



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2014/0954

To Anthony Snowden Architect
Hangar 3
Robin Hood Airport
Auckley
Doncaster
DN9 3GE

DESCRIPTION Change of use and alterations to former public toilets to form a food outlet (A5).
LOCATION High Street, Wombwell, Barnsley, S73 8AE

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 27 August 2014 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 plan Nos 023.02.Rev02 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 LDF Core Strategy Policy CSP 29, Design.
- 3 Before the use commences details of an internal extract ventilation system (in accordance with the e-mail dated 25/09/2014 from Anthony Snowden) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details which shall thereafter be retained as such.
Reason: In the interests of the residential amenity of nearby occupiers and the character and appearance of the area in accordance with Core Strategy Policy CSP29 and CSP40.
- 4 The use hereby permitted shall be carried on only between the hours of 08.00 to 23.30 Monday to Saturday and 09.00 to 2200 on Sundays and Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with the adopted SPD on Hot Food Takeaways and Core Strategy Policy CSP 40.

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

Signed

Service Director Economic Regeneration, Development, Environment & Culture

Dated 23 October 2014

- 5 Before the use commences full details of the new shopfront shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details which shall thereafter be retained as such.
Reason: In the interests of the character and appearance of the area in accordance with Core Strategy Policy CSP29.
- 6 The storage of waste bins shall only take place within the bin storage area shown on the approved plans.
Reason: To ensure that there is no external storage of waste bins that would be detrimental to the character and appearance of the street scene contrary to Core Strategy Policy CSP29 Design.

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 There are a number of matters that have been covered by the conditions of the sale of the premises that could otherwise be dealt with by planning conditions.
- 2 Most advertisements will require the prior consent of the Council. These should be designed to avoid excessive illumination and large boxes in garish colours.
- 3 The prior approval of the food safety officer is required please contact Helen Bennet (01226) 772565
- 4 The developer will need to comply with appropriate waste regulations on the disposal of food waste

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.