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| MEETING: | Planning Regulatory Board |
| DATE: | Tuesday, 6 September 2016 |
| TIME: | 2.00 pm |
| VENUE: | Council Chamber, Town Hall, Barnsley |

AGENDA

1. Declarations of Interest

To receive any declarations of pecuniary or non-pecuniary interest from Members in respect of the under mentioned planning applications.

2. Minutes (*Pages 3 - 6*)

To receive the minutes of the meeting held on 26th July, 2016.

3. Town and Country Planning Act 1990 - Part III Applications - Speakers

To consider applications whereby speakers have indicated a desire to address the Regulatory Board (*if any*).

If you have any queries in respect of the planning applications included within this pack, or if you would like to register to speak at the meeting, please contact the Planning Department directly at developmentmanagement@barnsley.gov.uk or by telephoning (01226) 772593.

4. Town and Country Planning Act 1990 - Part III Applications (*Pages 7 - 8*)

The Head of Planning and Building Control will submit a report on applications received for consideration.

4.a 2016/0685 Approval (*Pages 9 - 16*)

Demolition of existing terrace housing and erection of 6 no. bungalows.
1 – 37 Beaver Street, Goldthorpe, Rotherham, S63 9HT

4.b 2016/0644 Approval (*Pages 17 - 24*)

Demolition of existing property and erection of 1 no. dwelling.
The Bungalow, Warren Lane, Staincross, Barnsley, S75 5BQ

4.c 2016/0801 Approval (*Pages 25 - 30*)

Residential development of 1 no. detached single storey dwelling (Outline).
Land Adjacent 16 Kendal Grove, Ardsley, Barnsley, S71 5DW

4.d 2016/0582 Approval (*Pages 31 - 36*)

Erection of single storey front and rear extensions to existing care premise
Gilroyd and Dodworth Outreach Centre, Saville Road, Gilroyd, Barnsley, S75 3PJ

4.e Planning Appeals - 1 July 2016 to 30 July 2016 (*Pages 37 - 38*)

To: Chair and Members of Planning Regulatory Board:-

Councillors D. Birkinshaw (Chair), G. Carr, Coates, M. Dyson, Franklin, Gollick, David Griffin, Grundy, Hampson, Hand-Davis, Hayward, Higginbottom, Leech, Makinson, Markham, Mathers, Mitchell, Noble, Richardson, Riggs, Spence, Stowe, Tattersall, Unsworth, Wilson and R. Wraith

Matt Gladstone, Executive Director Place
David Shepherd, Service Director Economic Regeneration
Paul Castle, Service Director Environment and Transport
Joe Jenkinson, Head of Planning and Building Control
Matthew Smith, Group Leader, Development Control
Steve Kirkham, Planning Officer Group Leader (Inner Area)
Jason Field, Interim Senior Lawyer (Planning)

Parish Councils

Please contact Elizabeth Barnard on (01226) 773420 or email governance@barnsley.gov.uk

Friday, 26 August 2016

| | |
|-----------------|--------------------------------------|
| MEETING: | Planning Regulatory Board |
| DATE: | Tuesday, 26 July 2016 |
| TIME: | 2.00 pm |
| VENUE: | Council Chamber, Town Hall, Barnsley |

MINUTES

Present

Councillors D. Birkinshaw (Chair), G. Carr, Coates, M. Dyson, Franklin, Gollick, Grundy, Hampson, Hand-Davis, Hayward, Higginbottom, Leech, Makinson, Markham, Mathers, Noble, Richardson, Riggs, Saunders, Spence, Unsworth and R. Wraith

In attendance at site visit

Councillors D. Birkinshaw (Chair), Mathers, Noble, Phillips (local member), Spence and R. Wraith.

9. Declarations of Interest

Councillor Spence declared what he deemed to be a disclosable Pecuniary interest in **Planning Application Nos 2013/0633 and 2016/0758** – [works within grounds of Cannon Hall] as he is employed by Cannon Hall Farm. He left the room and took no part in the discussions regarding these applications.

10. Minutes

The minutes of the meeting held on 28th June 2016 were taken as read and signed by the Chair as a correct record.

11. Town and Country Planning Act 1990 - Part III Applications - Speakers/Site Visits

Planning application 2015/1157 – Former Dairy Depot, Beaver Street, Goldthorpe, change of use of part (amounting to 222 square metres of total warehouse floor area) of existing warehouse to car dismantling workshop

Mrs G Wassell addressed the Board and spoke against the officer recommendation to grant the application.

RESOLVED that the application be granted in accordance with the officer recommendation and subject to additional conditions to ensure only one vehicle is worked on at a time and that there are no retail sales from the site.

Planning application 2016/0259 – outline planning application for development of up to 36 dwellings at land off Smithy Wood Land, Dodworth, with all matters reserved apart from means of access.

Mr David Barker addressed the Board and spoke in favour of the officer recommendation to grant the application.

Mr M West addressed the Board and spoke against the officer recommendation to grant the application.

RESOLVED that the application be granted in accordance with the officer recommendation and subject to amendments to conditions 5 and 14 and an additional condition restricting the development to no more than 36 dwellings. Members also requested that any Reserved Matters application is brought back before Members of the Planning Board.

12. Town and Country Planning Act 1990 - Part III Applications

The Head of Planning and Building Control submitted a report on applications received for consideration together with an update regarding cumulative appeal totals.

Planning application 2015/1134 - Application for approval of reserved matters of outline planning permission 2012/0537 - Proposed development of 102 dwellings with associated access, parking and landscaping, Willowgarth High School, Brierley Road, Grimethorpe, Barnsley, S72 7AJ

RESOLVED that the application be granted in accordance with the officer recommendation and subject to signing of S106 agreement.

Planning application 2016/0068 - Variation of conditions 3 and 6 of application 2015/0823 - to permit revised access arrangements and to increase the number of HGV traffic movement, former Carlton Colliery, Shaw Lane, Carlton, Barnsley, S71 3HU

RESOLVED that the application be granted in accordance with the officer recommendation and subject to amendments to conditions 3, 6 and 8 and additional highways conditions together with a further recommendation to allow a review of the HGV movements after six months following implementation.

Planning application 2016/0396 - Erection of extension to existing outbuilding to form garage and store and demolition of existing shed and outbuildings at 35 High Bank, Thurlstone, Sheffield, S36 9QH

RESOLVED that the application be granted in accordance with the officer recommendation.

Planning application 2016/0633 - Works within grounds of Cannon Hall including formation of 6. no. disabled parking spaces, reconfiguration of forecourt, reinstate pond, repair growing trees and footpaths, change use of Gardener's Cottage, remove cart sheds to form access between museum and walled garden, repair works to

Stable Yard Cottage to create holiday let cottage, partly restore and repair North Range Glass House and improvements to cafe settings at Cannon Hall Museum, Bark House Lane, Cawthorne, Barnsley, S75 4AT

RESOLVED that the application be granted in accordance with the officer recommendation and subject to additional SYAS condition and confirmation of plans in Condition 2. Application to be referred to Secretary of State.

