



Ref: TB/YK1347 – BMBC Let.1
Date: 26th November 2008

Development Control
Planning and Transportation
Barnsley Metropolitan Borough Council
PO Box 604
Barnsley
S70 9FE

Barnsley Metropolitan
Borough Council

28 NOV 2008

Corporate Mail Room

Dear Sir or Madam,

Application to vary Condition no.1 of planning permission 2006/0102.

Please find enclosed 3 copies of a planning application form and a planning application fee cheque for £170 in relation to the above.

The original planning application on the site was granted under reference 2006/0102 for:

"Development comprising 5 apartments in a two-storey block, two storey office building with parking spaces and retention of existing storage building".

Condition 5 of this planning permission stated,

"The warehouse shall be used for the storage of construction equipment and materials in association with First Choice Developments and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification)".

Planning permission was granted under reference 2006/1032 to vary Condition 5 of planning permission 2006/0102 to read as Condition 1 of 2006/1032:

"The warehouse shall be used for the storage of construction equipment and materials and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification)".

The key change therefore in the wording of the amended condition was to allow for the storage of construction equipment and materials by any person or organisation and not just First Choice Developments.

This latest application seeks approval to vary Condition 1 of 2006/1032 to read:

"The warehouse shall be used for storage only and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification)".



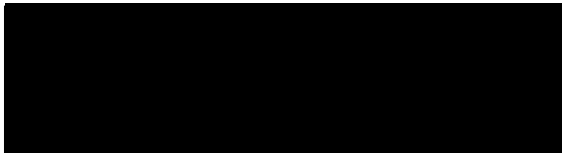
This would allow the warehouse to be used for the storage of any articles, goods or products by any person or organisation. It is not intended to allow the storage of hazardous substances in the warehouse or to carry out any commercial sales from the warehouse.

The application has come about in the light of the fact that the warehouse is currently being underused for the storage of construction materials and equipment. In order to maximise the potential of the warehouse and to allow the applicant to make best use of their land to generate revenue in these difficult times the opportunity to diversify the goods stored in the warehouse has been recognised.

It is intended to allow storage of articles associated with domestic life in much the same way as large scale self storage operators would. It is not considered that allowing such a diversification of the use would in any way impact on neighbouring amenity, considering that Condition 7 of planning permission 2006/0102 would still be valid. This condition restricts the use of the warehouse and office building to between 8am to 5.30pm Monday to Friday, 9am to 1pm on Saturdays and at no time on Sundays or Bank Holidays. Condition 2 of planning permission 2006/1032 would preclude any outside storage.

I trust that you are able to support this proposal and that you have all the information available to validate and progress the application. However, should you require any further information then please do not hesitate to get in contact.

Yours faithfully,



Tom Brereton MRTPI
Senior Planner

Enc.

cc. Mr Frisby, First Choice Developments Ltd