

MEETING:	Planning Regulatory Board
DATE:	Tuesday, 5 September 2017
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 25th July, 2017.

Planning Applications

Any planning applications which are to be the subject of individual representation(s) at the meeting will be dealt with prior to any other applications.

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.

3. Lidgett Lane, Pilley, Barnsley - 2016/1308 - for Approval (*Pages 7 - 22*)
4. Site accessed off Bondfield Close, Bondfield Crescent, Wombwell - 2017/0155 - for Approval (*Pages 23 - 34*)
5. Tofts Lane, Snowden Hill, Barnsley - 2017/0624 - For Approval (*Pages 35 - 46*)
6. The Bungalow, High Croft, Hoyland, Barnsley - 2017/0869 - For Approval (*Pages 47 - 54*)
7. Land off Bellbrooke Avenue, Darfield, Barnsley - 2017/0811 - For Approval (*Pages 55 - 60*)
8. 5 Wheatley Rise, Staincross, Barnsley - 2017/0775 - For Approval (*Pages 61 - 66*)
9. Churchfields Peace Gardens, Churchfield, Barnsley - 2017/0942 - For Approval (*Pages 67 - 70*)

Planning Appeals

10. Planning Appeals - 1st July, 2017 to 31st August, 2017 (*Pages 71 - 74*)

To: Chair and Members of Planning Regulatory Board:-

Councillors D. Birkinshaw (Chair), G. Carr, Cherryholme, Coates, M. Dyson, Franklin, Gollick, 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
Andrew Burton, Group Leader (Inner Area), Development Management
Jason Field, Team Leader (Planning)

Parish Councils

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

Friday, 25 August 2017

MEETING:	Planning Regulatory Board
DATE:	Tuesday, 25 July 2017
TIME:	2.00 pm
VENUE:	Council Chamber, Town Hall, Barnsley

MINUTES

Present

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

28. Declarations of Interest

Councillor Birkinshaw declared a Non-Pecuniary interest in **Planning Application No 2017/0585** – [erection of safety fencing to golf driving range at Tankersley Park Golf Club, Park Lane, Tankersley, Barnsley] as his brother is a member of Tankersley Park Golf Club.

Councillor Makinson declared a Non-Pecuniary interest in **Planning Application No 2017/0785** – [conversion of existing building used as shops and flats into two dwellinghouses] as she is a Member of Berneslai Homes' Board.

29. Minutes of the meeting held on 27th June 2017

The minutes of the meeting held on 27th June 2017 were taken as read and signed by the Chair as a correct record.

30. Land adjacent to 16 Park View, Brierley - 2017/0084 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0084** (Residential Development of 14 no. dwellinghouses (Site 1 Plots 1-5) and site 2 (Plots 6-14) at land adjacent to 16 Park View, Brierley, Barnsley, S72 9EN).

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

31. Land adjacent to 27 Windmill Avenue, Grimethorpe - 2017/0666 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0666** (Erection of 2 no. pair of semi detached dwellings and 1no. block of 3 town houses with associated parking at land Adjacent 27 Windmill Avenue, Grimethorpe Barnsley, S72 7AN).

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

32. 322 - 324 Barnsley Road, Cudworth - 2017/0509 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0509** (Demolition of former butchers shop and erection of 1 no. block of 3 flats at 322 - 324 Barnsley Road, Cudworth, Barnsley, S72 8TD)

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

33. 26-32 Rufford Avenue, Athersley North - 2017/0785 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0785** (Conversion of existing building used as shops and flats into two dwellinghouses at 26 - 32 Rufford Avenue, Athersley North, Barnsley, S71 3ED).

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

34. Millhouse Primary School, Lee Lane, Millhouse Green - 2017/0630 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0630** (Formation of new playground to rear and associated external works at Millhouse Primary School, Lee Lane, Millhouse Green, Sheffield, S36 9LN).

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

35. Worsbrough Common Primary School - 2017/0794 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0794** (Conversion of courtyard into an additional classroom at Worsbrough Common Primary School, Bruce Avenue, Worsbrough Common, Barnsley S70 4EB).

