



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2020/0302

To Walker Associates Architects
5 New Hagg Farm
Oldfield Road
Honley
Holmfirth
HD9 6RN

DESCRIPTION Erection of 5 no Shire Horse Stables (Retrospective)

LOCATION Cannon Hall Open Farm, Bark House Lane, Cawthorne, Barnsley, S75 4AT

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 15/04/2020 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 strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Plan Nos

- Proposed Elevations 2 WAA072 - PL01 - 204 - Rev A
- Proposed Floor Plans - WAA072 - PL01 - 201 - Rev A
- Proposed Roof Plans - WAA072 - PL01 - 202 - Rev A
- Proposed Site Plan - WAA069 - PL - 20 - Rev A

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 The tree attenuation and maintenance details set out within Section 4 of the Arboricultural Report (AWA3203) by AWA Tree Consultants shall be conducted in accordance with the specifications and timescales detailed in the report. Consequently 3no. inspection reports shall be submitted to the Local Planning Authority in accordance with the requirements of Section 4.3.3 of the Arboricultural no later than the 30th November 2024. Subject to the findings of the inspection reports, details of the works proposed in Section 4.3.4 relating to compensatory crown pruning shall be submitted to and approved in writing by the Local Planning Authority. Once the approved works are completed, photographic evidence shall be submitted to the Local Planning Authority to confirm that the pruning has been undertaken in accordance with the approved details.
Reason: To ensure the ongoing maintenance of the Lime Trees in as heritage and biodiversity assets in accordance with LP Policies HE4 - Developments Affecting Historic Areas or Landscapes and BIO1 - Biodiversity and Geodiversity.
- 4 The stable buildings and their associated paddock areas shall only be used for the purposes of housing and rearing the specific breed 'Shire Horse' and shall not be used for the purposes of raising any other animal.
Reason: To ensure the stables are used for an agricultural breed of horse complementary to the purpose of the development's location within the Green Belt in accordance with LP Policy GB2 - Replacement, Extension and Alterations of Existing Buildings within the Green Belt.
- 5 Within 6 months of the date of this decision full details of soft landscaping works to soften the impact of the development from surrounding views, including details of the species, positions and planted heights of proposed trees and shrubs and a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved timetable.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.

Informative(s)

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.

Please be aware that the Council monitors construction sites and open land within the vicinity of 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.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed

Dated 03/12/2021



Joe Jenkinson
Head of Planning and Building Control

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

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 given 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.