



BARNSLEY
Metropolitan Borough Council

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2008/0153

To C Pearsall
6 Greenhill Grove
Hoylandswaine
Sheffield
S36 7LT

Proposal Residential Development of 4 townhouses (Outline)
At Thurgoland Methodist Church, Cote Lane, Thurgoland, Sheffield

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 28 January 2008 and described above.

The reason(s) for the Council's decision to refuse planning permission is/are:

- 1 The existing church building has significant visual merits with a strong character and architectural detailing that enhances its appearance and marks it out as an important building within the streetscene. The applicant has provided insufficient justification to substantiate the demolition of this important local building when considered against other redevelopment opportunities, especially conversion. Without this justification it is considered that the loss of this building would have a detrimental impact on the visual amenities of the locality contrary to Policy BE6 of the Council's Unitary Development Plan.
- 2 The parking provision is excessive for the number of dwellings proposed and conflicts with the aims of sustainability. Furthermore it creates an unnecessary large area of hardstanding which is considered detrimental to the visual amenities of the site and the character of the streetscene. The proposal is therefore contrary to policy BE6 of the Unitary Development Plan and Supplementary Planning Document 32 Parking, Transport Assessments, and Travel Plans and PPS 3 'Housing'
- 3 The aisle width in the proposed access on the site frontage is impractically narrow to the detriment of highway safety and as such is contrary to Policy T2 of the Council's Unitary Development Plan
- 4 The proposed layout fails to adequately provide for the well used pedestrian routeway that crosses the site

Signed

Assistant Director, Planning and Transportation

Dated 10 March 2008

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to refuse permission for the proposed development 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.