BARNSLEY
Metropolitan Borough Council

Place Directorate
Economic Regeneration
Planning and Building Control
Head of Service: Joe Jenkinson

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2017/1552

To JR Planning
34 The Quadrant
Totley
Sheffield
S17 4DB

DESCRIPTION Variation of condition 2 of previously approved 2016/1400 (Erection of detached agricultural workers dwelling) to allow amendments to design and scale of dwelling (part retrospective)

LOCATION Dovecote Farm, Westfield Lane, Barnburgh, Doncaster, DN5 7HS

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 07 December 2017 and described above.

The approval is subject on compliance with the following conditions:

1 The development hereby approved, in terms of the design, positioning and scale of the dwelling shall be carried out strictly in accordance with the plan drawing No.1 (dated 6.11.2017)and specifications as approved unless required by any other conditions in this permission. The application site area and curtilage of the site shall be as shown on the approved plans under 2016/1400.
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

2 The boundary treatment submitted under the discharge of conditions application (2017/1158) shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property and in accordance with Core Strategy Policy CSP 29, Design.

3 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 Core Strategy Policy CSP 40, Pollution Control and Protection.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwelling, including any rooflights, 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 Core Strategy Policy CSP 34, Protection of Green Belt.

5 The dwelling hereby approved, and the existing farmhouse on the site, shall be occupied by persons solely or mainly or last so employed locally in agriculture as defined in Section 336(1) of the Town and County Planning Act 1990, or in forestry and the dependants (which shall be taken to include a widow or widower) of such persons.
Reason: In order to comply with Saved UDP Policy GS8B and Paragraph 55 of the NPPF.

6 Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (Or any Order revoking or re-enacting that Order with or without modification) any change of use of an agricultural building to a dwellinghouse permitted under Schedule 2 Part 3 Class Q of said order is not permitted if the cumulative floorspace of the existing building or buildings changing use under Class Q within an established agricultural unit exceeds 300 square metres or the cumulative number of separate dwellinghouses developed under Class Q within an established agricultural unit exceeds 2.
Reason: In the interests of the character, openness and visual amenities of the Green Belt in accordance with CSP 34.

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.

Please be aware that the Council monitors construction sites and open land within the vicinity 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 the approved development is disposed of via approved methods and that documents are retained to prove this.

Signed JM Jenkinson Dated 25 January 2018
Joe Jenkinson
Head of Planning 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.