



APPROVAL OF RESERVED MATTERS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2008/0157

To Townsend Planning Consultants
10 Rishworth Street
Wakefield
WF1 3BY

Proposal Erection of Autism Hospital (Reserved Matters)

At High Royd Lane, Shortwood Business Park, Barnsley

Approval is hereby given for the proposals which were the subject of the Application and Plans registered by the Council on 31 January 2008 and described above, being matters reserved in the permission granted on OutlineApplicationDate under Application OutlineApplicationNumber

The approval is subject on compliance with the details specified in the application, the approved plans and conditions of the outline permission and, additionally, is subject to the following conditions:-

- 1 The development hereby permitted shall be begun before the 20th July 2012.
Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990 and the outline planning permission.
- 2 The development hereby approved shall be carried out in strict accordance with the plans received on the 21st Jan 2008 including 'Proposed Site Plan' Ref: 918/06-201; 'Proposed Site Sections' Ref: 918/06-201; 'Main Building - Proposed Elevations' Ref 918/06 -203; 'Main Building - Proposed Floor Plans' Ref: 918/06-202; 'Residential Buildings - Floor Plans & Typical Elevation' Ref: 918/06-204; 'Proposed Sports Barn & Classrooms' Ref: 918/06/206; 'Proposed Sports Barn & Classrooms' Ref: 918/06-205; 'Planting Details' Dwg No. O/S/199/2 and the amended 'Landscape Proposals' Dwg No. O/S/199/1d received on the 16th March 2008, unless prior written consent has been given by the Local Planning Authority to any minor variation.
Reason: For the avoidance of doubt as amendments have been submitted during the course of processing the application and in accordance with Barnsley Unitary Development Plan Policy BE6, Design Standards.

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

Signed 
Assistant Director, Planning and Transportation

Dated 04 April 2008

Reason(s) for Granting Permission

- 1 The decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan, including Supplementary Planning Guidance which include Policy BE6, ED2, T2 and GS22 and SPG's 23, 25 & 26 The development will not result in harm to visual or residential amenity, nor will it adversely affect highway safety.

Informative(s)

- 1 The applicant is reminded of the need to comply with the conditions attached to application 2007/0760.

NOTES:-

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, Transport and Regions in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposal development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements*, to the provisions of the development order, and to any directions given under the order. He does not, in practice, refuse to entertain appeals solely because the local planning was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or the Secretary of State for the Environment, Transport and Regions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or County Council, London Borough or District Council in which land is situated as the case may be, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. 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 of the application to him. These circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act 1971.

* The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.