



BARNSELY
Metropolitan Borough Council

**Growth and
Sustainability
Regeneration and
Culture
Planning, Policy and Building Control**

Notice of Prior Approval Determination

**TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
2015 SCHEDULE 2, PART 11 PROPOSED DEMOLITION**

Correspondence Address:

Lundhill Farm Mews
Hemingfield
Barnsley
S73 0PJ

Decision Date: 09.09.2025

APPLICATION NO: 2025/0589
DESCRIPTION: Demolition of dwelling (Prior Approval).
LOCATION: 134 Milton Road, Hoyland, Barnsley, S74 9BJ
APPLICANT/AGENT: Fantasma Investments

Prior approval is **not required** for the development described above; subject to the following standard conditions:

- 1 The development must be carried out within a period of 5 years from the date on which the application was submitted to the local planning authority which was the 4th July 2025.
Reason: In accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2 The development hereby approved shall be carried out strictly in accordance with the plans:

2020/66/SS Dwg No. PAE/01
Bat Survey produced by Whitcher Wildlife Ltd Ref 250411/1 dated 22/06/2025

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 The development shall be completed in line with the recommendations in the Bat Survey Report (ref: 250411/1, 22nd June 2025) and the conditions of the planning permission. All the recommendations shall be implemented in full, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of biodiversity conservation.
- 4 During works, construction or demolition related activity shall only take place onsite 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: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.
- 5 There shall be no burning of any material on the development site during the demolition phase.
Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

Informatives:

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.

2. The development hereby approved includes the demolition of existing buildings. You are advised that before undertaking any demolition, you may require a demolition licence from the Highway Authority. Please be aware that works shall be to the specification and satisfaction of the Highways Authority and you must give 6 weeks' notice of demolition. If you start demolition work without the appropriate licence, you may be prosecuted. Fees are payable for the approval of demolition, and you will be issued with a Section 81 notice prior to commencing work, or you may be prosecuted. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/planning-and-buildings/building-control/get-permission-to-demolish-a-building/> or please contact at email demolition@barnsley.gov.uk

3. If a bat or evidence of the presence of bats is discovered on site prior to or during development all work should stop immediately. A licensed bat consultant or Natural England must be contacted and works implemented only in accordance with methods advised by them. This advice note should be provided to any persons/contractors carrying out the development along with the contact details of a relevant ecological consultant. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations 2017.

4. It is recommended that measures are taken to prevent a nuisance/or affect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke, odour, light or dust. No waste should be burnt. If a Statutory Nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, light, odour, dust or smoke nuisance from being created.

Signed:

Dated: 9 June 2025



Garry Hildersley

Head of Planning, Policy & Building
Control Growth & Sustainability
Directorate