BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2014/1141

To Garry Greetham Associates
Westwood House
18 Carr Lane
Tankersley
Barnsley
S75 3BE

DESCRIPTION Vary condition 2 of application 2008/0179 to include a rear single storey extension and fenestration alterations on plot 4.

LOCATION Unit 4, Blacker Grange Farm, Off Barnsley Road, Blacker Hill, Barnsley, S74 0RP

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 27 October 2014 and described above.

The approval is subject on compliance with the following conditions:

1 The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos.741-05 - A, 741-13, 741-02, 741-23, 741-24, 741-01-A, 741-02-C, 741-03, 741-09, 741-11, 741-02-C, 741-20, 741-21-01-A, 741-21-02, 741-22, 741-16-B, 741-17-A) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality accordance with Core Strategy Policy CSP 29, Design.

2 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
Reason: In the interest of satisfactory and sustainable drainage.

3 The foul drainage from the proposed development shall be discharged to a septic tank and soakaway system which meet the requirements of British Standard BS 6297:1983 (septic tank) and the Building Research Establishment Digest Standard 365 (soakaway system).
Reason: To prevent pollution of the water environment

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

Signed
Service Director Economic Regeneration, Development, Environment & Culture

Dated 22 January 2015

Development Service
PO Box 604, Barnsley, S70 9FE
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4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking or re-enacting that order) no development included within classes A, D and E of part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority.
Reason: To ensure that sufficient private amenity space remains to serve the dwellings, in the interests of amenity.

5 The development shall be carried out in accordance with the details submitted to the LPA, and approved in writing, on the letter, and associated documents, from Garry Greetham Associates Limited dated 16th March 2010 titled 'RE: Condition Discharge Application'.
Reason: In order for the application to continue to proceed in accordance with the original approval, and associated conditions, under application 2008/0179.

Informative(s)

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.

1 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 mining.
Further information is also available on The Coal Authority website at:
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

2 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.

3 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:

Local Development Framework Core Strategy

CSP2 'Sustainable Construction
CSP3 'SUDS'
CSP4 'Flood Risk'
CSP8 'The Location of Growth'
CSP21, 'Rural Economy'
CSP26 'New Development and Highway Improvement'
CSP29 'Design'
CSP34 'Protection of Green Belt'
CSP36 'Biodiversity and Geodiversity'
CSP37 'Landscape Character'
CSP43 'Educational Facilities and Community Uses'

Saved UDP Policies

UDP notation: Green Belt
GS6 'Extent of the Green Belt'
GS7 and GS8 'Development within the Green Belt'
GS8A 'The Re-use & Adaption of Buildings in the Green Belt'
GS8E 'Replacement, alteration & Extensions to Dwellings in the Green Belt'.

SPD's

- Designing New Residential Development
- House Extensions
- Parking

Other

South Yorkshire Residential Design Guide

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.

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.

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