BARNSLEY
Metropolitan Borough Council

Notice of Prior Approval Determination

Town & Country Planning (General Permitted Development) Order 2015
Schedule 2 Part 3 Changes of Use

Correspondence Address:
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Decision Date:
13 July 2016

APPLICATION NO:	2016/0607
DESCRIPTION:	Change of use from agricultural building to residential dwelling (C3) (Prior Notification)
LOCATION:	Liley Barn, Liley Lane, Millhouse Green, Sheffield, S36 9NG
APPLICANT:	Nathaniel Lichfield and Partners

Prior approval is granted for the development described above.

1. The development shall be completed on or before 13 July 2019

Condition(s)

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 (Received 23rd May 2016) 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 dwelling hereby authorised shall be occupied only by persons employed solely or mainly, or last so employed locally in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990, or in forestry and the dependants (which shall be taken to include a widow or widower) of such persons.

Reason: The site has a close relationship with the agricultural business and shares the same access, therefore the occupation of the dwelling is limited to an agricultural worker in order to comply with Policy CSP40.

4 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 Core Strategy Policy CSP 34, Protection of Green Belt.

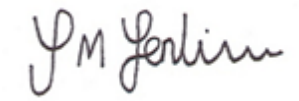
5 No development works shall begin until a Phase 1 Desk Study report, endorsed by a competent engineer experienced in ground contamination, has been submitted and agreed with the Local Planning Authority. The report shall, amongst other matters, include the following:-
1. A review of the historic and 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 Core Strategy Policy CSP 40, Pollution Control and Protection.

Informative(s)

1	The proposed development lies within a coal mining area which may contain unrecorded co 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 b obtained from: www.groundstability.com
2	The granting of planning permission does not in any way infer that consent of the landowne given. Therefore the consent of all relevant landowners is required before proceeding with a 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 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 adv can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk

Signed



Joe Jenkinson
Head of Planning and Building Control

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