



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2010/0263

To Mrs Joanne Morrison
Engine Lane
Ferrycore Way
Grimethorpe
Barnsley

DESCRIPTION Change of use of land to a private single family gypsy/traveller site including the siting of 2 caravans, a utility block and the laying of an area of hard standing (Retrospective)

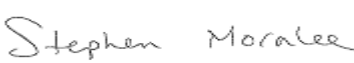
LOCATION Land off Engine Lane, Ferrycore Way, Grimethorpe

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 11 March 2010 and described above.

The approval is subject on compliance with the following conditions:

- 1 The use hereby permitted shall be for a limited period being the period of 4 years from the date of this decision. At the end of this period the use hereby permitted shall cease, and the caravans, utility block and all materials and equipment brought on to the land in connection with the use shall be removed, and the land restored in accordance with a scheme that shall have been previously submitted to and approved in writing by the Local Planning Authority prior to the expiration of the 4 year period.
Reason: In the interest of visual amenities of the Green Belt and in accordance with Barnsley UDP Policy GS9 and PPG2.
- 2 The occupation of the site hereby permitted shall be carried on only by the following and their resident dependants: Mrs Joanne Morrison and her husband, Mr Billy Morrison.
Reason: In accordance with advice in ODPM Circular 01/2006
- 3 The caravans and utility block shall be sited in accordance with plan entitled: 'Block Plan Showing Proposed Layout' on 'Land off Engine Lane, Grimethorpe' Stamped 'Amended Plans 04 June 2010'.
Reason: In the interest of visual amenities of the Green Belt and in accordance with Barnsley UDP Policy GS9 and PPG2.

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 08 September 2010

- 4 No more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravans Act 1968 shall be stationed on the site at any one time. No further caravans, including touring caravans or additional portable or permanent buildings, shall be stationed or erected on the site without the prior written approval of the Local Planning Authority.
Reason: In the interest of visual amenities of the Green Belt and in accordance with Barnsley UDP Policy GS9 and PPG2.
- 5 No commercial activities shall take place on the land, including the storage of materials.
Reason: In the interest of visual amenities of the Green Belt and in accordance with Barnsley UDP Policy GS9 and PPG2.
- 6 Unless otherwise agreed in writing by the local planning authority, no building or other obstruction shall be located over or within 4.0 (four) metres either side of the centre line of the large water main, which crosses the site.
Reason: In order to allow sufficient access for maintenance and repair work at all times.

Reason(s) for Granting Permission

- 1 Unique The proposed development is acceptable to the Local Planning Authority as it is considered that very special circumstances exist to justify departure from current Government Guidance on Green Belts in the form of PPG2 and adopted Unitary Development Plan Policy GS8. These circumstances comprise:
- the fact that there is a serious unmet need for Gypsy & Traveller sites in Barnsley;
 - the lack of alternative sites within Barnsley;
 - the applicant's personal circumstances.
- In addition, the development would not affect the amenities of any local residents, would be located in an area which has a relatively low risk of flooding and does not harm highway safety, in accordance with UDP Policy H10.

Informative(s)

- 1 The septic tank should be sited so as not to cause pollution of any watercourse, well, borehole, spring or groundwater.
- 2 The site must be drained by a separate system of foul and surface water drainage, with all clean roof and surface water being kept separate from foul water.

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.