



## GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2011/0209

**To** Mr Tom Horsefield  
Pot House Hamlet  
Barnsley Road  
Silkstone  
Barnsley  
S75 4JU

**DESCRIPTION** Variation of condition 3 of planning consent 2006/1784 (Erection of a single storey building for use as a cycle hire and associated sales) to allow for use for sale of outdoor recreational equipment, clothing and associated goods.

**LOCATION** Pot House Hamlet, Barnsley Road, Silkstone, Barnsley, S75 4JU

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 22 February 2011 and described above.

The approval is subject on compliance with the following conditions:

- 1 The building approved under application 2006/1784 shall only be used as a cycle hire centre, with associated sales of walking and cycling clothing and equipment, and for no other purpose, including any other hire/retail use.

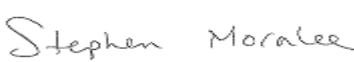
**Reason: Permission is being granted due to very special circumstances advanced by the applicant to justify an exception due to normal Green Belt policy.**

### Reason(s) for Granting Permission

- 1 Unique Although the proposal is inappropriate development, contrary to Green Belt policy, the use is one that can only be viable and attractive in a rural area.

Given the extent of existing commercial uses and associated support facilities at Pot House and the absence of any harm the appearance and openness of the Green Belt, it is considered that the special circumstances advanced in support merit an exception to normal policy.

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 11 April 2011

## **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.