



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2025/0650

To Mr Joseph Fisher
Coronet House
Queen Street
Leeds
LS1 2TW

DESCRIPTION Installation of access control gate
LOCATION Station Road Industrial Estate, Valley Road, Wombwell, Barnsley, S73 0BS

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 21/08/2025 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.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Nos. 25006-MOS-SI-XX-DR-A-0100 - Location Plan (1:1250)25006-MOS-SI-XX-DR-A-0103 - Proposed Plan (1:200), 25006-MOS-SI-XX-DR-A-0104 - Proposed Elevations (1:500, 1:100, 1:200)) 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.
- 3 No development (including site clearance, demolition, or enabling works) shall commence until a Stopping Up Order under Section 247 of the Town and Country Planning Act 1990 has been confirmed by the Secretary of State and a copy of the confirmed Order has been submitted to and acknowledged in writing by the Local Planning Authority.
Reason: To ensure that public highway rights are lawfully extinguished prior to development, in the interests of legal compliance, public safety, and the proper implementation of the approved scheme in accordance with Local Plan Policy T4.

- 4 No development shall commence until proposals for the future operation and maintenance of any highway drainage affected by the proposed stopping up of public highway under Section 247 of the Town and country Planning Act 1990 has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The scheme shall be agreed upon, implemented, and come into effect once the stopping up order is enacted

Reason: In the interests of continued highway function and flood risk management in accordance with Local Plan Policy T4.

- 5 No development shall commence until a scheme including timetable for the removal and disconnection of street lighting within the area to be stopped up under Section 247 of the Town and Country Planning Act 1990 has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The removal and disconnection works shall thereafter be carried out in full accordance with the approved scheme at the expense of the developer.

Reason: To ensure the safe and orderly removal of street lighting infrastructure within the area to be stopped up, in the interest of public safety and to prevent damage to highway assets in accordance with Local Plan Policy T4.

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

- 1 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, 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 is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 2 The applicant is advised that the removal and disconnection of street lighting apparatus within land subject to the stopping up order under Section 247 of the Town and country Planning Act 1990 must be agreed with and undertaken by the Local Highway Authority. All costs associated with the disconnection, removal and any necessary reinstatement shall be borne by the developer. The applicant should make contact with the authorities Street Lighting Team, Tel 01226 770770. Email. Streetlightingdesign@barnsley.gov.uk at the earliest opportunity.
- 3 Road Licences - You are advised that the development hereby permitted may require you to dig up a road, pavement, or grass verge to install or replace service apparatus (gas pipes, electricity cables, sewers), or to place any equipment, materials in, on, above or abutting a highway. This activity requires you to have a licence. Further details are available on the BMBC website
at: <https://www.barnsley.gov.uk/services/roads-travel-and-parking/road-licences/> or by contacting Streetworks@barnsley.gov.uk
- 4 The applicant is advised that the implementation of a Stopping Up Order under Section 247 of the Town and Country Planning Act 1990 does not extinguish or override the rights or interests of statutory undertakers in respect of any apparatus located within the affected highway.
Prior to the commencement of development, the applicant should undertake comprehensive engagement with all relevant statutory undertakers (including utilities, telecoms, and infrastructure providers) to:
 - Identify any existing apparatus (e.g. cables, pipes, ducts, chambers) that may be affected by the proposed development or highway stopping up.
 - Determine whether any protective provisions, diversions, or relocations are required.
 - Secure any necessary wayleave agreements, easements, or consents to ensure continued access, maintenance, and operation of apparatus.The applicant should allow sufficient time for statutory undertakers to assess proposals, undertake necessary works, and issue formal approvals.
Failure to address these requirements may result in delays to the development, enforcement action, or legal liability for damage or disruption to essential services.
The Local Planning Authority may request evidence of such engagement and resolution prior to discharge of relevant conditions or commencement of works

- 5 The applicant is further advised that where existing statutory undertaker apparatus is affected by the associated stopping up of highway land, temporary service diversions may be required to maintain continuity of supply and access during construction. Any such diversions should be planned and agreed in advance with the relevant undertakers, and implemented in accordance with their technical requirements and statutory obligations. Upon completion of the development, the applicant may be required to reinstate or permanently relocate apparatus to a suitable position, subject to the undertaker's approval and any necessary wayleave or easement agreements. The applicant is responsible for all costs associated with diversion, protection, and reinstatement works, and should ensure that sufficient time and budget are allocated to meet these obligations.

Please be aware that the Council monitors construction sites and open land within the vicinity of 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 any development is disposed of via approved methods and that documents are retained to prove this.

Signed:

Dated: 29 September 2025



Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

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 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.

STATUTORY BIODIVERSITY NET GAIN CONDITION

DEEMED CONDITION

(As required Schedule 7a of the Town and Country Planning Act 1990 (as amended) and inserted by the Environment Act 2021)

Development may not be begun unless:

1. A Biodiversity Gain Plan has been submitted to the planning authority; and
2. The Local Planning Authority has approved the plan.

The Biodiversity Gain Plan must include:

- a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b) the pre-development biodiversity value of the onsite habitat;
- c) the post-development biodiversity value of the onsite habitat;
- d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- e) any biodiversity credits purchased for the development; and
- f) any such other matters as the Secretary of State may by regulations specify.

In addition, under Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the following specified matters are required, where development is not to proceed in phases:

- g) name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- h) a description of the development and planning permission reference number (to which the plan relates);
- i) the [relevant date](#), for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- j) [the completed biodiversity metric calculation tool\(s\)](#), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the [relevant date](#), and post-development biodiversity value;
- k) a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- l) (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- m) pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the [relevant date](#), and drawn to an identified scale and showing the direction of North;
- n) a description of any [irreplaceable habitat](#) on the land to which the plan relates which exist on the [relevant date](#), and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- o) if [habitat degradation](#) has taken place:
 - i. a statement to this effect,
 - ii. the date immediately before the degradation activity,
 - iii. the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
 - iv. any available supporting evidence for the value.

INFORMATIVE 1

When calculating the post-development biodiversity value of a habitat, the Local Planning Authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed. This must be secured either by a planning condition, planning obligation, or conservation covenant

INFORMATIVE 2

The General Biodiversity Gain Condition has a separate legal basis in contrast to other planning conditions and will apply to all planning permissions, unless exempt. The General Biodiversity Gain Condition will therefore not appear on the decision notice along with the list of planning conditions imposed on the application, rather it will be referenced separately.

The General Biodiversity Gain Condition cannot be varied or removed by an application under section 73 of the Town and Country Planning Act. It also cannot be discharged as part of the grant of planning permission.

INFORMATIVE 3

A Biodiversity Net Gain Template can be found here:

<https://www.gov.uk/government/publications/biodiversity-gain-plan>

INFORMATIVE 4

The statutory deemed condition above is relevant to all major applications submitted since 12th February 2024 and to all non-major applications submitted after 2nd April 2024, unless exempt.

The onus is on the applicant/agent to notify the Local Planning Authority at developmentmanagement@barnsley.gov.uk if the application was exempt and provide the reasons for the exemption. Exemptions can be found at this link <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>