



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2019/1293

To RPS Design Group
25 Winckley Square
Preston
PR1 3JJ

DESCRIPTION Erection of stable building and associated outdoor all weather riding arena
LOCATION Stainborough Fold Farm, Greno View, Hood Green, Barnsley, S75 3HQ

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 29 October 2019 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:
L100 - Site location plan
L101 - Existing site plan
L102 B - Proposed site plan
L103 B - Proposed stable plans
L104 A - Proposed site sections
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 or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:
Hedgerow protective barrier details
Hedgerow protection plan
Reason: To ensure the continued wellbeing of the hedgerow to the south of the proposed stables in the interests of the visual amenity of the locality.

- 4 Upon commencement of development, full details of the proposed hedgerow indicated on the approved plans, including details of the species and planted height shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping details shall be implemented prior to the use of the building.
Reason: In the interests of securing adequate biodiversity mitigation and in order to meet the requirements of Local Plan Policy BIO1 Biodiversity and Geodiversity and the Biodiversity and Geodiversity SPD.
- 5 The stables shall be used for domestic purposes only and not for any trade or business use such as a commercial livery.
Reason: In the interests of the amenity of local residents and to ensure that the development takes the form envisaged by the Local Planning Authority when granting planning permission.
- 6 The development shall be implemented in accordance with the mitigation measures set out in the submitted Ecological Survey. In particular, if works on the site do not commence before March 2020 a future badger survey shall be submitted to the Local Planning Authority and works shall only commence thereafter on the written agreement that the Local Planning Authority are content with the badger survey and any mitigation measures which would need to be implemented in full. In addition, no mature vegetation shall be removed during the bird breeding season (February to July inclusive) until or unless it has been checked for breeding birds by an ecologist.
Reason: In the interests of securing adequate biodiversity mitigation and in order to meet the requirements of Local Plan Policy BIO1 Biodiversity and Geodiversity and the Biodiversity and Geodiversity SPD.

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.

1	The developer is advised that while the Council has responsibility to ensure that Greno View is accessible as a bridleway, the vehicular rights are private and the Council does not maintain Greno View to a standard for vehicular access. Should any damage be caused to the track by construction vehicles, that damage should be reinstated by the developers.
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Signed 
Joe Jenkinson
Head of Planning and Building Control

Dated 29 January 2020

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.