



**GRANT OF PLANNING PERMISSION**

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2013/1108

**To** White Agus Partnership  
8 Morston Business Park  
Whaley Road  
Barugh Green  
Barnsley  
S75 1HQ

**DESCRIPTION** Formation of car park with associated access, boundary fencing and security cameras.

**LOCATION** Former Royal Arms, Wakefield Road, Barnsley, S71 1NT

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 09 October 2013 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 amended plans (Nos. 13-063 dwg no.1 Rev A) 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 All on-site vehicular areas shall be hard surfaced and drained (all surface water to be collected and disposed of within the site) in an approved manner prior to the development being brought into use.  
**Reason: To prevent mud/debris from being deposited on the public highway to the detriment of road safety.**
- 4 Vehicular and pedestrian gradients within the site shall not exceed 1:12.  
**Reason: To ensure safe and adequate access.**

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

Signed *Stephen Moralee*  
Head of Planning, Building Control and Sustainability

Dated 21 November 2013

- 5 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences.  
**Reason: To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading**
- 6 All boundary fences and gates shall be powder coated in RAL 6010 'Grass Green' and thereafter maintained as such.  
**Reason: In the interest of visual amenity to provide a more acceptable appearance to the boundary treatment.**
- 7 No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.  
**Reason: In the interest of residential amenity to ensure that no unnecessary disturbance from noise associated with vehicles manoeuvring occurs to nearby properties.**
- 8 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of soft landscaping works proposed along the sites frontage. Information submitted shall include details of the species, positions and planted heights of proposed trees and shrubs. The approved hard landscaping details shall be implemented within the first available planting season of the commencement of use.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.**
- 9 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.**

## **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.*

- 1 The decision to grant planning permission has been taken having regard to the policies and proposals in the adopted Core Strategy and saved policies of the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

### Core Strategy Policies

CSP 26 - New Development and Highway Improvement

CSP 29 - Design

CSP 40 - Pollution Control and Protection

### Saved UDP Policies

BA7/1 'Wakefield Road/Rotherham Road'

SPD

### NPPF

General principles para's 17

Building a strong economy para's 18-22

Transport and the location of development para 35

Design para's 58 - 65

This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.

## **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.