BARNSLEY
Metropolitan Borough Council

# REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2012/1345

**To** Mr Jonathan Senior
Greenwork Barnsley Ltd
29 Spey Close
Mapplewell
Barnsley
S75 6FR

**Proposal Erection of single storey extension to existing welfare shelter**
**At Land at South Lane, Cawthorne, Barnsley, S75 6EF**

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 17 December 2012and described above.

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

*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 In the opinion of the Local Planning Authority the existing welfare shelter, which was approved under application ref 2012/0379, provides an appropriate facility for the persons on site to retreat from inclement weather conditions. The extension would encroach into the countryside and have an adverse impact on the openness of the Green Belt meaning the building would go beyond what the Local Planning Authority consider to be an appropriate facility for outdoor recreation. The proposal is therefore considered inappropriate development in the Green Belt and the arguments put forward do not constitute very special circumstances to outweigh the harm by reason of inappropriateness and the other harm identified. As such, the proposal is contrary to the NPPF and policy CSP34 of the Core Strategy.

Signed Stephen Moralee

Assistant Director, Planning and Regulatory Services

Dated 08 February 2013

**Planning and Regulatory Services** **Telephone: 01226 - 772000**
**PO Box 604, Barnsley, S70 9FE** **Fax: 01226 - 772591**

**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.

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