



APPROVAL OF RESERVED MATTERS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2008/0026

To Mille Design
4 Stonecrest Rise
Thurgoland
Sheffield
S35 7BP

Proposal Erection of wooden bungalow and agricultural storage building (Approval of Matters Reserved by Planning permission 2006/0133)

At Lower Townhead Farm, Townhead, Dunford Bridge, Sheffield, S36 4TG

Approval is hereby given for the proposals which were the subject of the Application and Plans registered by the Council on 07 January 2008 and described above, being matters reserved in the permission granted on 12 October 2006 under Application 2006/0133r

The approval is subject on compliance with the details specified in the application, the approved plans and conditions of the outline permission and, additionally, is subject to 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 plans and specifications as approved unless prior written consent has been given by the Local Planning Authority to any variation. (Drawing numbered 2007:222:01 and additional details received on the 6 February 2008.)
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.
- 3 The occupation of the dwelling shall be limited to a person working at the Lower Townhead Farm equine business.
Reason: A dwelling would not normally be permitted in this location. However, sufficient justification was provided to depart from the normal policy requirements.

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

Signed 
Assistant Director, Planning and Transportation

Dated 25 March 2008

- 4 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 UDP Policy BE6, Design Standards.
- 5 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 dwelling which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out.
Reason: To protect the visual amenity of the Green Belt.
- 6 No development shall take place until:
- (a) Full foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.
 - (b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways.
 - (c) Calculations based on the results of these porosity tests prove that adequate land area is available for the construction of the soakaways.
- Reason: To ensure the proper drainage of the area.**
- 7 The foul drainage from the proposed development shall be discharged to a septic tank and soakaway system which meet the requirements of British Standard BS 6297:1983 (septic tank) and the Building Research Establishment Digest Standard 365 (soakaway system).
Reason: To prevent pollution of the water environment and in accordance with UDP Policy ES3, Water Pollution.

Informative(s)

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

GS7 - protect the openness of the Green Belt
GS8 - appropriate development within the Green Belt
GS9 - safeguard the appearance of the Green Belt

The erection of dwellings required in connection with equine activities can be appropriate development in the Green Belt. In this case there is a functional need to have a permanent presence on the site to supervise the horses and protect valuable equipment. The business also meets the financial test set out in PPS7.

The siting of a dwelling close to the existing large barn complex will limit the visual impact on the countryside.

This information 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 775721.

NOTES:-

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, Transport and Regions in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposal development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements*, to the provisions of the development order, and to any directions given under the order. He does not, in practice, refuse to entertain appeals solely because the local planning was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or the Secretary of State for the Environment, Transport and Regions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or County Council, London Borough or District Council in which land is situated as the case may be, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. 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 of the application to him. These circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act 1971.

* The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.