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

36. Tankersley Park Golf Club - 2017/0585 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/0585** (Erection of safety fencing to golf driving range at Tankersley Park Golf Club, Park Lane, Tankersley Barnsley, S35 4LG)

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

37. Application to divert public footpaths at Tankersley Golf Club

The Assistant Director, Highways, Engineering and Transportation submitted a report to consider an application to divert Tankersley public footpaths 31,33, 34 and 35 and to extinguish part of Tankersley public footpath no. 34 at Tankersley Park Golf Club.

RESOLVED that, provided the applicant can satisfy the Council regarding the erection and maintenance of fencing as part of the required unilateral undertaking (which is subject to a separate application by the golf club), along with the provision of signage to ensure the correct line of the footpaths is clear:

- (i) The Council makes a Public Path Order under the provisions of section 257 of the Town and Country Planning Act 1990 for the diversion of Tankersley footpath 34, and Public Path Orders under the provisions of sections 118 and 119 of the Highways Act 1980 for the diversion of Tankersley footpaths 31, 33 and 35 and the extinguishment of part of Tankersley footpath no. 34 at Tankersley Park Golf Club;
- (ii) The Executive Director and Solicitor to the Council 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 Executive Director and Solicitor to the Council 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 Executive Director and Solicitor to the Council be authorised to make a Definitive Map Modification Order to make the necessary changes to the Definitive Map and Statement for the area.

38. Planning Appeals - 1st to 30th June 2017

The Head of Planning and Building Control submitted an update regarding planning appeals and cumulative appeal totals for 2017/18.

The report indicated that no appeals were received, withdrawn or decided in June 2017. It was reported that 3 appeals have been decided since 1 April 2017, 1 of which (33%) was dismissed and 2 of which (67%) have been allowed.

Chair

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2016/1308

Applicant: Nigel Addy C/o Lisa Fletcher

Description: Proposed development of 49 dwellings and associated roads and infrastructure (Amended Plans)

Site Address: Lidgett Lane, Pilley Barnsley, S75 3AG

4 representations have been received in response to the amended plans notification letter which was sent to residents (37 objections were received originally). Tankersley Parish Council have confirmed that they remain in objection to the proposals. In addition the application was also objected to by Cllr Barnard.

Site Location and Description

The site comprises of a roughly rectangular piece of land which measures approximately 2.4ha in area. The site has a longstanding agricultural use, it is located relatively central to the village of Pilley and is bounded by residential development to the north (Lidgett Lane), west (Pilley Green) and southern boundaries (Silkstone Close). A recreation field is located across the eastern boundary.

The site is contained by existing field hedges and trees to each boundary, levels fall to the south eastern corner by approximately 19m from Lidgett Lane. There are no landscape features of any significance within the site itself.

To the North Western corner of the site is St Pauls Church Pilley, which is not within the site boundary and is to remain.

Site History

2013/1006 – Outline application, including means of access, for upto 35 dwellings with access taken from a central location on the Northern boundary with Lidgett Lane. Approval was granted (02/12/2014) for the widening of Lidgett Lane to accommodate improved on street parking for existing residents and 2m wide footways would be provided to both sides of the highway. The application also included footpath linkages to the adjacent recreation ground.

23/05/2017 – application 2016/1308 for 48no. dwellings was approved at PRB in accordance with officer recommendation and subject to a s106 agreement.

Proposed Development

Members resolved to grant planning permission for the initial scheme of 48no. dwellings at Planning Regulatory Board on 23/05/2017, subject to a s106 for Affordable Housing, Open Space and Education. However, since that meeting the applicants have been in discussion with the Councils Affordable Housing Officer. Initially the applicant was proposing to offer the 4no. of apartments as affordable units, however, an assessment of the affordable housing needs within the area have identified a requirement for modest 3 bedroom family homes. There were no suitable plots within the previous scheme as it was made up predominantly of detached 2 storey dwellings and bungalows. Therefore, the layout has been amended to incorporate more suitable house types.

