



REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2020/0629

To Mr Philip Lofthouse
Riddle Pit Farm
Flint Lane
Hepworth
Barnsley
HD9 2TR

Proposal: Change of use of an existing building from a barn to a venue suitable for events, weddings etc.

At: Riddle Pit Farm, Flint Lane, Hepworth, Holmfirth, HD9 2TR

Permission is **refused** for the proposals which were the subject of the Application and Plans registered by the Council on 21/07/2020 and described above.

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

1. The site is located in close proximity to the Western Moors Local Wildlife Site which is a key ecological asset for Barnsley. Whilst the applicant has submitted an ecology report with their submission that recommends a number of mitigation and enhancement measures the applicant has indicated they would not be implementing these. In the opinion of the Local Planning Authority, without the recommended mitigation and enhancement measures, the nearby biodiversity feature, and the supported habitats, will not be suitably conserved or enhanced by the proposed development, contrary to Local Plan Policy BIO1: Biodiversity and Geodiversity and Supplementary Planning Document: Biodiversity and Geodiversity.
2. In the opinion of the Local Planning Authority, the proposed development fails to provide sufficient and suitable vehicular access into the site or parking facilities within the site in connection with the proposed use. The site is accessed via a single lane with no passing place, despite this being requested by the Local Planning Authority, and the plans do not provide adequate details on potential number of guests and sufficient and acceptable areas to accommodate the vehicles, to the detriment of the safe and free flow of traffic to Local Plan Policy T4: New Development and Transport Safety.

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

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

Dated 12/01/2021

A handwritten signature in dark ink, appearing to read 'JM Jenkinson'.

Joe Jenkinson
Head of Planning and Building Control

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. *

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. *

As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. *

As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice. *

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. *

*delete where inappropriate

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate> If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.