BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Culture
Planning and Building Control

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2021/1460

To CK Architectural
Suite 69
Pure Office
4100 Park Approach
Thorpe Park Gardens
Leeds
LS15 8GB

DESCRIPTION Change of use of attached garage to dog grooming room

LOCATION 41 Station Road, Bolton Upon Dearne, Barnsley, S63 8AA

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 01/12/2021 and described above.

The approval is subject on compliance with the following conditions:

1 The use hereby approved is permitted for a maximum of 18 months from the date of this permission. After that date the use shall cease unless permission has been gained from the Local Planning Authority for otherwise.
Reason: In the interests of neighbouring amenities in order to evaluate the operations at the site at the end of the temporary period, due to the location of the use within a residential area and in accordance with Local Plan Policy GD1.

2 The development hereby approved shall be carried out strictly in accordance with the plans (S63-2858 Plans and Elevations as Existing and Proposed Rev. B & Site Plan as Proposed Rev. B) 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 Prior to the commencement of the use hereby permitted, all on-site vehicular areas shall be hard surfaced and adequate measures shall be employed so as to avoid the discharge of surface water from the site on to the highway, to prevent mud/debris from being deposited on the public highway to the detriment of road safety.
Reason: In the interests of highway safety in accordance with Local Plan Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.

4 The parking/manoeuvring facilities indicated on the submitted plan shall be provided prior to the commencement of the use hereby permitted and shall be retained for that sole purpose at all times, in the interests of road safety.
Reason: To retain the car parking spaces for parking purposes in accordance with Local Plan Policy T4.

5 The use hereby permitted shall be carried out only between the hours of 08.30 to 17.30 Mondays to Fridays.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

1 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.

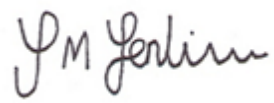
If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

Please be aware that the Council monitors construction sites and open land within the vicinity of 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 any development is disposed of via approved methods and that documents are retained to prove this.

Signed Dated 08/03/2022



Joe Jenkinson
Head of Planning and Building Control

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

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.