuse to approve the scheme, or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State;

(iii) if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted landscaping scheme shall have been approved by the Secretary of State;

(iv) the approved scheme shall have been carried out and completed in accordance with the approved timetable.

Reason: In the interests of the visual amenity of the Green Belt in accordance with CSP34.

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 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. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

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

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

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

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

Core Strategy

CSP18 'Sites for Gypsies, Travellers and Travelling Showpeople'

Sites will be allocated to meet the shortfall in provision of permanent sites. The following Criteria will be used in allocating sites and in determining planning applications for sites:-

In terms of their broad location sites will:

- " Have good access to facilities
- " Be primarily located within urban areas

In terms of their specific location the sites will:-

- " Not be in an area of high flood risk
- " Not be affected by contamination, unless the site can be adequately remediated
- " Have adequate vehicular and pedestrian access from the highway
- " Provide a good safe living environment with appropriate standards of residential amenity
- " Have the ability to be developed in accordance with the CLG Gypsy and Traveller Site Design Guide (May 2008)
- " Have no other restrictive development constraints

CSP34 'Protection of the Green Belt'

In order to protect the countryside and open land around built up areas the extent of the Green Belt will be safeguarded and remain unchanged.

The Green belt boundaries will be subject to localised review only which may result in changes necessary to deliver the Borough's distribution of new employment sites set out in CSP12.

South Yorkshire Gypsy and Traveller accommodation Needs Assessment - The updated figures published as recently as January 2012 identify an immediate shortfall of 28 pitches within Barnsley, this pitch requirement will rise to 37 by 2017.

Saved UDP Policies

GS8A 'The Re-use & Adaption of Buildings in the Green Belt'.

Other material considerations

South Yorkshire Residential Design Guide - 2011

NPPF

The

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.