



REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2023/0391

To White Agus Partnership
Office One
34 Victoria Road
Barnsley
S70 2BU
United Kingdom

Proposal Erection of an agricultural storage building (Resubmission of application 2022/0869)

At 210 Carlton Road, Athersley South, Barnsley, S71 2AP

Permission is **refused** for the proposals which were the subject of the Application and Plans registered by the Council on 10/05/2023 and described above.

The reason(s) for the Council's decision to refuse planning permission is/are:

- 1 The permanent development of the proposed agricultural store building is contrary to local plan policies H3 'Uses on allocated housing sites' and the residential allocation policy HS12 in that the proposal is not for residential development, is not ancillary to the housing elements and would not provide a service or other facility for local residents. Furthermore, the proposed building is not considered to be compatible with neighbouring land and will significantly prejudice the current or future use of neighbouring land, contrary to Local Plan policy GD1 'General Development' and Local Plan Policy GD2: Temporary Buildings and Uses in that it is a temporary building in nature which is permanently fixed on site exceeding the maximum temporary period set out in Policy GD2.
- 2 A permanent building on the site agricultural purposes is not considered acceptable taking into account the adopted local plan and associated the growth and spatial strategy which identifies Urban Barnsley to be the priority for new growth for sustainable development reasons. The site is not located in the open countryside and is surrounded by existing forms of residential development that are in Local Plan Urban Barnsley. Furthermore information has not been supplied to demonstrate that the proposal is related to a full time agricultural enterprise. These are further reasons that a permanent proposal is not considered acceptable having regards to Local Plan policies H3 'Uses on allocated housing sites', LG2 'The Location of Growth', H1 The Number of New Homes to be Built and H2 The Distribution of New Homes'

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 of 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 any development is disposed of via approved methods and that documents are retained to prove this.

Signed

Dated: 14 June 2023

A handwritten signature in dark ink, appearing to read 'JM Jenkinson', written in a cursive style.

Joe Jenkinson
Head of Planning, Policy and Building Control

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier. *

As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within twelve weeks of the date of this notice. *

As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision, then you must do so within eight weeks of the date of receipt of this notice. *

If you want to appeal against your local planning authority's decision, then you must do so within six months of the date of this notice. *

*delete where inappropriate

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate> If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.