



Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART 3 CHANGES OF USE

Correspondence Address:

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15 St Pauls Street
Leeds
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Decision Date:

30 October 2024

APPLICATION NO: 2024/0435
DESCRIPTION: Prior approval application for change of use of agricultural building to offices (Class E)
LOCATION: Liley Barn, Liley Farm, Liley Lane, Millhouse Green, Sheffield, S36 9NG
APPLICANT/AGENT: Lichfields

Prior approval is required and hereby **given** for the development described above subject to the following standard conditions:

- 1 Development must begin within a period of 3 years starting with the prior approval date.
Reason: In accordance with Part 3, Class R of the GPDO.
- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos, GIS\LF\64918\01-02, 22328-FSA-BN-SI-DR-A-1005 Rev P02, Transport Statement July 2024, Preliminary Ecological Appraisal, Bat Survey Report) and specifications as approved unless required by any other conditions in this permission.
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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no change of use to Classes E(a), E(b), E(ci, cii, ciii), E(d), E(e), E(f), E(g) (ii) or E (g) (iii) which would otherwise be permitted by Part 3 of Schedule 2 to that Order shall be carried out.
Reason: In the interest of the openness of the Green Belt and transport impacts, in accordance with Local Plan Policy GD1 and T4: New Development and Highway safety.

- 4 Prior to the first occupation of the development, a scheme showing the proposed access (with 2.4m x 43m sight lines), car parking and vehicle turning arrangements for the approved use, to be in general accordance with illustrative plan (ref. 22328-FSA-BN-SI-DR-A-1005 Rev P02), shall be submitted to and approved in writing by the Local Planning Authority. These areas shall be properly consolidated and hard surfaced and drained into the site prior to the development being brought into use and shall be maintained in good working order at all times thereafter for the lifetime of the development.
Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; to ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway; and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.
- 5 The development shall not be brought into use until a scheme for the parking of bicycles complying with LTN 1/20 Cycle Infrastructure Design has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.
Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3.

Additional information:

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal 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.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

- 2 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.

- 3 If a protected species (such as any bat, barn owl or any nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. You should then seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.

Signed:

Dated: 30 October 2024



Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate