BARNSLEY
Metropolitan Borough Council

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2015/0459

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

Proposal Erection of an agricultural building (resubmission of application 2014/0983)
At The Bungalow, Fulshaw Lane, Fulshaw Cross, Penistone, Sheffield, S36 9FD

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 23 April 2015and described above.

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

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 site lies within the Green Belt on the approved Barnsley Unitary Development Plan, wherein it is the Policy of the Local Planning Authority not to permit new development except in very special circumstances, for purposes other than those set out in the relevant paragraphs of the NPPF. The proposal is for an agricultural building but it is in an isolated field, not clearly associated with any agricultural holding, and without visible livestock on the land. As such there has been insufficient information provided to show that the building is needed for the purposes of agriculture and, in the opinion of the LPA, the proposed building therefore constitutes inappropriate development contrary to policy CSP34 and the NPPF and prejudicial to the character and openness of the Green Belt. Furthermore, there are considered to be no very special circumstances to justify the granting of planning permission in this instance.

Signed

Head of Planning and Building Control

Dated 09 June 2015

Development Service **Telephone: 01226 - 772000**
PO Box 634, Barnsley, S70 9FE **Fax: 01226 - 772591**

2 In the opinion of the Local Planning Authority the proposed building is sited in a prominent position, isolated from other farm buildings and not clearly linked to an agricultural land use. Insufficient information has been provided as to the reason why the building is required to be of this size and in this position and as such, due to its scale and dominance, it is considered to be of detriment to the visual character and openness of the Green Belt contrary to CSP29, CSP34 and the NPPF

Development Service
PO Box 634, Barnsley, S70 9FE
Telephone: 01226 - 772600
Fax: 01226 - 772599

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.

Development Service **Telephone: 01226 - 772600**
PO Box 634, Barnsley, S70 9FE **Fax: 01226 - 772599**