BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2016/0852

To Ludlam Associates
The Bank
99 Palatine Road
Didsbury
M20 3JQ

DESCRIPTION Change of Use from Class B1 (Offices) to Class D1 (Non-Residential Institution)
LOCATION Wharncliffe Business Park, Longfields Court, Athersley South, Barnsley, S71 3GN

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 26 July 2016 and described above.

The approval is subject on compliance with the following conditions:

1 The development hereby permitted shall be begun within 3 years from the date of this permission.
Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2 The development hereby permitted shall only be carried out in accordance with the following documents:
a) Land Registry plan at 1:1250 scale showing the red line planning application boundary;
b) Drawing titled 'Site Plan', numbered 714-30-101P and dated January 2016 showing the location of Block C;
c) Drawing titled 'Plans as Existing - sheet 2', numbered 714-30-111P and dated January 2016 showing the second floor of Block C as existing;
d) Drawing titled '2nd Floor Plan as Proposed', numbered 714-30-411P and dated June 2016 showing the second floor of Block C as proposed;
e) Drawing titled 'Site Plan', numbered 714-30-101P and dated January 2016 showing the location of 15 allocated car parking spaces; and
f) Letter from Ludlam Associates dated 18 July 2016 outlining the proposals.
Reason: For the avoidance of doubt and in the interests of local amenity.

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

Signed
Head of Planning and Building Control

Dated 12 September 2016

Development Service
PO Box 634, Barnsley, S70 9GG
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3 This permission to change the use of the premises from use class B1 to use class D1 relates solely to the change of use described in the approved document; letter from Ludlam Associates dated 18 July 2016 i.e. use by Inhealth Pain Management Solutions Limited for the provision of consulting rooms to meet Care Quality Commission specification, for the delivery of face-to-face consultations by therapists from physiotherapy, psychology, nursing and medical backgrounds. No other uses falling within use class D1 are hereby permitted as part of this permission.
Reason: To ensure that alternative D1 uses are subject to a planning application and assessment against CS policy CSP19 and in the interests of ensuring that the proposed use is compatible with an employment area.

4 The parking/manoeuvring facilities indicated on the approved plan, shall be made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: To ensure that satisfactory off-street parking/manoeuvring are provided, in the interests of highway safety and free and safe flow of traffic, and in accordance with CS policy CSP26.

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.

1 The development hereby permitted must be carried out in accordance with the Conditions attached to this planning permission and any approved plans and details. Failure to implement the permission in accordance with the planning conditions and approved details may render the development unlawful and could lead to enforcement action and prosecution. If at any stage, it becomes necessary to vary any of the approved plans or details you should contact the Local Planning Authority in advance of implementing any changes to ascertain whether the proposed changes require any further planning approval.

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.

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