Planning application 2016/0758 - Works within grounds of Cannon Hall including restoration of Deer Shelter, repairing and access works to Ice House, formation of hard standing amendments to forecourt, south terrace and footpaths, restoration and amendment to walled garden including new entrance, removal of cart sheds and wall section, amendment to Stable Yard and Gardener's Cottage, repairs to Pinery, alterations to paths and planting and recreate pond (Listed Building Consent) at Cannon Hall Museum, Bark House Lane, Cawthorne, Barnsley, S75 4AT

RESOLVED that the application be granted in accordance with the officer recommendation and subject to additional SYAS condition and confirmation of plans in Condition 2. Application to be referred to Secretary of State.

Planning application 2015/0578 - Remove Elm tree T1 and Beech tree T2 within TPO: 6/1993, Public Open Space, Bowden Grove, Dodworth, Barnsley, S75 3TB

RESOLVED that the application be granted in accordance with the officer recommendation.

The Head of Planning and Building Control submitted an update regarding cumulative appeal totals for 2016/17. It was noted that one appeal (2015/0416) was received in June 2016. No appeals were withdrawn in June 2016. 3 appeals have been dismissed (75%) and 1 appeal allowed (25%) since 1st April 2016 .

13. Public Footpath Diversions - Application to divert Dearne public footpath no. 18 south of Barnburgh Lane at Goldthorpe.

The Service Director Environment and Transport presented a report regarding an application to divert public footpath no. 18 south of Barnburgh Lane at Goldthorpe

RESOLVED that:-

- (i) In exercise of statutory powers, the Council makes Public Path Orders under the provisions of section 257 of the Town and Country Planning Act 1990 and section 119 of the Highways Act 1980 for the diversion of Dearne footpath no. 18, as shown on the plan attached to this report.
- (ii) The Director of Legal and Governance be authorised to publish the Orders and to confirm them himself in the event of there being no objections thereto.

- (iii) In the event objections are received which cannot be resolved, the Director of Legal and Governance be authorised to submit the Orders to the Secretary of State for confirmation and to take all necessary steps to support the Orders at any public inquiry, informal hearing or written representation as necessary.
- (iv) The Director of Legal and Governance be authorised to make a Definitive Map Modification Order to make the necessary changes to the Definitive Map and Statement for the area.

Chair

Item 4

Report Précis

Report of the Head of Planning and Building Control to the Planning Regulatory Board

Date 06.09.2016

Subject

Applications under Town and Country Planning Legislation.

Purpose of Report

This report presents for decision planning, listed building, advertisement, Council development applications and also proposals for works to or felling of trees covered by a Preservation Order and miscellaneous items.

Access for the Disabled Implications

Where there are any such implications they will be referred to within the individual report.

Financial Implications

None

Crime and Disorder Implications

Where there are any such implications they will be referred to within the individual reports.

Human Rights Act

The Council has considered the general implications of the Human Rights Act in this agenda report.

Representations

Where representations are received in respect of an application, a summary of those representations is provided in the application report which reflects the key points that have been expressed regarding the proposal.

Members are reminded that they have access to all documentation relating to the application, including the full text of any representations and any correspondence which has occurred between the Council and the applicant or any agent of the applicant.

Recommendation(s)

That the applications be determined in accordance with the recommendations set out in the main report which is attached. Full report attached for public and press copy (unless Confidential item).

Background Papers

These are contained within the application files listed in the following schedule of planning applications. They are available for inspection at the Central Library, Wellington House, 36 Wellington Street, Barnsley, S70 1WA

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Item 4a

2016/0685

Applicant: Mr R Brannon, C/o NPS Barnsley

Description: Demolition of existing terrace housing and erection of 6 no. bungalows.

Site Address: 1 - 37 Beaver Street, Goldthorpe, Rotherham, S63 9HT

Site Description

The site is located in a mixed use area to the south of Goldthorpe town centre, which extends along Doncaster Road the north of the application site.

Beaver Street, which is opposite the new Goldthorpe Primary School, comprises primarily high density terraced housing. There is also a car mechanics business and an Elim Church, in a modern single storey brick building. There are a number of similar terraced streets, including Victoria Street and Cooperative Street, that are linked together by Cross Street.

To the south of Cross Street the predominantly residential character of Beaver Street changes to industrial, with three large commercial buildings and external storage.

The site is presently occupied by 19 terraced properties that are set within two blocks, they represent a significant frontage to Beaver Street. The properties are located immediately to the back of footway, they are currently boarded up pending demolition. There is a break in the terrace and an alleyway provides rear access. To the east of the alleyway are allotment gardens bounded by mature trees.

Proposed Development

The application has been submitted for full planning permission for the demolition and clearance of the site to allow for the construction of 6 linked elderly persons bungalows. The buildings would back onto the rear alleyway presenting a circa 5.5m high blank rear wall punctuated only by small high level windows. A 2.4m high metal mesh fence would be provided to screen the rear elevation from the rear alleyway.

In plan form the development would comprise three interconnected C shaped blocks. Mono-pitch roofs would slope into three distinct courtyards. These three courtyards are shown separated by two projecting gable elevations that are connected by low walls with railings enclosing the courtyards from the street. Along the whole frontage is an area of parking for the units and there are 6 additional spaces at either end of the development. Parking to the sides of the development is proposed as public/ visitor parking and was identified as desirable through the public consultation. The residents parking would be broken up with landscaping and low galvanised steel fences.

Each bungalow would have 2 bedrooms, a kitchen, living room and ancillary facilities. The arrangement of the dwellings is such that the amenity space is located to the front which provides a more open frontage to the street and opposing properties.

The gardens would contain a large proportion of hard surfaces with wide pathways for wheelchair access. The development is to meet with the requirements of 'Lifetime homes' and will therefore be suitable for both elderly and disabled people. Level access to all of the dwellings is key to achieving this requirement.

The applicants state that the proposal has the backing of local stakeholders and elected Members:

'A consultation event for local residents active stakeholder groups and Local Members was held on the 13 Jan 2016 in a local hall in Goldthorpe. This considered options for the type of property and

basic design layout. All participants had the opportunity to discuss their views and or complete a short questionnaire.

There was overwhelming support for the design and format of development subsequently submitted'.

Policy Context

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy and the saved Unitary Development Plan policies and the Joint Waste Plan. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Core Strategy

CSP1 'Climate Change'
CSP2 'Sustainable Construction'
CSP3 'Sustainable Drainage Systems'
CSP4 'Flood Risk'
CSP8 'The Location of Growth'
CSP9 'The Number of New Homes to be Built'
CSP10 'The Distribution of New Homes'
CSP14 'Housing Mix and Efficient Use of Land'
CSP26 'New Development and Highway Improvement'
CSP29 'Design'
CSP36 'Biodiversity and Geodiversity'
CSP39 'Contaminated and Unstable Land'
CSP40 'Pollution Control and Protection'

Saved UDP Policies

Housing Policy Area:

H8a Existing residential areas

SPDs/SPGs

Designing New Housing Development

This sets out space standards and in most situations developments would be expected to comply with the standards. However, the SPD states that full compliance with standards is expected in predominantly residential areas whereas they may be slightly relaxed in town centre situations/higher density areas.

The SPD also states that development must respect local context, however, it is also stated that innovative design solutions that depart from the local context may be allowed if they are considered to have a positive impact on the character of the area.

