



BARNSLEY
Metropolitan Borough Council

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/1239

To: Mr M Lister
Fairview House
Foxroyd Lane
Thornhill
Dewsbury
WF12 0LT

Proposal Car Parking and soft landscaping for public house
At Mill of the Black Monks, Grange Lane, Cundy Cross, Barnsley

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 17 August 2006 and described above.

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

- 1 The site lies within an area designated as Urban Greenspace on the approved Barnsley Unitary Development Plan. UDP Policy GS34 states that such areas will normally remain open and undeveloped and that any proposals for development will be assessed for their effect on the present and potential function of the areas in terms of its recreation, amenity or conservation value. In the opinion of the Local Planning Authority, the site makes a useful contribution to formal/casual recreation, nature conservation and the appearance of the local environment, and in the absence of any alternative provision being made, the proposed development would be contrary to UDP Policy GS34.
- 2 The site lies within the Green Belt on the approved Barnsley Unitary Development Plan, wherein it is the Policy of the Local Planning Authority not to permit a material change of use except in very special circumstances, for purposes other than those set out in paragraphs 3.12 of Planning Policy Guidance Note 2. UDP Policy GS7 permits development where it maintains the openness and does not conflict with the purposes of including land in the Green Belt. It is considered that the proposed development would involve substantial changes to the character of the Green Belt in this location. The proposal would be contrary to Policy GS7 and detrimental to the open character of the countryside.

Signed

Assistant Director, Planning and Transportation 

Dated 10 November 2006