BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2014/0025

To Mr John Burns
299 Bowbridge Road
Newark
Notts
NE24 4EQ

DESCRIPTION Change of use of part of car sales premises to hand car wash.
LOCATION Brobot Petroleum LTD, Market Street, Hoyland, Barnsley, S74 0ET

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 14 January 2014 and described above.

The approval is subject on compliance with the following conditions:

1 The development hereby permitted shall be begun within 3 years from the date of this permission.
Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2 The development hereby permitted shall only be carried out in accordance with the following documents, unless amendments are made pursuant to the other conditions below:
a) Aerial Photograph 'Area For Planned Change Of Use - Market Street, Hoyland', showing the red line planning application boundary;
b) Drawing titled 'Brobot Hoyland', showing the site layout and traffic flows;
c) Statement titled 'Hoyland Car Wash Proposal';
d) E-mail and attachment of 30 January 2014 from John Burns indicating the pressure washer to be used at the site; and
e) Noise Impact Assessment produced by Spire Environmental, report number R14.1040-1-AG, dated 28 February 2014.
Reason: For the avoidance of doubt and in the interests of visual and residential amenity and highway safety in accordance with CS policies CSP26, CSP29 and CSP40, UDP policies H8B and ED4, and DSAP (Consultation Draft 2012) policy GD1 and the relevant planning policy statements in the NPPF relating to requiring good design and conserving and enhancing the natural environment.

Stephen Moralee

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 01 April 2014

Development Service
PO Box 604, Barnsley, S70 9FE
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3 The parking/manoeuvring facilities indicated on the approved drawing 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 and to accord with CS policy CSP26 and UDP policies H8B and ED4.

4 All surface water run-off shall be collected and disposed of within the site and shall not be allowed to discharge onto the public highway.
Reason: In the interests of highway safety and to accord with CS policyvCSP26 and UDP policies H8B and ED4.

5 The use hereby permitted shall only be carried out between the hours of 0900 to 1800 Mondays to Fridays and 1000 to 1700 on Saturdays, Sundays and Bank/Public Holidays.
Reason: In the interests of residential amenity and to accord with CS policy CSP40, UDP policies H8B and ED4, DSAP (Consultation Draft 2012) policy GD1 and the relevant planning policy statements in the NPPF relating to conserving and enhancing the natural environment.

6 The development hereby approved shall not be brought into use until acoustic screening in accordance with the approved drawing has been erected. The acoustic screening shall be 2m high and have a minimum mass of 10kg/m2 and shall be sealed against the ground at its base and have no gaps in its structure. The fence shall be either:
Perspex with a minimum thickness of 15mm; or
A timber acoustic fence constructed of weather treated timber or plywood with a minimum thickness of 21mm. All the joints shall be tight butted and fitted with cover strips to ensure that no air gaps open as the fence weathers.

The fencing shall be retained thereafter in accordance with the required specification.
Reason: In the interests of residential amenity and to accord with CS policy CSP40, UDP policies H8B and ED4, DSAP (Consultation Draft 2012) policy GD1 and the relevant planning policy statements in the NPPF relating to conserving and enhancing the natural environment.

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 development hereby permitted must be carried out in accordance with the Conditions attached to this planning permission and any approved plans and details. Failure to implement the permission in accordance with the planning conditions and approved details may render the development unlawful and could lead to enforcement action and prosecution. If at any stage, it becomes necessary to vary any of the approved plans or details you should contact the Local Planning Authority in advance of implementing any changes to ascertain whether the proposed changes require any further planning approval.

2 Areas used for and immediately adjacent to vehicle washing facilities and/or similar areas where detergent is likely to be used must not be discharged to any public surface water sewer network. Trade effluent may only be discharged to sewer with the prior consent of Yorkshire Water. The Industrial Waste Section (0845 1242424) must be consulted on any proposal to discharge a trade effluent to the public sewer network.

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.

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