BARNSLEY
Metropolitan Borough Council

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2010/1230

To Mr Paul Fletcher
Pre Planning
5 The Oakes
Aberford Road
Wakefield
WF1 4FD

Proposal Conversion of stable block into 1 no. dwellinghouse.
At Land off Lee Lane, Royston, S71 4RT

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 07 October 2010and described above.

The reason(s) for the Council's decision to refuse planning permission is/are:

1 The site is within an area allocated as Safeguarded Land within the adopted Unitary Development Plan. Policy GS10 'Safeguarded Land' states that existing uses will normally remain during the plan period and development will be restricted to that necessary for the operation of existing use. Planning permission for the permanent development of such land will only be granted following a review of the UDP which proposes development. In the absence of any review having taken place the proposal is contrary to Policy and in the opinion of Local Planning Authority there is no justification for departing from this policy.

2 In addition it is considered that the change of use of the stables and adjoining land to a residential would have a fundamental impact upon the overall appearance and setting of the site and its relationship to the locality. In this regard it is considered that the proposal and associated paraphernalia would represent a domestic encroachment within an otherwise agricultural setting. This is considered to be contrary to the advice of policy BE6 (d) which identifies the need for new development to be suitable in terms of its context with adjoining land uses.

Signed Stephen Moralee

Assistant Director, Planning and Transportation

Dated 26 November 2010

Planning and Transportation Service **Telephone: 01226 - 772000**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772591**

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to refuse permission for the proposed development 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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