The scheme, which was previously supported by members, stays largely as previously considered. The main amendment can be found in the North Eastern corner of the site. Previously plots 15 and 16 were a pair of 2 storey, 3 bedroom, detached dwellings with attached garages. The applicant now proposes to replace these dwellings with 3no. 2 storey, 3 bedroom townhouses (plots 15,16 and 17 on the amended playout). The dwellings would each have 2no. parking spaces to the front and private amenity spaces to the rear

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 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 submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. 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, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Saved UDP Policies

UDP notation: Safeguarded land

Policy GS10 'In areas shown as Safeguarded Land on the proposals maps existing uses will normally remain during the plan period and development will be restricted to that necessary for the operation of existing uses. Otherwise planning permission for the permanent development will only be granted following a review of the UDP which proposes that development on the land in question'.

Local Development Framework Core Strategy

CSP1 'Climate Change'
CSP2 'Sustainable Construction'
CSP3 'Sustainable Drainage Systems'
CSP4 'Flood Risk'
CSP5 'Including Renewable Energy in Developments'
CSP8 'The Location of Growth'
CSP9 'The Number of New Homes to be Built'
CSP13 'The Release of Allocated Housing Land'
CSP10 'The Distribution of New Homes'
CSO13 'The release of Allocated Housing Land'
CSP14 'Housing Mix and Efficient Use of Land'
CSP15 'Affordable Housing'
CSP25 'New Development and Sustainable Travel'
CSP26 'New Development and Highway Improvement'
CSP29 'Design'

CSP33 'Green Infrastructure'
CSP35 'Green Space'
CSP36 'Biodiversity and Geodiversity'
CSP37 'Landscape Character'
CSP39 'Contaminated and Unstable Land'
CSP40 'Pollution Control and Protection'
CSP42 'Infrastructure and Planning Obligations'

SPD's

- Designing New Residential Development
- Parking
- Open Space Provision on New Housing Developments

Planning Advice Note's

33 -Financial Contributions to School Places

Local Plan

SAF34 – Safeguarded land

Other

South Yorkshire Residential Design Guide

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.

Paragraphs of particular relevance to this application include:

Para 32 'Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'

Para 49 'Housing applications should be considered in the context of the presumption in favour of sustainable development.'

Para's 58 & 60 – Design considerations

Consultations

Affordable Housing Officer: No objections to the proposed scheme

Biodiversity Officer: No objections subject to conditions

BMBC Drainage: No objections subject to conditions

Coal Authority: No objection subject to condition

Contaminated Land officer: No objection subject to condition

Design: No objections

Education: No objections subject to contribution

Forestry Officer: No objections following revision of plots 17 & 48 & subject to conditions

Highways DC: No objections subject to conditions

Policy: No objection

Regulatory Services: No objections subject to conditions

SYMAS: No objection subject to condition

SYPALO: No objections subject to recommendations

Tankersley Parish Council: Object again based upon the following reasons:-

Waste Management – No objections subject to recommendations

Yorkshire Water: No objection subject to conditions

Ward Councillors – no comments on amendments

Representations

Since the previous layout was presented to the Planning Regulatory Board 4 representations have been received from local residents based upon the following concerns:-

The Council received 37 letters of objections to the initial set of plans based upon the following concerns:-

- Over development of a site within a unsustainable location which local services cannot support.
- Development should be focused towards brownfield sites and not unspoilt Greenfield areas.
- Poor access and highway infrastructure would create unacceptable safety issues, the existing roads are too narrow to accommodate further demand,
- There is insufficient room at the local primary school to accommodate additional pupils.
- Ecological impact and overall harm to biodiversity. The site is haven for wildlife and provides important habitat, this would be lost.
- There is not enough capacity to accommodate additional sewage from the development.
- Public Transport is inadequate to provide an alternate option for residents, Pilley is only served with one bus an hour.
- The ground is unstable and nearby properties have been subject to subsidence, this would apply to the development site.
- The development would result in the loss of important agricultural land.
- There is no need for further new housing.
- The scale of the development would erode the villages character, the land forms a strategic break between existing development the proposals represents unacceptable form of urban sprawl linking Pilley to Lower Pilley and Tankersley.

