BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2011/1235

To NPS Barnsley Ltd
P.O. Box 634
Barnsley
S70 9GG

DESCRIPTION Installation of solar panels to roof.
LOCATION 18 Regent Street, Barnsley, S70 2HG

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 03 October 2011 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 21/10/2011 (Drawing No.F320-02-A & F320-03-A), 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 Core Strategy Policy CSP 29, Design.

Reason(s) for Granting Permission

1 Unique Policy CSP 6 of the Core Strategy identifies that there is a presumption in favour of Proposals for renewable energy; developments will only be refused if significant harmful effects can be attributed to them which cannot be prevented or mitigated against. The installation of solar panels represents one of the more agreeable and less controversial forms of renewable energy generation, the environmental and visual impact of such schemes is generally perceived to not be as significant as other forms such as wind or biomass.

Stephen Moralee

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 Regulatory Services

Dated 02 November 2011

Planning and Regulatory Services **Telephone: 01226 - 772000**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772591**

Informative(s)

1 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore the consent of all relevant landowners is required before proceeding with any development including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2 The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Barnsley Unitary Development Plan, the Core Strategy and to relevant material considerations:

Core Strategy

CSP 6 - Development that produces renewable energy - We will allow development that produces renewable energy as long as there is no significantly harmful effect on the character of the landscape and appearance of the area, living conditions, biodiversity, heritage assets, highway safety, and infrastructure.

CSP29 - Design - High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley. Development should enable people to gain access safely and conveniently.

CSP30 - The Historic Environment - We will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.

Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve:
- the character and/or appearance of Conservation Areas
- the character and/or appearance of Scheduled Ancient Monuments
- the character and/or appearance of Listed Buildings (including any locally listed buildings or buildings of archaeological significance)
- archaeological remains of local or national importance
- the character and/or appearance of historic parks and gardens and other historic landscapes including key views from and within these landscapes

National

PPS 15 - Planning for the Historic Environment - The Governments aim is that the historic environment and its heritage assets should be conserved.

PPS 22 - Renewable Energy - increased development of renewable energy resources is vital to facilitating the delivery of the Governments commitment on both climate change and renewable energy. Small scale renewable energy scheme

3 The applicant should ensure that the existing roof has the ability to carry the load (weight) of the panels to ensure safe and secure installation. The applicant is also advised to consider the Building Regulations with regard to structure (Part A), Fire Safety (Parts B1 & B2), Moisture (Part C), Sound (Part E), Ventilation (Part F), Protection from Falling (Part K), Access and Use of Buildings (Part M) and Electrical Safety (Part P). Building Control should be contacted to ensure the installation complies, and, to establish whether an application is required.

Where there is a perceived increase in risk of direct strike lightening as a consequence of the installation of the PV system, specialists in lightning protection should be consulted with a view to installing a separate lightning protection system.

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.

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