



## GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO. 2020/1105**

To Mr Paul Matthews  
Malkin Farm  
Brow Lane  
Holmfirth  
HD9 2RJ

**DESCRIPTION** Erection of farm workers dwelling

**LOCATION** South View Farm, New Row Lane, Ingbirchworth, Sheffield, S36 7GG

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 04/11/2020 and described above.

The approval is subject on compliance with the following conditions:

1	The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. <b>Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.</b>
2	The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved  20/346/05 Block Plan 20/346/04a Proposed Elevations 20/346/03a Proposed Floor Plan  unless required by any other conditions in this permission. <b>Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.</b>
3	The occupation of the dwelling shall be limited to a person solely or mainly working, or last working in the locality in agriculture or in forestry or a widow or widower of such a person and to any resident dependant. <b>Reason: The erection of a dwelling on the land would not normally be permitted under other circumstances in accordance with Local Plan Policy GB4.</b>

4	<p>No construction work will commence until a representative sample of all external materials has been submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The facing stone shall be reclaimed, weathered, natural sandstone of a type typical of the immediate setting. Walls shall be laid using stone that matches buildings in the Ingbirchworth conservation area in terms of colour, general grain size, type of face dressing, and method of coursing.</p> <p>The roof shall be covered in natural stone roofing slate laid in diminishing courses and topped with a matching ridge tile.</p> <p>Windows and doors (not including the aluminium bi-folding doors) shall be timber and set in the reveal a minimum of 75mm.</p> <p>Rooflights shall be genuine conservation specification, low in profile with a single vertical divider decorated in black.</p> <p>The development shall proceed in strict accordance with these details as approved.</p> <p><b>Reason: To conserve and enhance the setting of the Conservation Area and Listed Buildings in accordance with Local Plan Policy HE3.</b></p>
5	<p>The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.</p> <p><b>Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.</b></p>
6	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.</p> <p><b>Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1 Protection of Green Belt.</b></p>
7	<p>Prior to occupation of the dwelling full details of an Electric Vehicle Charging Point (Mode 3) shall be submitted to an approved in writing by the Local Planning Authority, the development shall be carried out in accordance with the approved details.</p> <p><b>Reason: In accordance with Local Plan Policy T3, New Development and Sustainable Travel.</b></p>
8	<p>If, during the course of development, any odorous/obvious contaminated material is encountered, then the developer should contact the local planning authority to agree the appropriate remediation measures to address this. This shall be agreed in writing, and suitable verification of these remediation measures will be provided to the Council.</p> <p><b>Reason: In accordance with Local Plan Policy CL1.</b></p>

## **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.*

*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 26/01/2021



Joe Jenkinson  
Head of Planning and Building Control

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

## **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 given 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.