



BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2014/1032

To Mr John Clare
10 Lund Avenue
Lundwood
Barnsley
S71 5NP

DESCRIPTION Erection of a pig rearing unit.

LOCATION 10 Lund Avenue, Lundwood, Barnsley, S71 5NP

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 01 September 2014 and described above.

The approval is subject on compliance with the following 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 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 Prior to occupation of the building, full details of the method of ventilation and odour extraction system shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation of the building by any pigs and retained as such thereafter.
Reason: In the interests of the amenity of neighbouring residents in accordance with Core Strategy Policy CSP 40.
- 4 Deliveries shall be only take place between the hours of 0800 & 1800 Monday to Friday and 0900 & 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 40.

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 17 December 2014

- 5 The premises shall be used strictly for the rearing of pigs, at no time shall the number exceed over 120 animals. Full records of all pigs reared at the site shall be kept and made available for the Local Planning Authority should a request be made to the applicant in writing.
Reason: In the interests of the amenities of local residents in accordance with Core Strategy Policies CSP 29 and CSP 40.
- 6 No outside storage shall at any time take place on the site.
Reason: In the interests of the visual amenities of the locality in accordance with Core Strategy Policies CSP 29 and CSP 40.
- 7 Within one month of the occupation of the building all existing outdoor pig pens shall be dismantled and removed from the site. No pigs shall be reared outside of the approved premises.
Reason: In the interests of the amenities of local residents in accordance with Core Strategy Policies CSP 29 and CSP 40.
- 8 Prior to the occupation of the approved building an odour management plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of how any potential offensive odours will be prevented from affecting premises beyond the site boundary, the use shall operate in complete accordance with the approved plan.
Reason: In the interests of the visual amenity of the locality in accordance with Core Strategy Policy CSP 40.
- 9 No slaughtering of animals shall take place on the site at any time.
Reason: In the interests of the amenities of local residents in accordance with Core Strategy policy CSP 40.
- 10 Prior to the commencement of development upon the approved building full details of how pig slurry and associated waste will be collected, stored and disposed of shall be submitted to the Local Planning Authority for approval in writing. The building shall be constructed and the sites waste managed in strict accordance with the approved details.
Reason: In the interests of the amenities of local residents in accordance with Core Strategy policy CSP 40.
- 11 The pigs shall be fed by way of a mechanised feeding system details of which shall be submitted for approval in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the building and thereafter maintained as such.
Reason: In the interests of reducing noise in accordance with Core Strategy Policy CSP 40.
- 12 Development shall not commence until arrangements have been entered into to secure such works to mitigate the effect of the development, and such works shall be completed prior to the development being brought into use. Such works shall comprise of:-

Any necessary reconstruction/resurfacing of the highway serving the development site;
approximately 15m of Lund Avenue directly abutting the site entrance.
Provision of/alterations to any necessary drainage;
Provision of/alterations to any necessary street lighting;

Reason: In the interests of highway safety and the free flow of traffic in accordance with Core Strategy policy CSP 26.

- 13 Development shall not commence until a plan showing details of the proposed access arrangements and the extent and details of the parking/manoeuvring facilities at the development; including that at the existing dwelling; has been submitted and approved in writing by the Local Planning Authority. The approved details shall be provided prior to the development being brought into use, and shall be retained as such at all times.
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.
- 14 All on-site vehicular areas shall be hard surfaced and drained in an approved manner prior to the development being brought into use.
Reason: To prevent mud/debris from being deposited on the public highway to the detriment of road safety in accordance with Core Strategy Policy CSP 26.
- 15 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 erection of any agricultural building which would otherwise be permitted by Part 6 of Schedule 2 to that Order shall be erected within the same boundary of the approved agricultural unit or holding.
Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with in accordance with Core Strategy Policy CSP 34.

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.

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.

