



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2009/1461

To Ron Ford
Ford News Ltd
Springfelds
Redbrook
Barnsley
S75 1JS

DESCRIPTION Change of use of garage to retail store (Class A1) and creation of second access.

LOCATION Castlevue Garage, Barnsley Road, Dodworth, Barnsley, S75 3JR

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 03 December 2009 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 and specifications under drawing number RFD-1209-2, drawing numbers RF/D0D/1G and drawing titled 'Elevations' as approved unless prior written consent has been given by the Local Planning Authority to any variation.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.
- 2 Deliveries shall be only take place between the hours of 0800 & 1800 Monday to Friday and 0900 & 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with UDP Policy ES1, Pollution.
- 3 The use hereby permitted shall be carried on only between the hours of 0700 to 2200 Mondays to Fridays, 0800 to 2200 on Saturdays and Sundays and Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with UDP Policy ES1, Pollution.

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

Signed 
Assistant Director, Planning and Transportation

Dated 04 March 2010

- 4 Within one month of the date of this decision a scheme shall be submitted to show the following:
- The arrangement for a one way entrance and exit arrangement and how this is to be marked out and managed
 - The provision of adequate pedestrian intervisibility splays at the proposed exit such that there is no obstruction to visibility

The approved scheme shall be implemented within one month of written approval being given by the Local Planning Authority and retained as such thereafter.

Reason: In the interests of road and pedestrian safety.

Reason(s) for Granting Permission

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| 1 Non-residential uses in non-residential areas - Policy H8B | The proposal complies with Policy H8B in that it would have no unduly harmful impact on amenity of neighbourhood by way of noise, disturbance, loss of privacy or traffic. |
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Informative(s)

- 1 This approval relates to the change of use to retail store and creation of second access only and does not give permission for any of the signage shown on the submitted plans. Any signage proposed would need to be the subject of a separate application for advertisement consent.

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.