There is a specific section on Infill development, which states that:

As well as the general criteria, including the external spacing standards, infill development should aim to comply with the following:

- Dwellings should be orientated to have a frontage to the existing public highway. Sides and backs and garages should be sensitively located so the frontage of the new development integrates with the existing street scene
- The space between the proposed dwelling and adjacent dwellings should reflect the prevailing character of the street.
- The siting of the dwelling should reflect the building line of the dwellings on the same side of the street.
- The eaves and ridge heights of dwellings should usually be comparable with the heights of adjacent dwellings.
- Parking provision should be accommodated in a similar manner to how it is accommodated elsewhere on the street (e.g. if existing dwellings are set forward on their plots with parking at the side, the proposed dwelling should not be set back with parking at the front).
- Architectural features, fenestration and materials should reflect the positive elements elsewhere on the street.
- Infill development should not be piecemeal so as to prejudice potential comprehensive development of a larger area of land.
- Landscaped features such as trees, particularly those prominent in the street scene, should be retained and provided with sufficient space for future growth.

Parking

This sets out requirements for houses in normal occupation. For elderly development there should be one space per unit and communal parking.

Publication Consultation Document

The Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

SD1 Presumption in favour of sustainable development

GD1 General development

D1 Design

T4 New Development and Highway Improvement

Poll1 Pollution Control and Protection

CC4 Sustainable Drainage Systems (SuDS)

These policies carry little weight for the reason given above. However, the industrial area to the south and surrounding land is designated for housing reflecting a desire to regenerate the area.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development.

Consultations

Contaminated Land Officer: - No objections

Drainage: - No objections subject recommended conditions

Highways DC: - No objections subject to recommended conditions

Pollution Control: - No objections subject to recommended conditions
Ward Members: - No objections
Yorkshire Water: - No objections

Representations

The application has been advertised by way of a site notice and neighbouring properties have been consulted in writing. No representations have been received.

Assessment

Principle of Development

This is an infill residential redevelopment in an established residential street so the proposals raise no land use policy issues and are therefore acceptable in principle. The main considerations relate to conformity with Core Strategy policies that seek higher density development in sustainable locations, and policies seeking designs that reflect local character and appearance.

This is an area that is in transition, many of the older terraces are substandard have been, or are earmarked for demolition. The industrial area to the south is designated for Housing in the Publication Consultation Document of the Local Plan. Whilst this carries little weight it reflects a desire for change. This scheme is of a high quality and has been subject of consultation with local stakeholders. It meets a recognised need for elderly persons accommodation and stands up as a unique design that will add value to the area and provide an uplift in an area where regeneration is sought. The principle is therefore supported.

Residential Amenity

As a result of the design concept there would be no private gardens for the future residents and the garden area that is provided would be located behind the residents parking. The Council would normally require that amenity space is secured to the prescribed standards of the adopted SPD. The bungalows are intended for the elderly so they would meet a special need for level access and this consideration needs to be weighed against normal standards. It is long established that other material planning considerations can allow an exception to be made to normal guidelines.

If the gardens were to be relocated a completely new design concept would be required. The design concept has been devised after public consultation that included alternative layouts so there are sound reasons for choosing this approach. As this is not standard family accommodation imposing normal standards for private space is not considered to be essential.

The C shaped layout gives opposing blocks that would result in living rooms facing each other across a 12m wide courtyard. This could result in internal overlooking at close quarters. However, this is a single storey development so the privacy of occupiers can be protected by boundary fences or walls. Furthermore, in the existing traditional high density street pattern on Beaver Street there are houses facing each other across a road and pavements giving a distance that is only 11m wide.

If the bungalows were to be turned around then the outlook at the rear would be better as there mature trees and allotments to the east but the design is such that there would then be a long high wall with small windows facing the Beaver Street. The outlook for existing residents on Beaver Street would be degraded so this has been discounted.

Design & Visual Amenity

The main issue would be the fact that the new development is not in the same style and form as the existing high density traditional terraced housing. The Council's SPD Designing New Housing Development sets out guidance for most situations but in this case it needs to be applied in a more imaginative way. This is a scheme that has been chosen by local stakeholder groups and local Members.

Much of the older terraced housing within the immediate area has been demolished and a new primary school has been built. The area is in need of regeneration and it is considered that this proposal should be judged in these terms.

The existing 19 terraced houses would be replaced with only 6 elderly persons bungalows. It would not be possible or desirable to attempt to mimic the existing style of houses given that this is a complete departure in terms of scale and use.

The arrangement of the dwellings is such that the amenity space is located to the front which provides a more open frontage to the street and opposing properties.

The applicants have commented that amenity space could be positioned at the rear but this would result in a far harder edge being presented to the street. Also due to the mono pitch nature of the dwellings it would result in a significant blank wall being presented to the street.

Therefore, this proposal should be seen as being unique high quality development meeting an identified need that will add value to an area that is subject to change.

Having full consideration to the design merits of the proposal and the layout of the scheme it is considered that the development would deliver an attractive residential environment which would enhance the existing area and make an efficient use of a redundant site. It is therefore considered that the proposal adheres to the objectives of CSP policies 14, 17, 29 which stress the importance of achieving high quality design.

Highway Safety

Given the close proximity to Goldthorpe Centre the site is regarded as being within a sustainable location with immediate access to transport and services. The terraced properties that have occupied the site had not been served with off street parking. The proposals would also represent a net reduction of 13 properties, therefore comparably would result in less vehicle movements.

There would be 12 parking spaces provided within gated driveways, access to which meet relevant visibility standards. The position and orientation of the properties ensures that parking spaces are accessible and also benefit from good surveillance to improve overall security. The access and parking arrangements have been designed in conjunction with advice given from Highways DC and they have raised no objections. Therefore subject to the recommended conditions, it is considered that the development adheres to the provisions of policy CSP26 in that it will not have an adverse impact upon highway safety.

Conclusion

The site has been beset with antisocial problems which reflect poorly on the environmental quality of the locality. The proposal represents a welcome significant investment in the local housing stock which will contribute to the ongoing regeneration of Goldthorpe. The development meets sustainable credentials by delivering 6 much need bungalows which will help serve an aging demographic.

Taking the above considerations into account, it is considered that the proposed development has sufficient regard to the NPPF and Core Strategy policies CSP2, CSP4, CSP5, CSP8, CSP10, CSP14, CSP15, CSP17, CSP26, CSP29, CSP35, CSP40 and saved UDP policy H4 and H8A to warrant approval. The proposal represents an efficient use of the site within a sustainable location which would deliver good quality design and much needed affordable housing for the Borough.

Recommendation

Grant subject to 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 NPS-DR-A-(00)-010-P1, NPS-DR-A-(00)-011-P1, NPS-DR-A-(00)-012-P1, NPS-DR-A-(00)-015-P1, NPS-DR-A-020, NPS-DR-A-100, NPS-DR-A-102, NPS-DR-A-110 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 LDF Core Strategy Policy CSP 29, Design.

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.

Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- The parking of vehicles of site operatives and visitors
- Means of access for construction traffic
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- Measures to control the emission of dust and dirt during construction
- Measures to control noise levels during construction

Reason: In the interests of highway safety, residential amenity and visual amenity and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement, and CSP 29, Design.

5. Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

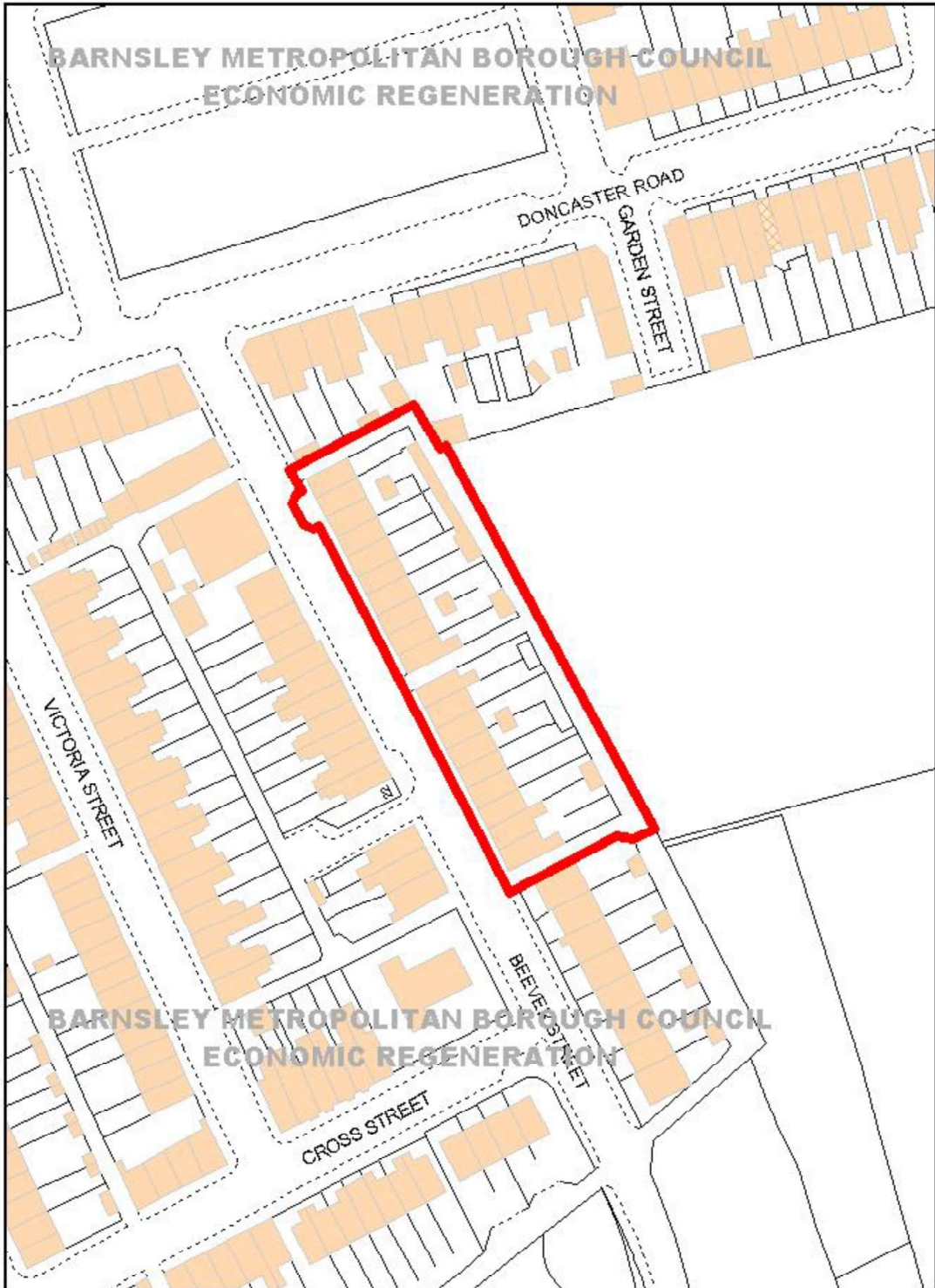
6. Pedestrian intervisibility splays having the dimensions of 2 m by 2 m shall be safeguarded at the drive entrance/exit such that there is no obstruction to vision at a height exceeding 1m above the nearside channel level of the adjacent highway.
Reason: In the interest of road safety in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.
7. The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (ie 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.
Reason: to ensure that satisfactory off street parking/manoeuvring are provided, in the interests of highway safety and the free and safe flow of traffic and in accordance with Core Strategy Policy CSP26, New Development and Highway Improvement
8. Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following highway improvement works:
- Reduction in the size of the "existing traffic calming planter" shown on drawing number NPS-DR-A-(00)-801 to facilitate vehicular access.
 - Provision of/any necessary alterations to street lighting.
 - Provision of/any necessary alterations to highway drainage.
 - Any necessary resurfacing/reconstruction.
- The works shall be completed in accordance with the approved details and a timetable to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the free flow of traffic in accordance with Core Strategy policy CSP 26.
9. Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.
Reason: In the interest of road safety in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.
10. No development shall take place unless and until full foul and surface water drainage details, including Yorkshire Water Permission to discharge, have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure proper drainage of the area in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

PA reference :-

2016/0685

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BARNLSLEY MBC - Economic Regeneration

Service Director: David Shepherd
Westgate Plaza One, Westgate,
Barnsley S70 9FD
Tel: 01226 772621



Scale 1:1250

2016/0644

Applicant: Mr Craig Waddington, C/o Peter Thompson

Description: Demolition of existing property and erection of 1 no. dwelling

Site Address: The Bungalow, Warren Lane, Staincross, Barnsley, S75 5BQ

No letters of objection have been received

Background

2015/1191 – Erection of front, side and rear extensions and raising the roof to provide a second floor – Approved with conditions

Site Location

The site is located within the Green Belt within a small row of individually designed detached dwellings on Warren Lane, Staincross. The properties are all of different ages, sizes and type. Warren Lane forms part of the village, and is surrounded by open green belt. Along the rear boundary of the property is the edge of the Barnsley/ Wakefield Boundary.

There is a slope across the site with levels rising steeply up from the road. It is currently occupied by a small red brick built bungalow with a hipped roof design. The bungalow is located within a large rectangular shaped plot, and is set at a higher level than the road. There is a steep driveway leading up to the property which is set centrally within the site. The property also benefits from a large rear garden that backs onto open fields at the rear. To the east of the site is a large 2 storey dwelling. To the west of the site is a modern dormer bungalow built in early 2000.

Proposed Development

The proposal involves the demolition of existing brick built bungalow and erection of a replacement dwelling. The property would appear as a modern dormer bungalow with a feature front facing gable. Large areas of glazing are proposed to the front and rear with minimal openings to the side elevation. The property is to be constructed of natural coursed stone with stone heads and cills, mullions and quoins with a welsh slate roof. The dwelling is sited in the same location as the existing property.

The replacement dwelling is of a similar scale and design as the extensions recently approved under application 2015/1191, however it is now intended to demolish the existing property and replace it with a complete new build property, albeit of a similar design. The property would be constructed out of stone with a welsh slate tiled roof.

The changes to the design approved under application 2015/1191 include:-

- A reduction in floor area of approximately 4sqm
- A reduction in height of approximately 500mm
- Alteration of proposed garage to lounge
- Increase in size of dormer to front elevation and addition of dormer to the rear
- Alteration to window layout and rooflights

Consultations

Highways – No objections subject to conditions

Tree Officer – No objections subject to conditions

Regulatory Services – No objections subject to conditions

Ward Councillors – No objections received

Representations

No letters of objection have been received.

