

**ALDHAM MILL FARM, BARNSLEY ROAD,
WOMBWELL**

**FORMAL SUBMISSION FOR VARIATION OF SECTION
106 AGREEMENT**

PLANNING PERMISSION B/02/1594/WW



BARNSELEY

Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. B/02/1594/WW

To Mr. M. Smeaton,
c/o NYP Architects
The Grove
High Street
Dodworth
Barnsley S75 3RQ

Proposal Erection of indoor riding centre

At Aldham Mill Farm, Barnsley Road, Wombwell, Barnsley.

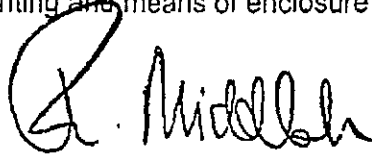


Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 4 November 2002 and described above.

The approval is subject on compliance with the following conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
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 in strict accordance with the amended plans and specifications received on 30 January 2003 (ordnance survey plan and drawing No.s 33/15/2 Rev D, 33/15/3 Rev A & 33/15/4 Rev A) unless prior written consent has been given by the Local Planning Authority to any minor variation.
For the avoidance of doubt as amendments have been submitted during the course of processing the application.
3. No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority.
In the interests of the visual amenities of the locality.
4. No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority, full details of both hard and soft landscaping works, which shall include details of the species, positions and planted heights of all proposed trees and shrubs, and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and details of any hard surfacing materials, any lighting and means of enclosure to the site.

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

Signed 
Assistant Director, Planning and Transportation

Dated 19 February 2004

Planning and Transportation Service
Central Offices, Kendray Street, Barnsley. S70 2TN

Telephone: 01226 - 772600
Fax: 01226 - 772599

In the interests of the visual amenities of the locality.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority give written consent to any variation.

In the interests of the visual amenities of the locality

6. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and the plant shall thereafter be retained throughout the life of the development.

To prevent pollution of the water environment.

7. The use hereby permitted shall be carried on only between the hours of 9.00am to 8.00pm. Mondays to Fridays and 9.00am to 5.00pm on Saturdays and Sundays.

To ensure that the use takes the form envisaged by the Local Planning Authority, in the interests of the amenities of local residents.

8. Any café or other retail facility provided shall be ancillary to and available for uses of the equestrian centre only as distinct from a facility available to members of the general public.

For the avoidance of doubt and to minimise traffic movements.

Informatives

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:

GS7 - Development in the Green Belt

GS8 - Development in the Green Belt

T2 - Access

ES3 - Pollution

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.