

# Planning Application 2016/1342/INVALID

## DevelopmentControl & DevelopmentManagement

Thu 03/11/2016 10:00

To: pdimelow@live.co.uk <pdimelow@live.co.uk>;

Dear Sir / Madam,

**APPLICATION NO:** 2016/1342/INVALID  
**DESCRIPTION:** Demolition of existing subsidence damaged farmhouse and erection of a 4 bedroomed dwelling  
**LOCATION:** Poplar House Farm, 24 Low Cudworth Green, Cudworth, Barnsley, S72 8EF

Thank you for your planning application in respect of the above. Unfortunately, your application is invalid and cannot be processed because:-

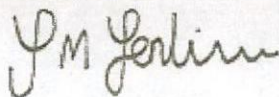
✓ **The red edge of the location plan should include the access up to the adopted highway.**

✓ **A coal mining risk assessment is required.**

Please attach these documents to an email and send to [developmentmanagement@barnsley.gov.uk](mailto:developmentmanagement@barnsley.gov.uk) or post to the address below as soon as possible to enable us to process your application. Please remember to quote the planning application number. If you require assistance or have any queries please telephone the Planning officer named above.

If the application is invalid due to non-payment of a fee, again please contact us via email at [developmentmanagement@barnsley.gov.uk](mailto:developmentmanagement@barnsley.gov.uk) or telephone the Planning officer named above to confirm you have made the payment. Please remember to quote the planning application number. If you have paid via card, please also quote your payment reference number.

Yours faithfully



Joe Jenkinson  
Head of Planning & Building Control

Kind Regards,

*Planning and Building Control  
Economic Regeneration  
Place Directorate  
Barnsley MBC*





The Coal  
Authority

Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG  
Website: www.aroundstability.com Phone: 0845 762 6848 DX 716176 MANSFIELD 5

**HESELTINE BRAY & WELSH**  
**SOLICITORS**  
**29 CHURCH STREET**  
**BARNSELY**  
**SOUTH YORKSHIRE**  
**S70 2AL**

Our reference:	<b>51000498175001</b>
Your reference:	<b>ajh/r0924/5</b>
Date of your enquiry:	<b>01 April 2014</b>
Date we received your enquiry:	<b>01 April 2014</b>
Date of issue:	<b>02 April 2014</b>

This report is for the property described in the address below and the attached plan.

**Non-Residential Enviro All-in-One - On Coalfield**

**26 LOW CUDWORTH GREEN, CUDWORTH, BARNSELY, SOUTH YORKSHIRE, S72 8EF**

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	See comments below
Brine Compensation District	No

**Information from the Coal Authority**  
**Underground coal mining**

**Past**

The property is in the likely zone of influence from workings in 7 seams of coal at 270m to 660m depth, and last worked in 1987.

Any ground movement from these coal workings should have stopped by now.

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past.

**Present**

The property is not in the likely zone of influence of any present underground coal workings.

**Future**

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

LOW CUDWORTH GREEN

EXISTING SUBSIDENCE DAMAGED FARMHOUSE AND GARAGES SHOWN DOTTED TO BE DEMOLISHED.