- There would be significant added disturbance/noise from the development which would adversely affect existing residents.
- The site is Green Belt and should be protected.
- Inadequate mitigation can be achieved to the local highways infrastructure.
- Loss of privacy/increased overlooking.
- Flats/apartments do not reflect the character of the area.
- Increase in street lights & lights from the houses will lead to light pollution.
- Loss of outlook, reduced visual amenity.

The application has been re-advertised to make residents aware of the changes. No additional comments/objections have been received at the time of writing regarding the changes.

Assessment

Principle of Development

The site is currently in agricultural use and is allocated as safeguarded land in the UDP and proposed Safeguarded Land in the submission Draft of the Local Plan. However, the principle of residential development has previously been set on the site with the approval of application 2013/1006 and the resolution to grant the proposal for 48no. dwellings at PRB on 23/05/2017. As established in the previous permission and report, the residential development on the site is supported for the following reasons;

UDP policy GS10 is clear that on Safeguarded Land existing uses will normally remain during the plan period and that planning permission for alternative development will only be granted following a review of the UDP. Taken as read the proposal would be contrary to UDP policy.

The intention of Safeguarded Sites is to release land that is required beyond the development plan period to serve long term development needs. The purpose of the Safeguarded Land designation in the UDP was therefore not to protect the land from development in perpetuity, but rather to designate land on the edge of existing settlements that may be required to meet longer term development needs without the need to alter existing Green Belt boundaries at the end of the UDP plan period.

The Unitary Development Plan was adopted in 2000 therefore the extent it can be relied upon in terms of current development needs is becoming dated. The NPPF also states that decision makers should only afford full weight to policies adopted from 2004 onwards.

The Council cannot demonstrate a deliverable five year supply of housing land and as such the presumption in favour of sustainable development in the National Planning Policy Framework (NPPF) applies and indicates that the proposal should be allowed.

It is therefore recognised that the NPPF is a material consideration that carries substantial weight in the decision making process. Assuming the development is considered sustainable, paragraph 49 is clear that where no five year supply can be demonstrated, the presumption in favour of sustainable development at paragraph 14 of the NPPF should be used to determine planning applications and that relevant policies for the supply of housing should not be considered up to date. Other relevant development plan policies and material considerations should, however, still be considered.

As the principle of residential development has already been established for 35 and 48 dwellings, this report will focus on the impact of increasing that number to 49 and also the

impact of substituting the 2no. detached dwellings for the 3no. townhouses. That impact will be explored under the following headings:

Affordable Housing

The site falls within Penistone East which is part of the Rural West whereby a 25% affordable housing requirement is needed in accordance with policy CSP15. The subtext of the policy alludes to the fact that this need can also be met offsite. Indeed Members will be aware that offsite contributions have been considered on recent developments elsewhere in the Borough including the previous permissions on this site.

The previous application (2013/1006) was considered alongside a further outline residential development at land off New Road/Lidgett Lane. The applicants committed to the delivery of a combined 18 offsite affordable units which would have been constructed at the former Rockingham Colliery site which was owned by the applicants and obtained planning permission under application B/02/0986/WB for the construction of 41 dwellings. With the exception of the 18 units the site has been constructed, being developed in the mid 2000's by Ben Bailey Homes. The planning permission therefore remains extant. The delivery of the affordable units was included within a s106 agreement.

As mentioned above, the application site and another site at New Road/Lidgett Lane were previously linked by one s106. However, the New Road/Lidgett Lane site recently gained planning permission for 56 dwellings (2016/1027) and was subject to its own S106 which separated the contributions of the two sites. That S106 required the New Road/Lidgett Lane site to provide 10. of the dwellings on the Rockingham Colliery site, as well as 3. units on site and a contribution for 1no. unit off site.

In accordance with CSP 15 this site would result in a requirement for 12 affordable units. 8 of these units would be provided on the Rockingham Colliery site to add to the 10 provided by the New Road/Lidgett Lane site which leaves a deficit of 4no. units. When the application was previously put before members discussions were still ongoing between the applicants and the Councils Affordable Housing Officer as to which units onsite would be reserved as affordable. The applicant was proposing the 4no. 2 bedroom units to be affordable but from previous studies within the area there was more demand for 3 bedroom family properties. From assessing the previously approved house types on the site it was established there were no suitable units to be adopted as affordable housing.

