



## Notice of Prior Approval Determination

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

**Correspondence Address:**

2 Gawber Road  
Barnsley  
S75 2AF

**Decision Date:**

13/10/2020

**APPLICATION NO:** 2020/0830  
**DESCRIPTION:** Conversion of agricultural building to dwellinghouse (Prior Approval)  
**LOCATION:** Hazel House Farm, Coach Gate, Gunthwaite, Barnsley, S36 7GE  
**APPLICANT:** Alan Robinson

Prior approval is hereby **given** for the development described above subject to the following standard conditions:

1. The development hereby approved shall be carried out strictly in accordance with the plans (Drawing S2, Drawing No. 2 Rev A and Drawing No.1) 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.**
2. Prior to the commencement of construction works, full details of an Electric Vehicle Charging Point (EVCP) (Mode 3) to be installed as part of the development hereby approved, shall be submitted to and approved in writing by the LPA. The EVCP shall be installed in accordance with the approved details prior to first occupation of the development and thereafter retained.  
**Reason: In interests of promoting sustainable travel opportunities in accordance with Policy T3.**

Additional information:

1. Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date
2. 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](http://www.naturalengland.org.uk)
3. 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 mini

Further information is also available on The Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://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](http://www.groundstability.com)

4. 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

Signed

Dated 13/10/2020



Joe Jenkinson  
Head of Planning and Building Control

*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.*