PLOT 10

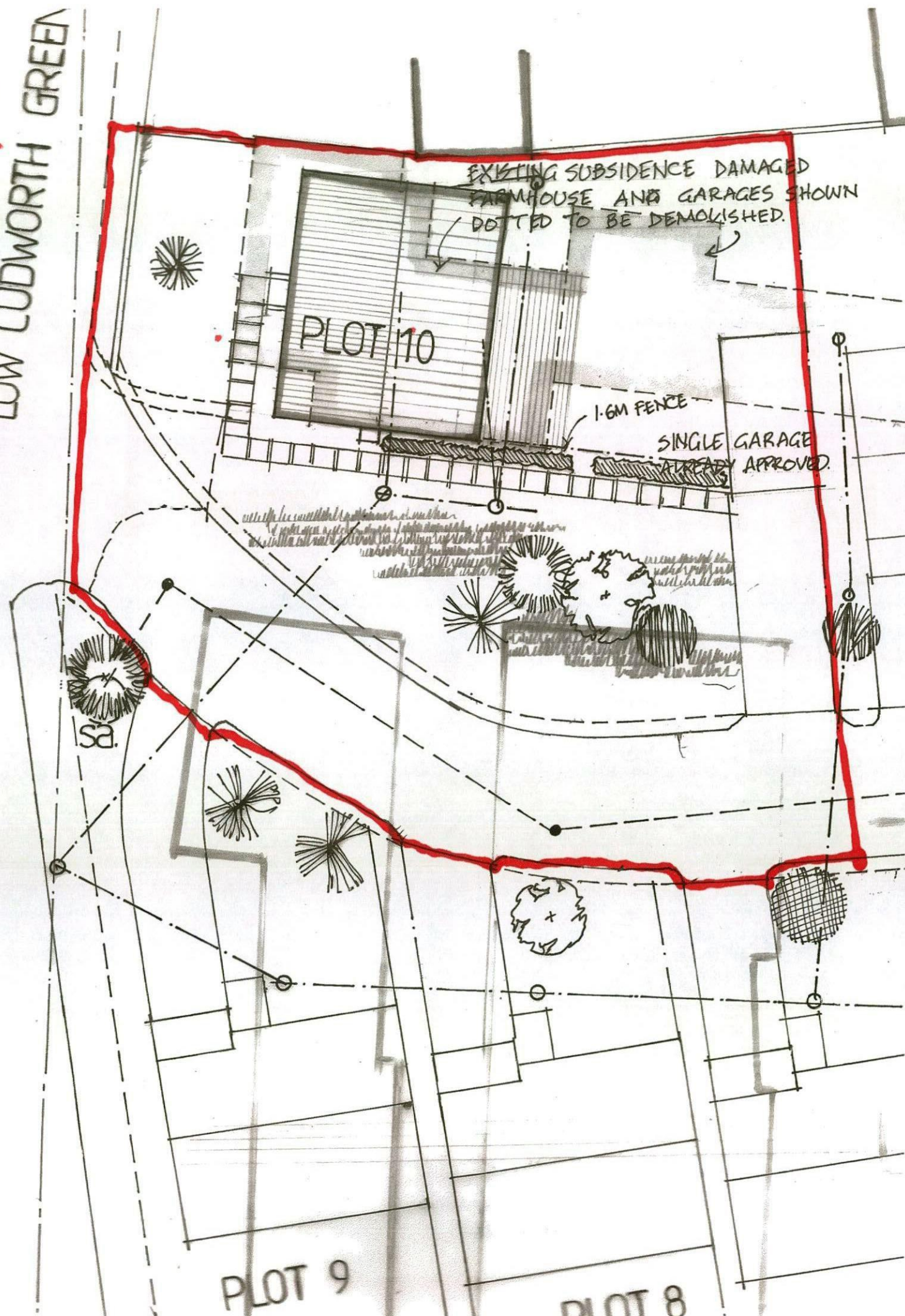
1.6M FENCE

SINGLE GARAGE ALREADY APPROVED.

BS

PLOT 9

PLOT 8



However, reserves of coal exist in the local area which could be worked at some time in the future

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

#### **Mine entries**

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

#### **Coal mining geology**

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

#### **Opencast coal mining**

##### **Past**

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

##### **Present**

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

##### **Future**

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

#### **Coal mining subsidence**

A damage notice or claim for alleged subsidence damage was made in September 1995 for 19 CARRS LANE, CUDWORTH, BARNSLEY, SOUTH YORKSHIRE, S72 8EQ. However, the claim was rejected.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

There are a further 3 claim(s) within 50 metres of the property boundary that do not match the property address. These are shown on the attached plan.

The Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

If further subsidence damage claims information is required in addition to that provided in this report, the Authority need to manually search their records. For further advice on how to order this additional information visit [www.groundstability.com](http://www.groundstability.com) or telephone 0845 7626 848.

#### **Mine gas**

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

#### **Hazards related to coal mining**

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

#### **Withdrawal of support**

The property is in an area for which notices of entitlement to withdraw support were published in 1977, 1981.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support

#### **Working facilities orders**

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

#### **Payments to owners of former copyhold land**

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

#### **Comments on Coal Authority information**

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

#### ***Information from the Cheshire Brine Subsidence Compensation Board***

The property lies outside the Cheshire Brine Compensation District.

#### ***Additional Remarks***

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006. The Coal Authority owns the copyright in this report. The information we have used to write this report is protected by our database right. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.