BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Culture
Planning and Building Control

Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015
SCHEDULE 2 PART Q CHANGES OF USE

Correspondence Address:
14 Huddersfield Road
Ingbirchworth
Penistone
Sheffield
S36 7GF

Decision Date:
13 December 2019

APPLICATION NO: 2019/1256

DESCRIPTION: Change of use of agricultural building to dwellinghouse

LOCATION: Ranah Cote, Hazelhead Hall, Lee Lane, Millhouse Green, Sheffield, S36 9NN

APPLICANT: Michael A Clynch

Prior approval **is granted** for the development described above.

The development shall be completed on or before 13 December 2022

Condition(s)

1. Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), must be completed within a period of 3 years starting with the prior approval date
   Reason: In order to comply with the provision of Class Q, Part 3, Schedule 2 of the GPDO 2015.

2. The development hereby approved shall be carried out strictly in accordance with the plans (Received 4th October 2019 and amended location plan received 11th December 2019) and specifications as approved unless required by any other conditions in this permission.
   Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
   Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1 Protection of Green Belt.

4. No development works shall begin until a Phase 1 Desk Study report, endorsed by a competent engineer experienced in ground contamination, has been submitted and agreed with the Local Planning Authority. The report shall, amongst other matters, include the following:-

    1. A review of the historic and current uses of the site, and surrounding area, to identify potential areas of contamination.
    2. Information on the environmental setting of the site, to understand the behaviour of any potential contamination.
    3. Preliminary (qualitative) assessment of contamination risks, including an appraisal of potential sources, pathways and receptors.
    4. An assessment to whether a "phase 2" intrusive ground investigation will be required to assess the nature of any risks to future occupants.

    Reason - to protect the environment and ensure the site is suitable for the proposed use in accordance with Local Plan Policy CL1.

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining. Further information is also available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.
   Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

2. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore the consent of all relevant landowners is required before proceeding with any development including that of the Council as landowner.
   If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

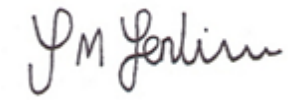
3. The granting of planning permission does not effect the status of species such as owls and bats which have protection under other legislation. These may be present, and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk

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



Joe Jenkinson
Head of Planning and Building Control