BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Property
Planning and Building Control

Notice of Prior Approval Determination

Town & Country Planning (General Permitted Development) Order 2015
Schedule 2 Part Q Changes of Use

Correspondence Address:
PO Box 208
Castleford
West Yorkshire
WF10 9EA

Decision Date:
08 May 2019

APPLICATION NO:	2019/0332
DESCRIPTION:	Conversion of vacant agricultural livestock building into 1 pair of semi-detached dwellings (Notification for Prior Approval)
LOCATION:	Sunnybank Farm, Lund Lane, Lundwood, Barnsley, S71 5PA
APPLICANT:	Prism Agriculture Ltd

Prior approval is **not required** for the development described above.

1. The development hereby approved shall be carried out strictly in accordance with the plans (Nos 200.06 and 200.08) and specifications as approved unless required by any other conditions in this permission.
   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.

2. The development hereby approved shall be carried out strictly in accordance with the recommendation and mitigations measures set out in part 4 of the Phase 1 Potential Contaminated Land and Preliminary Risk Assessment Report dated 16th March 2019 (Ref: TH/Lidster/Sunny/001).
   Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy, POLL1 Pollution Control and Protection and CL1 Contaminated and Unstable Land.

3. The development hereby approved shall be carried out strictly in accordance with the recommendations and mitigations measures set out in section 5 of the Bar Survey by Whitcher Wildlife Ltd. dated 12th March 2019 (Ref: 190308/B23)
   Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.

Informative(s)

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.

1 The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: m entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); min gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development takin place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous a raises significant safety and engineering risks and exposes all parties to potential financial liabilities As a general precautionary principle, the Coal Authority considers that the building over or within th influencing distance of a mine entry should wherever possible be avoided. In exceptional circumsta where this is unavoidable, expert advice must be sought to ensure that a suitable engineering desig developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water.

Your attention is drawn to The Coal Authority Policy in relation to new development and mine entrie available at:
https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

2 Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entri (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatme coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property-specific summary information on past, current and future coal mining activity can be obtain from: www.groundstability.com or a similar service provider.

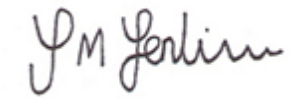
If any coal mining features are unexpectedly encountered during development, this should be repor immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

3 The granting of planning permission does not in any way infer that consent of the landowner is give Therefore the consent of all relevant landowners is required before proceeding with any developme including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent then it i the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

4 The granting of planning permission does not effect the status of species such as owls and bats wh have protection under other legislation. These may be present, and it is the applicant's responsibilit seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk

Signed



Joe Jenkinson
Head of Planning and Building Control