As such, from discussions between the applicant and Affordable Housing Officer, it was established that the most appropriate house type within the applicants portfolio was 3 bedroom town houses which equate to an internal area of 77m². Given that the applicant was prepared to amend the layout of the scheme and provide 3 bedroom units instead of 2 bedroom units it was seen as an acceptable compromise to have 3no. units rather than the previous 4. That means, alongside the units provided offsite, there would be 11no. affordable units. This falls short of the 25%, but for the reasons outlined above, it is seen as an acceptable compromise in this instance.

Education

Despite the increase in 1no. unit over and above the previously supported layout, the overall number of school places generated by the scheme would remain the same. As such, the previous comments presented to board are still relevant;

There is a surplus at primary schools within the surrounding area but a deficit of places at secondary schools, as such; compensation would be required for the additional 8 secondary school places generated by the development. The contribution per place for secondary

schools equates to £14,102, therefore, an overall contribution of £112,816 (8 x £14,102) is required as a result of the development. As with the Affordable housing contribution above, this will be subject to a S106 agreement.

Design / Visual Amenity

It is acknowledged that the density of the development would increase compared to the previous approval on the site. However, it is only increasing by 1no. unit and is still lower than the majority of new build sites, and those advocated by CSP 14 'Housing Mix and Efficient Use of Land' especially given the site constraints such as the level change. The lower density generally reflects a more rural grain which is akin to that of Pilley and Tankersley Village.

The addition of a further house type on the site, along with those already considered in May, adds to the housing mix and provides visual interest across the site, in accordance with CSP 14. The proposed house types are considered acceptable for the site and are positioned so that they have an acceptable relationship with the existing and proposed road layouts, in order to create attractive streetscenes.

The proposed house types are relatively simple in design but would incorporate elements of the previously considered house types, such as the first floor gable. Further interest would be added through staggering the front elevations of each of the properties. The dwellings would be visible from Lidgett Lane but, as with the previous dwellings in that location, they would be softened by the proposed soft landscaping within the plot and along the buffer strip adjacent to Lidgett Lane.

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

Residential Amenity

The proposed townhouses would be located in the North Eastern corner of the site with fields to the East and South, as well as opposite Lidgett Lane to the North. The properties would meet or exceed the required separation distances, to both existing and proposed houses, set out in SPD 'Designing New Housing Development', as such; residential amenity for existing and future residents would be to a reasonable degree.

With regards to the future occupants of the dwellings themselves, the dwellings total 77m² of internal floor space which meets the space standards set out in the South Yorkshire Residential Design Guide. There is also adequate private amenity space provided to the rear/sides of the properties with plots 15 and 17 both exceeding the 60m² set out in the SPD and Design Guide. As such, the amenity levels for the future residents would be to a reasonable degree.

Green Space

In accordance with CSP35, CSP42 and the SPD: Open Space Provision on New Housing Developments, all residential development over 20 units are expected to provide green space, whether that be on site or a financial contribution to upgrade existing offsite facilities

General open space requirements require a minimum of 15% of the gross site area of new housing development must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses as per

'SPD: Open Space Provision on New Housing Development' standards. An initial green space assessment states that an off-site contribution would be required, in connection with the requirement for new green space as per policy requirements.

The addition of an extra 3 bedroom dwelling over and above what was previously considered alters the contribution calculation for off-site provision, as set out in appendix 2 of SPD 'Open Space provision on New Housing Developments Consultation'. There are now 49 no. dwellings proposed in total. 17no. with 4 bedrooms which generate a contribution of £2013.13 per dwelling (£34,223.21), 15no. 3 bedroom properties which generate a contribution of £1723.66 per dwelling (£25,854.90) and 17no. 2 bedroom properties which generate a contribution of £1436.82 per dwelling (£24,425.94). As such, a total off site contribution of £84,504.05 is required, an uplift of £1723.66 compared to the previous scheme for 48 dwellings. This can be secured through a legal agreement.

