



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2011/0242

To JRB Designs Ltd
1 Saville Street
Cudworth
Barnsley
S72 8LT

DESCRIPTION Change of use of former factory to hand car wash
LOCATION Grange Lane, Stairfoot, Barnsley

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 02 March 2011 and described above.

The approval is subject on compliance with the following conditions:

- 1 The use hereby permitted shall be for a limited period of 3 years from the date of this permission and all materials and equipment brought on to the site in connection with the use shall be removed upon expiry of the 3 year period, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the development plan and the visual and residential amenities of the area.
- 2 The development hereby approved shall be carried out in strict accordance with the amended plans and specifications received on 11/04/2011 (Drawing No. 001, Rev. A), unless prior written consent has been given by the Local Planning Authority to any minor variation.
Reason: For the avoidance of doubt as amendments have been submitted during the course of processing the application and in accordance with UDP Policy BE6, Design Standards.
- 3 The use hereby permitted shall be carried on only between the hours of 0830 to 1800 Mondays to Sundays.
Reason: In the interests of the amenities of local residents and in accordance with UDP Policy ES1, Pollution.

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

Signed *Stephen Moralee*
Assistant Director, Planning and Transportation

Dated 18 April 2011

- 4 Prior to the commencement of the use details of a right turn pocket on Grange Lane, including a scheme of white lining, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the commencement of the use.
Reason: In the interest of highway safety.
- 5 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: In the interest of highway safety.
- 6 Pedestrian intervisibility splays, having the dimensions 2m x 2m, shall be safeguarded at the drive entrance/exit such that there is no obstruction to visibility at a height exceeding 1m.
Reason: In the interest of highway safety.
- 7 Vehicular and pedestrian gradients within the site shall not exceed 1:12.
Reason: In the interest of highway safety.
- 8 All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the public highway.
Reason: In the interest of highway safety.

Reason(s) for Granting Permission

- 1 Economic development and residential amenity - Policy ED4

The proposal complies with Policy ED4 in that

it would have no significant impact on air pollution/noise.
the buildings/outside storage are not visually intrusive.

Informative(s)

- 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 decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

Policy ED2 - Development on sites proposed for employment use will normally be permitted for business, industry and storage and distribution. Other employment generating uses may be permitted if they are compatible with adjoining uses.

Policy ED4 - Proposals for economic development adjoining or close to housing will be assessed with particular regard to the likely impact on residential amenity.

SPG 23 - provides guidance about the types of uses which are likely to be acceptable on sites allocated for employment use.

SPG 24 provides guidance about the circumstances in which the Council will consider alternative development on employment sites.

This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.

- 3 The developer must contact Mr S Gibbons - Highways & Engineering prior to any work commencing on-site, to gain all necessary technical and legal approvals relating to the creation/alteration/reinstatement and removal of permanent or temporary vehicular access(e) to the highway.

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.