



## **GRANT OF PLANNING PERMISSION**

TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (PERMISSION IN PRINCIPLE) ORDER 2017

### **APPLICATION NO. 2026/0603**

**To** White Agus Ltd

Office One  
Drill Hall 11 Eastgate  
Barnsley  
S70 2EU

**DESCRIPTION** Permission in principle for residential development of up to 5 additional dwellings (6 dwellings in total, including retained Willow Cottage).

**LOCATION** Willow Cottage, Carlton Road, Carlton, Barnsley, S71 3HX

Barnsley MBC hereby give notice that **PERMISSION IN PRINCIPLE HAS BEEN GRANTED** for the carrying out of the above development in accordance with the plans and documents submitted under application **2026/0603**.

You are advised that an application for approval of Technical Details Consent must be made not later than the expiration of three years beginning with the date of this permission.

## Informative(s)

1. The technical details consent shall be received within 3 years of the Permission in Principle decision date.
2. When referring to the governments MAGIC website traditional orchard (a habitat of principal importance) occurs within the proposals site. Local Plan Policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geological features of the borough. Ecology reports which support the application should include an assessment of habitat within the site against the JNCC definition of traditional orchards

<https://data.jncc.gov.uk/data/2829ce47-1ca5-41e7-bc1a871c1cc0b3ae/UKBAP-BAPHabitats-56-TraditionalOrchards.pdf>

If habitat within the site meets the description of traditional orchard, the applicant would likely have to consider altering the proposals to ensure the retention and improvement of the habitat.

A Preliminary Ecological Appraisal (PEA) undertaken to the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines (2017) should be carried out on site. This would involve the mapping of habitats and consideration of their value, the use of the site by protected and priority species and the potential impact of the proposals upon ecological features. As part of the PEA, a data search with the Barnsley Biological Record Centre should be carried out.

The proposals site comprises built structures and trees with a number of these features proposed for removal to facilitate the proposals. Any buildings or trees to be affected by works should be subject to a bat assessment by an appropriately qualified ecologist to the Bat Conservation Trust survey guidance (2023). If buildings/trees are assessed as having potential for bats, further specialist survey may be required to further consider the presence/absence of roosting bats and the potential impact of the proposals. If considered necessary, the results of such further surveys would be required as part of the Technical Details Consent application.

The development is likely to be subject to the mandatory Biodiversity Gain condition being over 0.2ha in size. Reference should be made by the applicant to government guidance

(<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>), which lists development types exempt from Biodiversity Net Gain (BNG) to determine this. The Applicant should check the list of exemptions prior to the application being made to ensure relevant BNG information is submitted. If subject to BNG, the planning application should be supported by the level of information as set out within Biodiversity Appendix of the BMBC Local Validation Requirements:

<https://www.barnsley.gov.uk/media/yyhmuadm/biodiversity-appendix.pdf>

Regardless of the BNG requirements, proposal plans submitted should set out biodiversity enhancements to be incorporated on site. Consideration should be given to the installation of integral bat and bird boxes on the proposed dwellings and the provision of hedgehog access points within proposed fencing, as per the Biodiversity and Geodiversity Supplementary Planning Document and section 15 of the National Planning Policy Framework.

3. The section of road expected to be put forward for adoption will require a detailed design that includes a hard margin of minimum width of 0.675m. Swept path analysis of a refuse vehicle entering and exiting the site in a forward gear should be provided. Private drives will be required to include a refuse collection area close to any proposed adoptable carriageway or the adopted highway to ensure efficient roadside waste collection. The refuse collection area should be sufficient to house the maximum number of bins on a recycling day for all properties.

Rear clearance of 6.0m will be required from each parking space. At present this is not delivered for the visitor parking or for plot 5. There should be separation between the parking bays for plot 5 and the visitor spaces to ensure there is clear delineation as to which spaces are to be retained for visitors. Similarly, some form of boundary will be required between the driveway of the existing dwelling and the proposed new private drive.

As per point 13.4 of The Building Regulations 2010 Approved Document B, dead-end access routes longer than 20m will require turning facilities for a fire appliance. Swept-path analysis will therefore be required to show a fire appliance entering and exiting the site to ensure the turning facility shown is satisfactory.

The internal dimensions of the proposed garages should be provided to ensure these are of at least the minimum required of 6.0m x 3.0m. A 2.0m footway should be provided along the full frontage of the site. Visibility splays should be shown on a plan to be commensurate with the driven speeds on this section of Carlton Road.

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.

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

Dated: 07 September 2026

A handwritten signature in black ink, consisting of a stylized 'G' and 'H' followed by a horizontal line.

**Garry Hildersley**

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 twelve weeks 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.