Highways Safety

All the access points into/out of the site from the existing road network remain as previously approved. The only alterations to the internal road network are a slight amendment to the private drive to the front of the proposed town houses and, as the addition of 1no. extra property to the previously considered private drive resulted in more than 5 dwellings being served by that drive, there has been an adjustment to the drives running parallel to Lidgett Lane to ensure there is a maximum of 5 properties per private drive.

The proposed town houses have 3no. bedrooms and each have 2no. allocated parking spaces, in accordance with Supplementary Planning Document 'Parking'. Highways DM have assessed the proposed amendments and have not raised objection subject to the conditions previously recommended being carried forward.

Conclusions

The principle of residential development has been set with the approval of application 2013/1106 and the consideration of the previous layout of application 2016/1308 at PRB on 23/05/2017.

Having thoroughly assessed the revised application against other relevant development plan policies and taking into account other material considerations, it is not considered that there are adverse impacts which significantly and demonstrably outweigh the benefits of the scheme (subject to securing the necessary mitigation sought within the S106 agreement and recommended planning conditions). On this basis, the revised proposals are considered acceptable.

Recommendation:

It is recommended that Members resolve to grant planning permission subject to the list of accompanying conditions and completion of section 106 agreements securing off site open space, education and affordable housing contributions.

- 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 and specifications as approved unless required by any other conditions in this permission. The plans are outlined below;

- 0125/14/01/100 – T – Site Layout Plan
- 0125/14/02/50 - Housetype A1 - Floor Plans
- 0125/14/02/51 - Housetype A2 Timber - Elevation
- 0125/14/02/51 - Housetype A2 Timber - Plans
- 0125/14/02/52 - Housetype A3 Tile-hung - Elevations
- 0125/14/02/52 - Housetype B2 timber - Floor Plans
- 0125/14/02/52 - Housetype A3 Tile-hung - Floor Plans
- 0125/14/02/52 - Housetype A4 - Elevations
- 0125/14/02/53 - Housetype B1 Elevations
- 0125/14/02/53 - Housetype B2 Timber - Elevations
- 0125/14/02/54 - Housetype B3 tile-hung - Floor Plans
- 0125/14/02/55 - Housetype C1 - Elevations
- 0125/14/02/55 - Housetype B3 Tile-hung - Elevations
- 0125/14/02/56 - Housetype C1 - Floor Plans
- 0125/14/02/57 - Housetype C2 Timber - Plans
- 0125/14/02/58 - Housetype C2 Timber - Elevations
- 0125/14/02/58 - Housetype C3 Tile Hung - Elevations
- 0125/14/02/58 - House type C3 Tile-Hung - Floor Plans
- 0125/14/02/58 - Housetype C4 Asymmetric - Floor Plans
- 0125/14/02/58 - Housetype C4 asymmetric - Elevations
- 0125/14/02/58 - Housetype E - Floor Plans
- 0125/14/02/59 - Housetype E - Elevations
- 0125/14/02/62 - Housetype F - Floor Plans
- 0125/14/02/63 - House Type F - Elevations
- 0125/14/02/66 - Type D Apartment Block - Floor Plans
- 0125/14/02/66 - Type D Apartment Block - Floor Plans
- 0125/14/02/67 - Type D Apartment Block - Elevations
- 0125/14/02/67 - House Type G - Floor Plans
- 0125/14/02/68 - House Type G - Elevations
- 0125/14/02/69 - House Type H - Floor Plans
- 0125/14/02/70 - House Type H - Elevations
- 0125/14/02/70 - House Type J - Plans
- 0125/14/02/86/A - House Type K - Elevations
- 0125/14/02/87/B - House Type K - Floor Plans

Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

- 3 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.

- 4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property and in accordance with Core Strategy Policy 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 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 and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.
- 7 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.
- 8 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.
- 9 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.

