



BARNSELEY
Metropolitan Borough Council

Notice of Prior Approval Determination

**Town & Country Planning (General Permitted Development) Order 2015
Schedule 2 Part 3 Changes of Use**

Correspondence Address:

Architect & Town Planner
14 Huddersfield Road
Ingbirchworth
Sheffield
S36 7GF

Decision Date:

11.11.16

APPLICATION NO:

2016/0274

DESCRIPTION:

Conversion of agricultural barn to 2 no. dwellings
(prior notification)

LOCATION:

Thurgoland Farm, Smithy Hill, Thurgoland, Barnsley,
S35 2BB

APPLICANT:

Richard Elmhirst, Round Green Farm, Worsbrough,
Barnsley, S75 3DR

Prior approval is granted for the development described above.

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the plans (A1, A2, A3, A4) 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 LDF Core Strategy Policy CSP 29, Design.

3. The alterations to the external appearance of the buildings shall be made good using materials matching those of the existing building.

Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995) or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be

carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Core Strategy Policy CSP 34, Protection of Green Belt.

5. Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 and 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 70, Pollution Control and Protection.

6. 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: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.

7. No development works shall begin until a report, endorsed by a competent engineer experienced in ground contamination and remediation, has been submitted and agreed with the Local Planning Authority. The report shall, amongst other matters, include the following:-
 1. A survey of the extent, scale and nature of contamination.
 2. An assessment of the potential risks to human health, property, adjoining land, groundwaters and surface waters, ecological systems and archaeological sites and ancient monuments.
 3. An appraisal of remedial options, and proposal of the preferred options (s).
 4. A remediation statement summarising the works to be undertaken (if required).The above must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11. The development shall thereafter be undertaken in full accordance with the submitted report. For further information, see BMBC's supplementary Planning Guidance 28, "Developing Contaminated Land".

Reason: In accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

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:

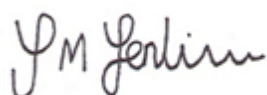
www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can be obtained from www.groundstability.com

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 a 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.

Signed



Joe Jenkinson
Head of Planning and Building Control