



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2013/0345

To Mr Alan Davies
Quill Architecture
7 Mulberry Close
Darfield
Barnsley
S74 9NN

DESCRIPTION Conversion of former mill and barn into 1no detached dwelling with detached workshop and office. (Part retrospective)

LOCATION Mill Farm House, Ings Lane, Little Houghton, Barnsley, S72 0HR

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 08 April 2013 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby approved shall be carried out strictly in accordance with the plans CAD/QA/1301,1302,1303,1304,1305,1306,107,1308,1309,1310,1311 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.

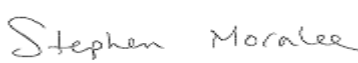
- 2 Notwithstanding the details shown on the submitted plans within 3 months of the date of this permission the following details shall be submitted to and approved in writing the the LPA:

- All window frames
- All guttering and fascias
- The first two courses of roof tiles/slates above eaves level

Within three months of the approval of these details the development shall be completed in accordance with the approved details and thereafter retained as such.

Reason: In the interest of visual amenity and in accordance with Core Strategy Policy CSP29 Design.

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


Signed
Head of Planning, Building Control and Sustainability

Dated 22 May 2013

- 3 All on-site vehicular areas shall be surfaced and drained in an approved manner prior to the development being brought into use.
Reason: To prevent mud/debris being deposited on the public highway, to the detriment of road safety in accordance with Core Strategy Policy CSP26.
- 4 The parking/manoeuvring facilities, indicated on the submitted plan, shall be provided prior to the development being brought into use, and shall be retained for that sole purpose at all times
Reason: In the interests of highway safety in accordance with Core Strategy Policy CSP26.
- 5 All surface water run-off shall be collected and disposed of within the site and shall not be allowed to be discharged onto the public highway
Reason: In the interests of highway safety in accordance with Core Strategy Policy CSP26.
- 6 Vehicular and pedestrian gradients within the site shall not exceed 1 in 12
Reason: In the interests of highway safety in accordance with Core Strategy Policy CSP26.
- 7 Within 3 months of the date of this permission
- (a) Full foul and surface water drainage details 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
and
- (c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways.
are all approved in writing by the Local Planning Authority

The approved details will be implemented within three months of the date of this permission and shall thereafter be retained

Reason: To ensure the proper drainage of the area in accordance with Core Strategy Policy CSP4

- 8 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) compiled by Quill Architecture, referenced The old Water Mill, and the following mitigation measures detailed within the FRA and supporting drawing CAD/QA/1311 (dates 08/02/2013):

1. Finished ground floor levels to be set no lower than 29.155 metres above ordinance datum (mAOD).
2. The actions items detailed in section 9, tables 1 and 4.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme.

Reason

1. To reduce the risk of flooding to the proposed development and future occupants.
2. To make properties more resilient to flooding and reduce damages caused by flooding.

In accordance with Core Strategy Policy CSP4

- 9 The residential curtilage shall be as described on plan number CAD/QA/1301
Reason: To ensure that the openness of the Green Belt is not compromised in accordance with Core Strategy Policy CSP34

- 10 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 dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Core Strategy Policy CSP 34, Protection of Green Belt.

Reason(s) for Granting Permission

- 1 Unique The proposal is for the conversion of an existing building in the Green Belt and accords with Core Strategy Policy CSP34 and the NPPF.

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 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 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

- 2 As the works have already started a full plans Building Regulations application will be required to be submitted to the Local Authority. Please contact Building Control on 01226 772678 to discuss.

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.