- 10 No development works shall begin until a report, endorsed by a competent engineer experienced in ground contamination and remediation, has been submitted and agreed with the Local Planning Authority. The report shall, amongst other matters, include the following:-
1. A survey of the extent, scale and nature of contamination.
 2. An assessment of the potential risks to human health, property, adjoining land, groundwaters and surface waters, ecological systems and archaeological sites and ancient monuments.
 3. An appraisal of remedial options, and proposal of the preferred option(s).
 4. A remediation statement summarising the works to be undertaken (if required).
- The above must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11. The development shall thereafter be undertaken in full accordance with the submitted report. For further information, see BMBC's Supplementary Planning Guidance 28, "Developing Contaminated Land".
- Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Core Strategy Policy CSP 39.**
- 11 No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 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
- Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality in accordance with Core Strategy Policy CSP 36 Biodiversity and Geodiversity**
- 12 The erection of barriers and any other measures specified for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
- Reason: To safeguard existing trees, in the interest of visual amenity.**

- 13 The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the NPPF or any future guidance that replaces it. The scheme shall include:
- i. The numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25% of housing units/bed spaces;
 - ii. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - iii. The arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved) ;
 - iv. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - v. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To meet identified housing need in accordance with Core Strategy Policy CSP 15.

- 14 No development shall take place unless and until
- (a) Full foul and surface water drainage details, including a scheme to maintain or reduce surface water run-off from existing greenfield rates, 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.
 - (b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways and
 - (c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways are all approved in writing by the Local Planning Authority.

Reason: To ensure proper drainage of the area, in accordance with Core Strategy policy CSP4.

- 15 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences.

Reason: To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.

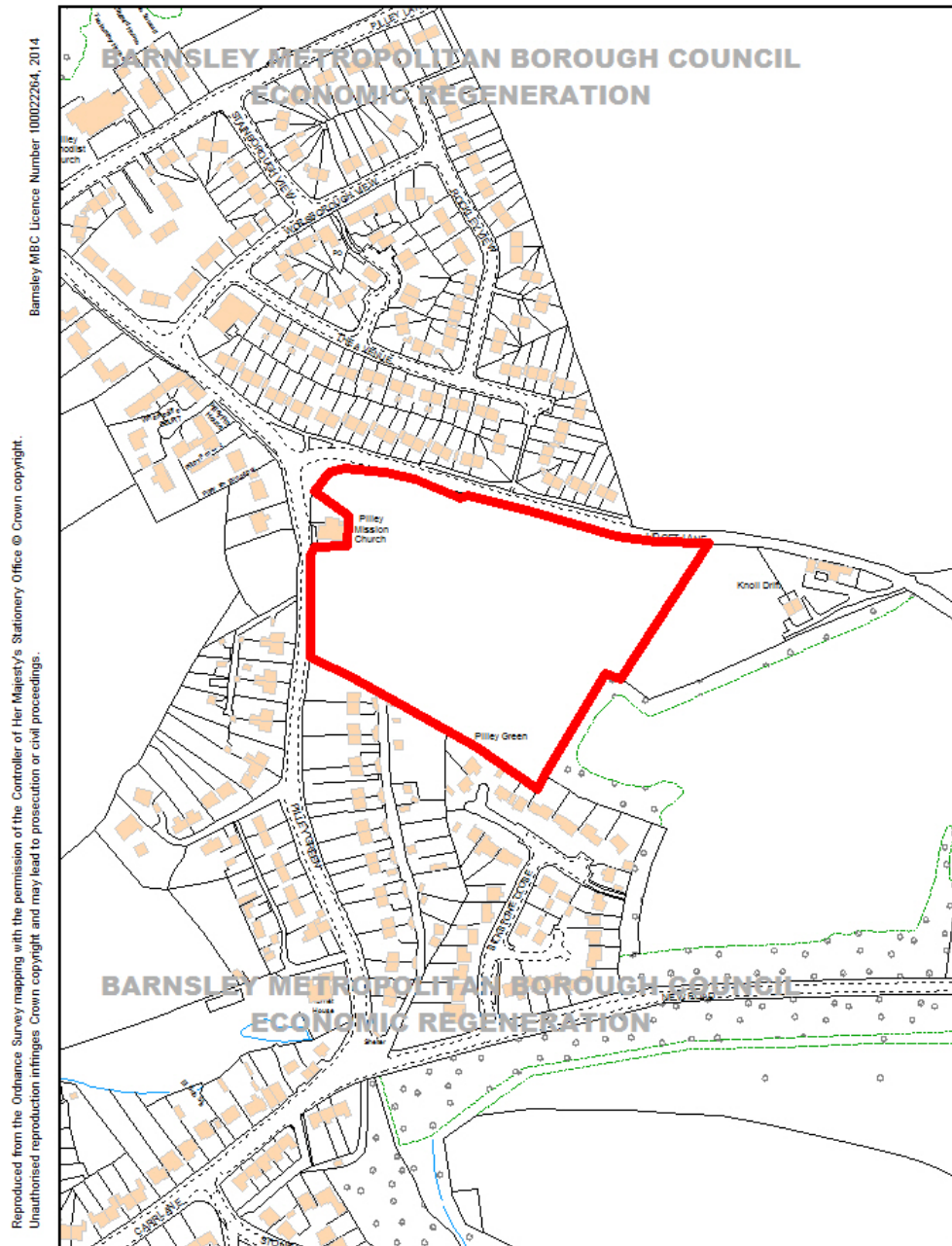
- 16 No development shall take place until a scheme for disposing of surface water by means of a sustainable drainage system is approved by the Local Planning Authority. The scheme shall include the following details:
Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- A timetable for its implementation; and
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the scheme throughout its lifetime.
The development shall be implemented in accordance with the approved sustainable drainage scheme and maintained thereafter in accordance with the approved management and maintenance plan.
Reason: To ensure proper drainage of the area, in accordance with Core Strategy policy CSP4.
- 17 Pedestrian intervisibility splays, having the dimensions 2m x 2m, shall be safeguarded at the drive entrance/exit such that there is no obstruction to visibility at a height exceeding 1m above the nearside channel level of the adjacent highway
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.
- 18 Visibility splays, having the dimensions 2.4m x 43m, shall be safeguarded at the junction of the access road with Pilley Green and all internal site access roads, such that there is no obstruction to visibility and forming part of the adopted highway
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.
- 19 All surface water run-off shall be collected and disposed of within the site and shall not be allowed to discharge onto the public highway
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.
- 20 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:
- Widening of Lidgett Lane to provide a 5.5m carriageway and a 2m wide parking layby;
 - Provision of 2m wide footway along entire site frontage;
 - Measures to prevent parking at the junction of Lidgett Lane/ Pilley Green;
 - Provision of roundabout at the junction of Pilley Green/New Road/Carr Lane;
 - Provision of /any necessary alterations to street lighting;
 - Provision of /any necessary alterations to highway drainage;
 - Reconstruction/resurfacing as necessary.
- 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.

