



REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2019/0203

To Coda Planning
Coda Planning Ltd
70 - 71 Cornish Place
Cornish Street
Sheffield
S6 3AF

Proposal Demolition of existing building and erection of 19 no. dwellings and associated access and landscaping

At A and E White Bakers Ltd., Charles Street, Worsbrough Bridge, Barnsley, S70 5AF


Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 13 March 2019 and described above.

The reason(s) for the Council's decision to refuse planning permission is/are:

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.

- 1 The proposed development would be contrary to Local Plan Policy D1, the Council's Supplementary Planning Document 'Design of Housing Development' and paragraph 127 of the NPPF in that its design and layout would fail to create a visually attractive development that would function well for the lifetime of the development, nor be safe, inclusive and accessible for all people. Particular references are made to the combination of tall dwellings built close together positioned close to the road with minimal amounts of soft landscaping, the proposed parking layout which dominates the proposed street scenes and includes parking spaces located remotely from dwellings in several cases and the isolated bungalow.
- 2 In the opinion of the Local Planning Authority, the proposed development would be materially detrimental to the amenities of the future occupants of the proposed dwellings by reason of substandard internal and external spacing and inadequate separation distances, contrary to Local Plan Policy GD1 'General Development', Supplementary Planning Document 'Design of Housing Development' and the South Yorkshire Residential Design Guide.

- 3 In the opinion of the Local Planning Authority the proposed development would fail to provide any affordable housing or education contributions, contrary to Local Plan Policy I1 'Infrastructure and Planning Obligations', Local Plan Policy H7 'Affordable Housing', SPD 'Financial Contributions to Schools' and NPPF paragraph 54. The absence of essential forms of mitigation for a shortfall in school places and any provision of affordable housing would mean that the development would fail its social responsibilities, which is one of the three overarching objectives of sustainable development set out within the NPPF.
- 4 The proposal does not incorporate adequate on-site vehicular and cycle parking to the standard required by the Local Planning Authority. The proposal, if permitted, would therefore be likely to lead to an undesirable increase in on-street parking to the detriment of highway safety contrary to Local Plan Policies T3 and T4.

Signed 
Joe Jenkinson
Head of Planning and Building Control

Dated 19 November 2019

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.

As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.*

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*

As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*

As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.*

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.*

***delete where inappropriate**

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.