



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2022/0039

To Michael A Clynych
Architect & Town Planner
14 Huddersfield Road
Ingbirchworth
Sheffield
S36 7GF

DESCRIPTION Conversion of barn into 1no dwelling and associated works
LOCATION Woodnook Farm, Stainborough Lane, Stainborough, Barnsley, S75 3HA

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 23/02/2022 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 as approved unless required by any other conditions in this permission
Plan References:
 - Barn Conversion Woodnook Farm Plans DRG A1 12/2021
 - Barn Conversion Woodnook Farm Elevation DRG A2 12/2021
 - Barn Conversion Woodnook Farm Elevation DRG A3 12/2021
 - Barn Conversion Woodnook Farm Elevation DRG A4 12/2021
 - Bat Survey Ref 220207/1 dated 25th May 2022 produced by Whitcher Wildlife Ltd
Ecological Consultants received 8th June 2022
 - Heritage Statement produced by Michael A Clynych**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

- 3 No development shall take place until an ecological method statement prepared by a qualified ecologist, has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include but not necessarily be limited to the following
- Measures to be adopted on site prior to any works being undertaken in relation to the potential presence of bats, such as a toolbox talk and an assessment of suitable bat roosting features on the building. The method statement shall also detail measures to be adhered to during the renovation period, such as soft stripping of any roosting features and details of the ecologist to be contacted in the event of bats being found during the works. If bats are found during the renovation, works shall cease pending the acquisition of a European Protected Species Mitigation Licence obtained from Natural England.
 - Pre-commencement checks shall include a nesting bird survey if works are to be carried out during the nesting bird season (March-August inclusive).
- The development shall be implemented in accordance with the approved details.
Reason: In the interests of Biodiversity and in accordance with Local Plan Policy BIO1 Biodiversity and Geodiversity.
- 4 Upon commencement of construction works, details of an electric vehicle electric vehicle charge point shall be submitted and approved in writing by the Local Planning Authority. The EVCP will have a minimum "Mode 3" (7 kW, 32 AMP) capability and shall be installed in accordance with the approved details prior to first occupation of the development and thereafter in accordance with the approved details.
Reason: To ensure the new residential units are provided with infrastructure that conforms with the requirements of LP Policy T3 -New Development and Sustainable Travel.
- 5 Prior to first occupation of the dwelling, full details for the installation of bird and bat boxes, including a plan detailing the number, type, location of the boxes proposed, and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority. Bird nesting features should be suitable for house sparrow and swallows. Photographs of the installed boxes in situ shall be provided to the Local Planning Authority within 1 month of their installation. The development shall be implemented in accordance with the approved details.
Reason: In the interests of Biodiversity and in accordance with Local Plan Policy BIO1 Biodiversity and Geodiversity.
- 6 All windows and doors shall utilise timber with frames rebated a minimum of 75mm in the reveal.
Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE1.
- 7 Areas of stone repair and infill shall utilise natural sandstone laid in courses and dressed to match the historic walls within the farmyard. Any existing openings that are not to be utilised shall be infilled with stone and include a 50mm rebate visually expressing the existing openings.
Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE1.
- 8 Any new openings shall utilise dressed natural stone heads, and cills to match the existing and historic items.
Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE1.

- 9 The roof shall be re-covered using either natural blue / grey slates or an artificial riven alternative that emulates this closely.
Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE1.
- 10 All gutters, down and soil pipes shall be black to match the existing.
Reason: In the interest of preserving and enhancing the historic environment in accordance with Local Plan Policy HE1.
- 11 The dwelling hereby approved shall not be sold or rented as a dwelling that is independent to Wood Nook Farm Stainborough Lane, Stainborough, Barnsley, S75 3HA and shall not be severed at a later date to create a separate planning unit.
Reason: In the interest of residential amenity, in accordance with Local Plan Policy GD1 General Development.
- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1 Protection of Green Belt.
- 13 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policy Poll1 Pollution Control and Protection.

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

- 1 Public rights of way run alongside the proposed development site. Safe public access on the rights of way should remain available whenever possible, with no obstruction of or encroachment onto the width of the paths, and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. If safe public access is not possible at any time, then a temporary closure should be arranged, providing at least 4 weeks' notice and details of how public access will be managed. For further information contact publicrightsofway@barnsley.gov.uk

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed

Dated 21/11/2022



Joe Jenkinson
Head of Planning, Policy and Building Control

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

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.