



## GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2010/0611

**To** Design Space  
15 Hall Farm Grove  
Hoylandswaine  
Sheffield  
S36 7LJ

**DESCRIPTION** Conversion of 2 No. barns and associated outbuildings into two dwellings  
**LOCATION** Bank House Farm A628, Silkstone, Barnsley, S75 4FZ

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 26 May 2010 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 in strict accordance with the amended plans and specifications received on 25 June 2010 (Drawing No. 1022/TP/001, 1022/TP/002 REVA, 1022/TP/003 REV A, 1022/TP/004, 1022/TP/005, 1022/TP/006, 1022/TP/007, 1022/TP/008, 1022/TP/009, 1022/TP/010, 1022/TP/011, 1022/TP/012 REV A, 1022/TP/013, 1022/TP/014, Design and Access Statement, Structural Inspection Report by ARC Engineers dated 21st April 2010, Bat Mitigation Strategy dated 18th June 2010), unless prior written consent has been given by the Local Planning Authority to any minor variation.  
**Reason: For the avoidance of doubt as amendments have been submitted during the course of processing the application and in accordance with UDP Policy BE6, Design Standards.**
- 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. The development shall be carried out in accordance with the approved details.  
**Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.**

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

Signed *Stephen Moralee*  
Assistant Director, Planning and Transportation

Dated 21 July 2010

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (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 UDP Policy GS7, Development in the 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 to 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 UDP Policy ES1, Pollution.**
- 6 The Public Right of Way shall remain unobstructed for the duration of the construction of the development  
**Reason: In the interests of highway safety.**
- 7 Prior to the commencement of development the buildings and structures set for demolition shall be removed as detailed on drawing no 1022/TP/003 REV A - Site and Block Plan, Proposed.  
**Reason: In the interests of visual amenity of the Green Belt in accordance with policy GS9.**
- 8 Unless otherwise agreed in writing by the local planning authority, no building or other obstruction shall be located over or within 3.0 (three) metres either side of the centre line of the sewer, which crosses the site.  
**Reason: In order to allow sufficient access for maintenance and repair work at all times.**
- 9 The site shall be developed with separate systems of drainage for foul and surface water on and off site.  
**Reason: To ensure proper drainage of the area**
- 10 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works have been submitted to and approved by the local planning authority.  
**Reason: To ensure that the development can be properly drained.**
- 11 Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.  
**Reason: To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal**
- 12 During the period of construction sufficient space shall be set aside within the confines of the site for the parking of site workers and visitors and storage of plant, machinery and building materials.  
**Reason: To ensure that satisfactory parking is available in the interests of highway safety and the free flow of traffic.**

- 13 The access/parking/garaging/manoeuvring facilities indicated on the approved plan shall be provided prior to the development being brought into use, and shall be retained for that sole purpose at all times.  
**Reason: In the interests of highway safety.**
- 14 At the access with the A628 there shall be no obstruction to visibility placed, erected or grown which exceeds 1m at any time.  
**Reason: To ensure that adequate visibility is available, in the interests of highway safety in accordance with UDP Policy T2A.**
- 15 All surface water run-off shall be collected and disposed of within the site and shall not be allowed to discharge onto the public highway.  
**Reason: In the interests of highway safety.**
- 16 Prior to the occupation of each dwelling, hereby approved the parking and manoeuvring area within its curtilage shall be surfaced, sealed and drained.  
**Reason: To ensure that adequate car parking accommodation is available and in accordance with UDP Policy T2A.**
- 17 Development shall not commence before details of measures to prevent mud/debris from being deposited on the public highway to the detriment of highway safety and details of all areas for the parking of all employees vehicles, the storage of building materials and plant, have been submitted to and approved in writing by the Local Planning Authority, and such measures shall be retained for the entire construction period.  
**Reason: In the interests of highway safety.**
- 18 Vehicular and pedestrian gradients within the site shall not exceed 1:12 to ensure safe and adequate access.  
**Reason: In the interests of Highway Safety.**

#### **Reason(s) for Granting Permission**

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| 1 | Re-use of buildings in the Green belt | The proposal complies with Policy GS8A in that there is no material impact on openness of green belt. |
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## Informative(s)

- 1 The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and the implementation of site investigations or other works. Property specific summary information on any past, current or proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at [www.coal.gov.uk](http://www.coal.gov.uk).
- 2 It will be necessary for the developer to apply for a Natural England bat licence prior to works commencing, and proposed mitigation should be included in a detailed method statement to be submitted to Natural England's licensing unit.
- 3 Public Rights of Way may be affected during the construction stage of this development, and you should contact Mrs Sarah Ford (tel: 01226 772696) or Mr Mike Gibson (tel: 01226 772569) to discuss the possible need for a temporary closure or diversion.
- 4 The granting of planning permission does not affect the status of species such as owls and bats which have protection under other legislation. These may be present, and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from [www.naturalengland.org.uk](http://www.naturalengland.org.uk)

## **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.