



PLANNING AND COMPENSATION ACT 1991

APPLICATION NO. 2020/0996

Peter Thompson
Architectural Design Consultant
Linwood
Barnsley Road
Dodworth
Barnsley
S75 3JR

Description: Flat above shop (Lawful development certificate for an existing use)

Land at: 514 Doncaster Road, Stairfoot, Barnsley, S70 3PE

Barnsley Metropolitan Borough Council certify that the development/use of the above land **Flat above shop (Lawful development certificate for an existing use)** was not lawful within the meaning of Section 10 of the Planning and Compensation Act 1991.

The reason for the Council's decision to refuse planning permission is:

1. In the opinion of the Local Planning Authority insufficient evidence has been provided to demonstrate that the use being carried out at the application property has been for a continuous period of 10 or more years. Furthermore, Council Tax records indicate that no residential use has been carried out at the property.

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.

Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and*
- up to six months imprisonment on conviction.*

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of the approved development is disposed of via approved methods and that documents are retained to prove this.

Signed

Dated 16/11/2020



Joe Jenkinson
Head of Planning and Building Control

Note: This certificate is issued for the purposes of Section 10 of the Planning and Compensation Act 1991.