Policy Context

UDP – Green Belt

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy, saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

Core Strategy

Core Strategy Policy 29 - Design Principles

Core Strategy Policy 34 - Protection of Green Belt

Core Strategy Policy 26 - New Development and Highway Improvement

Saved UDP Policy

Policy GS8E: Replacement, alteration & extensions to dwelling in the Green Belt – Proposals to replace, extend or alter dwellings in the Green Belt will be permitted provided that: in the case of extensions the total size of the proposed and previous extensions does not exceed the size of the original dwelling and the original dwelling forms the dominant feature of the dwelling as extended; the construction is of a high standard of design; and local residents or the appearance of the locality will not be adversely affected.

The sizes of a dwelling as existing and as proposed will be compared by reference to their floors pace, with the following guidelines:-

- Floor space will be calculated by external measurement of the building
- Floor space within roof spaces will not be taken into account
- Outbuildings will not be taken into account when calculating original floor space

Domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it, except for the purposes of calculating the size of the original dwelling. The erection of domestic outbuildings such as garages and garden sheds within the curtilage of a dwelling is often permitted development. However, when permission is needed for such development this policy will be applied. This means whilst domestic outbuildings will not be prohibited, their extent will be limited in order to preserve the openness of the Green Belt.

Supplementary Planning Document

SPD – Designing New Housing Development

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Core Principle 7: Requiring good design - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Core Principle 9: Protecting Green Belt Land – The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances

As with previous Green Belt policy, inappropriate development in the Green Belt where “the extension or alteration of a building does not result in disproportionate additions over and above the size of the original building”.

Assessment

Material Consideration

Principle of Development

Residential Amenity

Visual Amenity

Highway Safety

Principle of Development

The property is located within Green Belt where replacement dwellings are acceptable subject to saved UDP policy GS8E and the advice contained within the NPPF. In order to comply with policy GS8E, the proposed replacement dwelling must not be materially larger than the existing dwelling, and any development must ensure that it preserves the openness of the Green Belt.

In terms of floor area, the original property measures approximately 66.9sqm, excluding the rooms within the roof space (GS8E states that the rooms in the roof space are not counted towards the floor area). The Previous approval to extend the property which was granted planning permission under reference 2015/1191 had an overall floor area of 133.7sqm. This proposed replacement dwelling has an overall floor area of 129.7sqm, in comparison the current application would see the floor area reduced by approximately 4sqm.

The dwelling proposed is therefore smaller in overall floor area, and is reduced in height by approximately 500mm. The proposal is considered acceptable in principle in accordance with policy GS8E and the NPPF.

Residential Amenity

No objections have been received from neighbouring properties. Due to the land levels the proposed roof height will result in the ridge height of the host property measuring under the height of the closest neighbouring dwelling to the west, therefore it is not expected to impact greatly on residential amenity in terms of overshadowing.

There is a proposed side facing window at first floor level that would serve the master bedroom ensuite, however this would be obscurely glazed and would therefore not cause any significant overlooking or loss of privacy to the neighbouring property.

The proposal is not expected to cause any disproportionate overshadowing, or overlooking which is consistent with the advice in the adopted SPD Designing New Housing Development or the design principles set out in CSP29.

Visual Amenity

Warren Lane consists of a variety of differently designed properties of 1 and 2 stories in height, set back and with staggered building lines. Many of the properties have been modernised by way of extensions, others have been demolished and replaced with new modern dwellings built in their place. Due to the location of the site within the Green Belt, there is a limit on the amount of extensions that can be built and limited size of replacement dwellings to ensure that the openness of the Green Belt is retained in accordance with Policy GS8E.

The external appearance of the existing property is a traditional bungalow constructed of red brick with a tiled hipped roof. In comparison the replacement dwelling would have a more contemporary appearance with expanses of glazing to the front elevation. This is considered to reflect the changing character of Warren Lane. The proposed dwelling would be constructed of natural coursed stone with a Welsh slate roof which is considered to be an improvement to the dwelling it replaces. In addition it is in keeping with stone built properties within the surrounding area.

As the property is set back from the road, the proposals will not pose a dominant feature within the street scene or harm the openness and character of the Green Belt. The pitched roof design will relate well to the surroundings, and the proposed dormer bungalow would be in keeping with the area. As such the proposal is considered acceptable in terms of visual amenity and in compliance with Policy CSP 29 in the adopted Core Strategy.

As with the previous application, due to the proposal being set in the Green Belt and as the replacement property is of the maximum floor area allowed for under policy GS8E, it is recommended that permitted development rights should be removed in order to prevent further extensions without requiring planning permission.

Highway Safety

Access is already established by the existing dwelling and these arrangements will remain unchanged. Consequently Highways DC raised no objections and there will be no impact upon highways safety subject to the recommended conditions.

Recommendation

Grant subject to 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 (Dated May 16 Rev A, Site Plan drawn at 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 LDF Core Strategy Policy CSP 29, Design.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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.
Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Core Strategy Policy CSP 34, Protection of Green Belt.
- 4 No development or other operations being undertaken on site shall take place until the following documents in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:
- Tree protective barrier details
 - Tree protection plan
 - Arboricultural method statement
- No development or other operations shall take place except in complete accordance with the approved methodologies.
Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.
- 5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).
Reason: In the interests of the visual amenities of the locality.
- 6 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.
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 Core Strategy Policy CSP 26, New Development and Highway Improvement.
- 7 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

- 8 No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.

PA reference :-

2016/0644

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BARNESLEY MBC - Economic Regeneration

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2016/0801

Applicant: Mr B Mathers, C/o M Booth Design Ltd

Description: Outline application including details of access and layout for the erection of single storey dwelling

Site Address: Land Adjacent 16 Kendal Grove, Ardsley, Barnsley, S71 5DW

No objections received. The applicant has been brought to Planning Board owing to Councillor Brian Mathers being the applicant.

Site Location & Description

The site currently forms the side garden of 16 Kendal Grove, a detached bungalow that occupies a corner plot at the junction with Horse Carr View. The garden area is flat and laid mainly to lawn, a conifer hedge (approx. 1.5m) is located along the northern boundary to Horse Carr View. A simple 400mm single skim wall delineates the front boundary to Kendal Grove from which there are unrestricted views across the garden.

The immediate area is generally characterised by detached bungalows, constructed from a brown multi faced brick with low pitched concrete tiled roofs. The exception to this is an infill plot located on the opposing corner plot to the applicant, this is a large gable ended bungalow constructed from a more prominent red brick with a steeply pitched roof. This was awarded planning permission in 2001.

Proposed Development

The application is for outline planning permission including details of siting and access for a detached single storey dwelling. The submitted layout plan indicates a modest 2 bedroom bungalow with a finished floor level of 50.250, parking would be provided for two vehicles across the frontage and a gated entrance would be provided onto Horse Carr View. The rear garden would measure approximately 12.8m x 8.6m.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicated otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy and saved Unitary Development Plans policies and Joint Waste Plan, the Council has also adopted a series of Supplementary Planning Documents and Supplementary Guidance Notes, which are other material considerations.

