BARNSLEY
Metropolitan Borough Council

Notice of Prior Approval Determination

Town & Country Planning (General Permitted Development) Order 2015
Schedule 2 Part 3 Changes of Use

Correspondence Address:
6 Trinity Meadows
Thurgoland
Sheffield
S35 7BZ

Decision Date:
02 June 2016

APPLICATION NO:	2016/0394
DESCRIPTION:	Change of use from agricultural building to 3 no. residential units (C3) (Prior Notification)
LOCATION:	Blackmoor Farm, Blackmoor, Snowden Hill, Oxspring, Sheffield, S36 8YR
APPLICANT:	Mrs Rachel Berry

Prior approval is granted for the development described above.

1. The development shall be completed on or before 02 June 2019

Condition(s)

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 amended plans (Received 1st June 2016) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality accordance with Core Strategy Policy CSP 29, Design.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 Core Strategy Policy CSP 34, Protection of Green Belt.

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PO Box 634, Barnsley, S70 9GG **Fax: 01226 – 772591**

4 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.

5 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 Core Strategy Policy CSP 29, Design.

Informative(s)

1 The proposed development lies within a coal mining area which may contain unrecorded co mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can b obtained from: www.groundstability.com

2 The granting of planning permission does not in any way infer that consent of the landowne given. Therefore the consent of all relevant landowners is required before proceeding with a 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 landowner.

3 The granting of planning permission does not effect 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 adv can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk

Signed



Joe Jenkinson
Head of Planning and Building Control

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