



Notice of Prior Approval Determination

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

Correspondence Address:

Linwood
Barnsley Road
Dodworth
Barnsley
S75 3JR

Decision Date:

21 May 2020

APPLICATION NO:

2020/0365

DESCRIPTION:

Conversion of vacant barn to dwelling

LOCATION:

Hill Top Farm, Eastfield Lane, Hood Green, Barnsley, S35 7AY

APPLICANT:

John French

Prior notification is hereby **refused** for the development described above, for the following reasons:

- 1 Due to the overall conflict with the existing and continuing wider use of the farm and yard, the scheme is considered contrary to the requirements of Schedule 2 Part 3, Class Q.2 point (e) of the Town and Country Planning (General Permitted Development) (England) Order 2015 in that it would be impractical and undesirable for the building to change from agricultural use to a use falling with Class C3.
- 2 Insufficient information has been provided to assess if the work required for the conversion goes above and beyond 'building operations reasonably necessary to convert the building', contrary to Schedule 2 Part 3, Class Q.1 (b) and (i) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Signed

Joe Jenkinson
Head of Planning and Building Control

Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate> If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.