Core Strategy

CSP1 – Climate Change
CSP2 – Sustainable Construction
CSP4 – Flood Risk
CSP8 – The Location of Growth
CSP10 –The Distribution of New Homes
CSP 26 – New Development and Highway Improvement
CSP 29 – Design
CSP 40 – Pollution Control and Protection

Barnsley Unitary Development Plan Saved Policies

Allocation: - Housing Policy Area

Policy H8A indicates the scale, layout, height and design of all new dwellings must ensure that high standards of living conditions and amenity are provided for both existing and proposed residents.

Policy H8D indicates that planning permission for an infill development within existing residential areas will only be granted where there would be no harm to residential amenity or the local environment, traffic problems or prejudice the future development of an adjacent larger area of land.

SPDs/SPGs

Design New Housing Development
Residential Amenity and Siting of Buildings
Parking
The South Yorkshire Residential Design Guide (SYRDG)

National Planning Policy Framework

The National Planning Policy Framework sets out the Governments planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Local Plan

The Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

Allocation: - Urban Fabric

Consultations

Highways DC – No objections subject to conditions
Drainage – No objections
Ward Councillors – No comments
Yorkshire Water – No comments

Representations

Neighbour notification letters were sent to the surrounding residents and a site notice was posted adjacent to the site; no comments have been received.

Assessment

Principle of Development

The application is for outline planning permission including details of access and layout, appearance, landscaping and scale are reserved for subsequent judgement. The site is located within an established residential area and would be readily compatible with adjoining uses, as such

there are no land policy objections with the proposals representing a sustainable location for the purposes of CSP1, CSP8, CSP10 and H8.

However, as the proposed development constitutes infill development, Saved policy H8D makes it clear that such development will only be granted where it would not result in harm to the local environment, the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land. Policy H8A and the NPPF similarly require that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level for new and existing residents. The NPPF further require that proposals are compatible with neighbouring land, will function well and add to the overall quality of the area and will not significantly prejudice the future use of the neighbouring land. The requirements of these policies are echoed in the Council's SPD: Designing New Housing Development.

Visual Amenity

UDP Policy H8D emphasises the importance of retaining the character of the area and protecting the street scene when considering proposals for new dwellings on small infill plots. In most circumstances it is desirable to ensure that corner plots remain as open as possible, as they generally contribute positively to the character of the street scene and also establish firm building lines. In the applicants circumstances a precedent has been established by virtue of the infill plot, located directly opposite to the site, at no.19 Kendal Grove. The proposed siting of the bungalow would therefore conform to the now, established building line, of the street scene. As such, it is not considered to represent a departure from the character of the street scene and no objections are raised.

The character of the area is modestly sized single storey dwellings set back from the road in generous green curtilages. The site is approximately 250sqm in size, and when measured against similar plots on in the area does not appear dissimilar to these.

The design submitted at Reserved Matters would have to ensure that an element of cohesion with the existing housing stock, this would ultimately be achieved through the design of the elevations and final choice of materials. Subject to Reserved Matters approval, it is considered that the addition of a modest bungalow would comfortably assimilate into the site and street scene from which it would be seen.

Landscaping details are also reserved. There are no apparent reasons why an appropriate scheme could not be achieved, the layout demonstrates that the property would have well-proportioned garden areas. The existing hedgerow that abuts the northern boundary compliments the appearance of the street scene, in recognition of this and its relative maturity, it is considered expedient to recommend a condition that it is retained.

In summary of the considerations on design/visual amenity grounds, the application is not considered to raise any significant issues at the outline stage. It is considered that a high-quality dwelling can be achieved at the site which incorporates sustainable techniques and complies with CSP29 'Design' and relevant criteria of SPD.

Residential Amenity

The site layout demonstrates that a single dwelling can be accommodated on the site without harming the amenity of the neighbouring dwellings.

In the first instance the layout illustrates that the separation distances and amenity standards contained in Supplementary Planning Document – Designing New Housing Development can be easily achieved on the site reducing the likelihood of, and mitigating any, overlooking which would result from having a dwelling on this site. In addition, the fact that an acceptable parking area and

an adequately sized garden area can be provided, demonstrates that residential development of the site would not be tantamount to overdevelopment. In addition the layout shows that a dwelling, in the position shown, would not result in significant overshadowing of the neighbouring property or its associated garden area.

Policy CSP 29 sets out the overarching design principles for the borough to ensure that development is appropriate to its context. The South Yorkshire Residential Design Guide (SYRDG), although not part of the development plan, has been adopted as a good practice guide and provides assistance when interpreting the requirements of Core Strategy Policy CSP 29.

With regards to the residential amenity of the future occupants of the proposed dwellings, the unit is modestly proportioned with the rooms meeting or exceeding the technical guidelines set out in the South Yorkshire Residential Design Guide. In addition, the detached bungalow would have a private amenity space in excess of 50m, therefore in accordance with SYRDG and SPD 'Designing New Housing Development'.

Taking into account the above there is therefore no objection to the development on grounds of residential amenity, however a full assessment of the impact on residential amenity will be undertaken at the Reserved Matters stage.

Highway Safety

Kendal Grove is a lightly trafficked residential street with no known highways issues. The location of the proposed access is considered acceptable, and there are no safety issues raised. The property would be served with two parking spaces, the access and manoeuvring into which meets relevant standards. Consequently subject to the recommended conditions, it is considered that the development adheres to the provisions of policy CSP26.

Conclusion

The detailed matters have demonstrated that relevant amenity and access standards can be achieved. The site is located within a sustainable location, and the proposal would represent an efficient use of the site which is compatible with adjoining uses.

Recommendation

Grant subject to conditions

- 1 Application for approval of the matters reserved in Condition No. 2 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development, hereby permitted, shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.

