



GOVERNMENT OFFICE
FOR YORKSHIRE AND THE HUMBER

Head of Planning, Transport and
Highways
Sheffield City Council
Town Hall
SHEFFIELD
S1 2HH

Directorate of
Planning & Transport

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New Station Street
Leeds
LS1 4US
Enquiries: 0113 280 0600

Our Ref: YH5098/219/29
Your Ref: DCN/JMP/99/0765P
Date: 29 November 1999

Direct Line: 0113 6359
Fax: 0113 6657
Email: planning-sh.goyh@go-regions.gov.uk

Dear Sir

**TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANS AND CONSULTATION)
DIRECTIONS 1992
PLANNING APPLICATION BY W N MILTON
FOR THE ERECTION OF A DWELLING HOUSE AND GARAGE ON LAND AT ROYD
FARM, CARR ROAD, DEEPCAR, SHEFFIELD**

1 I am directed by the Secretary of State for the Environment, Transport and the Regions to refer to your letter of 10 November 1999, in relation to the application for permission to develop land at Royd Farm, Carr Road, Deepcar, Sheffield.

2. The Secretary of State has now decided on the information before him, that the Department should not intervene. The local planning authority are, therefore, hereby authorised to decide the application as they think fit. In doing so they must comply with any direction under Article 14 of the Town and Country Planning (General Development Procedure) Order 1995 which is or has been given by virtue of Article 15.

3. A copy of any permission which may be granted by the local planning authority should be sent to the Department in accordance with Paragraph 6 of the July 1992 Direction.

Sent 22/12

Yours faithfully

A Batchelor

MRS A BATCHELOR

Development, Environment and Leisure		
RECEIVED		
30 NOV 1999		



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Directorate of Planning and
Transport

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Direct Line (0113) 283 6348
Fax No (0113) 283 6657
Our Ref YH5098/219/29
Your Ref DCN/JMP/99/0765P

Date 12 November 1999

Dear Sir

**TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANS AND CONSULTATION)
DIRECTIONS 1992
PLANNING APPLICATION BY W N MILTON
FOR THE ERECTION OF A DWELLINGHOUSE AND GARAGE ON LAND AT ROYD
FARM, CARR ROAD, DEEPCAR, SHEFFIELD**

- 1 I now acknowledge receipt of all requisite documentation referring to the above named proposal which has been submitted for consideration by the Secretary of State for the Environment, Transport and the Regions as a Departure
- 2 The 21 day period in which the Secretary of State must consider the Departure will expire on 2 December 1999

Yours faithfully

JENNIFER TOOZE

Development, Environment and Leisure	
RECEIVED	
15 NOV 1999	
COPY TO	
REPLIED TO BY	



INVESTOR IN PEOPLE

Planning, Transport and Highways

Head of Service: N. R Balaria, B.Arch,Dip.TP.MRTPI
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Fax No (0114) 273 5002

Officer: J M Proctor
Ref: DCN/JMP/99/0765P

Tel. (0114) 2735032
Date: 10 November 1999

Environment, Transport and The Regions
Yorkshire and Humberside Regional Office
PO Box 213
City House
New Station Street
LEEDS
LS1 4JD

Dear Sirs

TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANS AND CONSULTATION) (DEPARTURES) DIRECTIONS 1999

PROPOSED ERECTION OF A DWELLINGHOUSE AND GARAGE, LAND AT ROYD FARM, CARR ROAD, DEEPCAR, SHEFFIELD

The above application for planning permission has been considered by the City Council's North Planning and Highways Area Board. The proposal is contrary to the Council's Unitary Development Plan (UDP) (adopted in March 1998), in which the application site is shown within an area allocated as Open Space. The proposal would not accord with Policy LR 5 of the UDP.

Having considered the issues and visited the site, the Area Board was minded to grant planning permission subject to conditions. The Board took the view that the application site itself appears physically separate from the remainder of the open space (as indicated on the UDP Proposals Map). There is a clear boundary definition consisting of a dry stone wall and planting, which establishes the separation. The site appears as part of the curtilage of Royd Farm and not as part of the wider open space. In the Board's opinion, therefore, the grant of permission in this case would not prejudice implementation of UDP Policy LR5 in other cases where such particular circumstances might not exist. The application is accordingly referred as a Departure from the provisions of the Development Plan.

I enclose, for your information, copies of the following:-

- (1) The application, accompanying plans and Article 7 certificate,
- (2) Officer's report to Area Board;

- (3) Site Notices (also advertised in local press);
- (4) Relevant UDP Policy, and extract from Proposals Map,
- (5) Representations received;
- (6) Draft Decision Notice.

Yours faithfully



Planning Officer

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