



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2012/0404

To LCE Construction & Engineering
Units 1-2 Derwent Way
Wath Upon Dearne
Rotherham
S36 6EX

DESCRIPTION Erection of detached store and a detached workshop building.
LOCATION Its for Hire, St Mary's Street, Penistone, Sheffield, S36 6DT

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 19 April 2012 and described above.

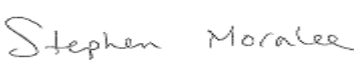
The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Nos 888/01, 888/05, 888/06, 888/04A, 888/04, 888/03A dated 23rd April 2012 and the Design and Access Statement dated 1st April 2012) 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 LDF Core Strategy Policy CSP 29, Design.
- 3 The 'store' as shown on approved plan 888/05 shall be strictly limited to a B8 use and shall be ancillary to Unit 1 and 2 as shown on approved plan 888/01.

The 'workshop' as shown on approved plan 888/05 shall be ancillary Unit 1 and Unit 2 as shown as approved plan 888/01.

Reason: In order that the buildings are not used as separate units and in order to ensure the buildings are used for the purposes described in the application.

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 Regulatory Services

Dated 31 May 2012

- 4 The materials shall match those in the existing commercial building approved under planning permission 2010/0128.
Reason: In the interests of the visual amenities of the area and in order to comply with CSP30 of the Core Strategy.
- 5 The development hereby approved shall only be operated between the hours of 0730 to 1800 hours Mondays to Fridays, 0730 to 1300 hours on Saturdays, and not at all on Sundays.
Reason: In the interests of neighbouring amenities and in accordance with CSP40 of the Core Strategy.
- 6 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with CSP40 of the Core Strategy.

Reason(s) for Granting Permission

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| 1 Protecting Existing Employment Land - CSP19 | The proposal complies with Policy CSP19 of the Core Strategy in that the proposal offers to support an existing employment use and would not have a significant visual impact. It would not have a detrimental impact on the character or appearance of Penistone Conservation Area in compliance with CSP30 of the Core Strategy. |
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Informative(s)

- 1 The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and the implementation of site investigations or other works. Property specific summary information on any past, current or proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.
- 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.

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.