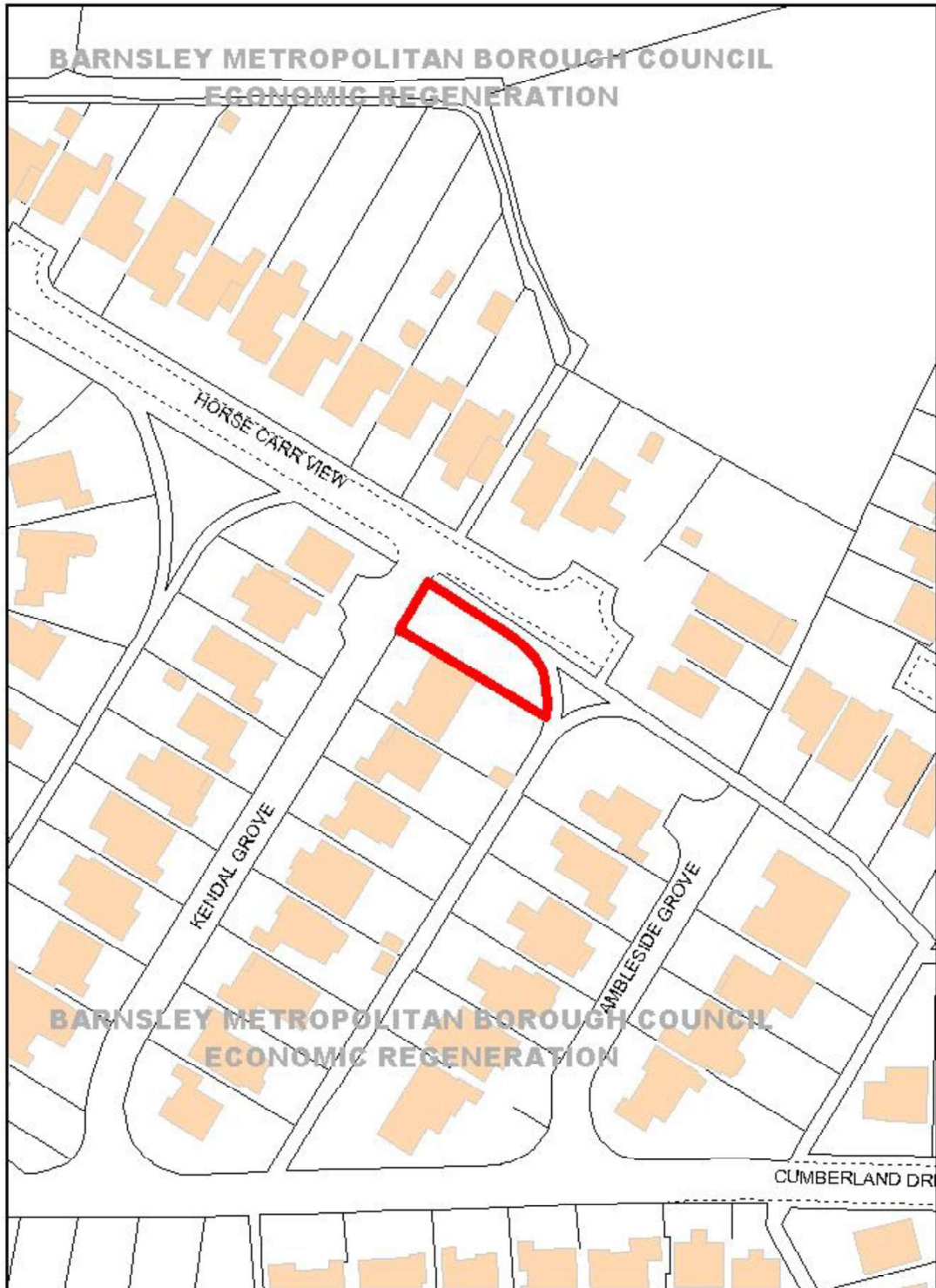
- 2 The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-
- (A) scale of building
 (B) the design and external appearance of the proposed development.
 (C) landscaping
- Reason: In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations.**
- 3 The development hereby approved shall be carried out strictly in accordance with the plans (16.10 P1 Rev A) 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 LDF Core Strategy Policy CSP 29, Design.**
- 4 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.
- 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 Core Strategy Policy CSP 26, New Development and Highway Improvement.**
- 5 Pedestrian intervisibility splays having the dimensions of 2 m by 2 m shall be safeguarded at the drive entrance/exit such that there is no obstruction to vision at a height exceeding 1m above the nearside channel level of the adjacent highway.
- Reason: In the interest of road safety in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.**
- 6 All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.
- Reason: In the interests of highway safety in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.**
- 7 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
- Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.**
- 8 The existing conifer hedgerow located to the rear of the property, as shown on Site Plan 16.10 P1 Rev A shall be retained. If any conifer is removed, uprooted or destroyed or dies as a result of the development, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
- Reason: To safeguard existing trees/hedges, in the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29 and SPD Designing New Housing Development.**

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2016/0801

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BARNSELY MBC - Economic Regeneration

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Scale 1:1250

2016/0582

Applicant: Tony Taylor, C/o NPS Barnsley

Description: Erection of single storey front and rear extensions to existing care premise

Site Address: Gilroyd and Dodworth Outreach Centre, Saville Road, Gilroyd, Barnsley, S75 3PJ

Site Location and Description

The application site is the former Dodworth and Gilroyd Childrens Centre, which lies at the junction of Saville Road with Smithy Wood Lane, in the south western corner of Gilroyd.

The premises comprise of a modest, single storey, pitched roof, brick and concrete roof tile property within a paladin fenced compound. The building is essentially rectangular but part of it projects on the front elevation towards its northern end. Vehicular and pedestrian access is from Saville Road. Car parking is provided to the front of the building whilst a partially grassed and paved outdoor area lies to the rear. Immediately to the north of the projecting part of the building is a small, fenced, cycle store.

The site is owned by the Council and managed by NPS Barnsley Ltd but the premises are currently unoccupied.

The surrounding area is predominantly residential in nature.

Proposed Development

It is intended to marginally extend the building, both to the front and rear, and to undertake internal alterations (not requiring planning consent) in anticipation of its occupation by the Dodworth and Gilroyd Outreach Centre for special care adults.

The rear extension (west elevation) would project 3.567m along the southern half of the elevation and would have a flat roof at a maximum height of 2.75m above ground level. New doors and a window would be provided onto the outdoor area.

The front extension would project 3.332m from the principal elevation to be more or less in line with the existing projection and would replace the cycle store with a store room. The extension would have a flat roof and would be 2.4m wide to align with the northern elevation of the building and would be a maximum height of 2.75m above ground level. There would be no windows or external doors.

Materials for both extensions would be brick and white upvc window to match existing. Doors would be polyester powder coated white aluminium.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy and saved Unitary Development Plan policies.

Unitary Development Plan (UDP) – The site is allocated as a Housing Policy Area.

Barnsley Local Development Framework Adopted Core Strategy (CS) policies:

CSP29 – Design – sets out the overarching design principles for the borough to ensure that development is appropriate to its context and states that high quality development will be expected.

Barnsley Unitary Development Plan adopted 2000 (UDP) (saved policies):

H8 – Existing Residential Areas – states that areas defined as Housing Policy Areas will remain predominantly in residential use. Other uses will only be permitted where they are compatible with a residential area and other policies of the plan.

H8B – Non Residential Uses in Residential Areas – states that planning permission will be granted for small scale, non-residential uses in Housing Policy Areas, and for the expansion of existing uses, if there is no unduly harmful impact on the amenity of neighbouring and nearby residents by way of noise, disturbance, loss of privacy, traffic congestion or other forms of nuisance; there is no unduly harmful visual impact on the character of the residential area; there is no conflict with public safety on the highway and there is satisfactory provision for off-street parking; the use is restricted to providing a service or facility for local residents and there is no conflict with other policies of the plan.

National Policy Planning Framework (NPPF):

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development.

Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant planning policy statements include:

Core planning principle relating to high quality design.

Requiring good design:

- Good design is a key aspect of sustainable development.
- Planning decisions should aim to ensure that developments (amongst other things) will function well and add to the overall quality of the area, respond to local character and history and are visually attractive.

Consultations

Ward Councillors – No comments received.

BMBC Highways – No objections subject to the imposition of a condition.

BMBC Regulatory Services – No objections.

BMBC Waste Management – No comments.

Representations

The application has been advertised as being of local interest by way of site notice and neighbour notification. No representations have been received.

Assessment

Principle of Development

The previous use of the premises as a children's centre was clearly deemed to be compatible with a residential area and in accordance with policy H8. The proposed use is considered to be similar and is within the same use class.

The proposed extensions are of a relatively small scale, and policy H8B states that planning permission will be granted for small scale, non-residential uses in Housing Policy Areas, and for the expansion of existing uses, subject to there being no unduly harmful amenity impacts. The proposal is therefore considered to be acceptable in principle.

Design/Residential/Visual amenity

The flat roofs of the proposed extensions are considered to be not ideal in design terms, but they would at least be subservient to the main building, and in essentially matching its eaves height and materials, are considered to be substantially in accordance with policy CSP29, and the planning policy statements in the NPPF in relation to requiring good design.

In any event, the rear, larger extension, would not be readily visible from the street scene, particularly as it would largely be screened by an existing electricity sub-station building and a bus shelter from Smithy Wood Lane. The small front extension would have minimal impact on the street scene in that it would replace the existing bike shelter. Both extensions would be partially screened by the existing paladin fence.

Overall therefore, there would be no significant adverse impact on visual amenity or the character of the area.

Furthermore, it is considered that the modest proposals and the use of the site would have no additional impact on nearby residential properties in terms of potential noise, disturbance and loss of privacy in accordance with policy H8B.

Highway Safety

The proposal would have no impact on highway safety as the existing on-site parking and manoeuvring facilities would be retained.

Conclusion

The proposal would bring a currently unoccupied building and site back into a community use, is of an acceptable design and would have no significant adverse amenity impacts, and as such, is considered to be substantially in accordance with the planning policy background.

Recommendation

Grant subject to conditions:

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall only be carried out in accordance with the following documents:

- a) Drawing titled 'Location Plan', numbered NPS-DR-A-(00)-010 Rev P2;
- b) Drawing titled 'Site Extents Plan', numbered NPS-DR-A-(00)-011 Rev P2;
- c) Drawing titled 'Existing Plan and Elevations', numbered NPS-DR-A-(00)-020 Rev P2; and
- d) Drawing titled 'Proposed Plan and Elevations', numbered NPS-DR-A-(00)-021 Rev P3.

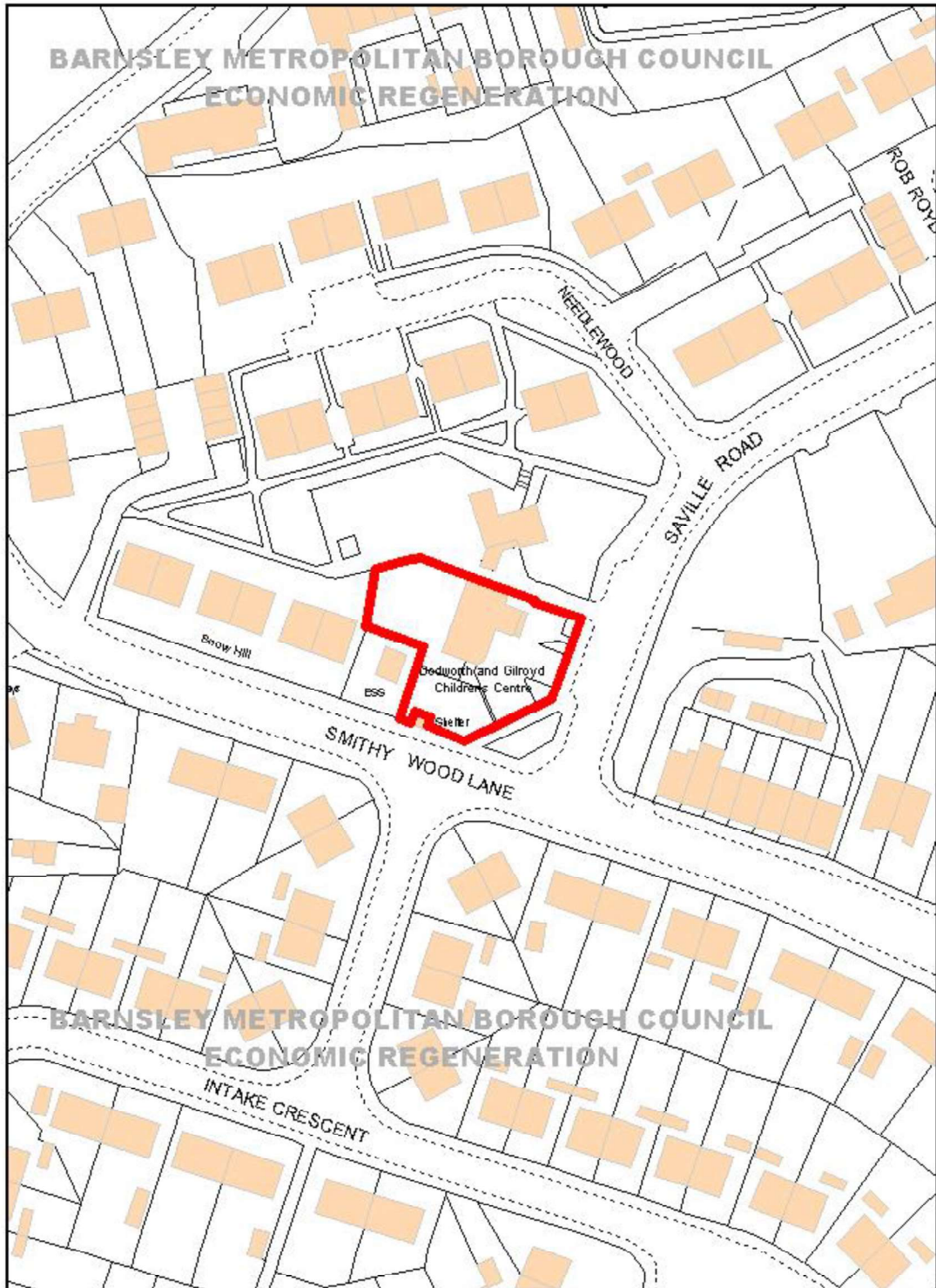
Reason: For the avoidance of doubt and to accord with CS policies CSP29, UDP policy H8B and the relevant planning policy statements in the NPPF relating to requiring good design.

3. The external materials shall match those used in the existing building.

Reason: In the interests of the visual amenities of the locality and in accordance with CS policy CSP29 and the relevant planning policy statements in the NPPF relating to requiring good design.

PA reference :-

2016/0582



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Item 4e

BARNSELY METROPOLITAN BOROUGH COUNCIL

PLANNING APPEALS

01 July 2016 to 30 July 2016

APPEALS RECEIVED

0 appeals were received in July 2016:

| <u>Reference</u> | <u>Details</u> | <u>Method of Appeal</u> | <u>Committee/ Delegated</u> |
|-------------------------|-----------------------|--------------------------------|------------------------------------|
| | | | |

APPEALS WITHDRAWN

No appeals were withdrawn in July 2016.

APPEALS DECIDED

1 appeal was decided in July 2016:

| <u>Reference</u> | <u>Details</u> | <u>Method of Appeal</u> | <u>Committee/ Delegated</u> | <u>Decision</u> |
|-------------------------|--|--------------------------------|------------------------------------|------------------------|
| 2015/0583 | Erection of 5 no. dwellings Land adjacent 31 Roman Road, Kexbrough, Barnsley | Written representation | Delegated | Dismissed |

2016/2017 Cumulative Appeal Totals

- 7 appeals have been decided since 01 April 2016
- 5 appeals (71%) have been dismissed since 01 April 2016
- 2 appeal (29%) have been allowed since 01 April 2016

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