- 21 Development shall not commence until details of the siting of the sales cabin, and parking for staff and customers visiting the site, have been submitted and approved in writing by the Local Planning Authority, and such facilities shall be retained for the entire construction period
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.
- 22 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 highway safety, in accordance with Core Strategy Policy CSP 26.
- 23 Vehicular and pedestrian gradients within the site shall not exceed 1:12
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.
- 24 Prior to the occupation of the building a draft Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall indicate measures that will be put in place to encourage travel by modes other than the private car, and allow for regular reporting and monitoring to be undertaken. Subsequently, within six months of the site becoming operational, a detailed travel plan shall be submitted to the Local Planning Authority and once approved shall be fully implemented, in the interests of sustainable development.
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.
- 25 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 prevent mud/debris being deposited on the public highway.
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.
- 26 Prior to the commencement of development, details of the ecological enhancements, including a timetable of their implementation, shall have been submitted to and agreed in writing with the Local Planning Authority. The enhancements shall be in line with the recommendations as set out in Brooks Ecological Preliminary Ecological Appraisal (Ref: R-2463-01) dated January 2016. The scheme shall then proceed in accordance with the approved details.
Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.

- 27 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 plots 6-14, 20-26, 31-36 & 45-46 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: In the interest of residential amenity in accordance with CSP29.
- 28 No building or other obstruction including landscape features shall be located over or within 3.0 (three) metres either side of the centre line of the water main i.e. a protected strip width of (6) metres, that enters the site. If the required stand-off distance is to be achieved via diversion or closure of the water main, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker.
Reason: In order to allow sufficient access for maintenance and repair work at all times in accordance with CSP4.

PA reference :-

2016/1308



BARNESLEY MBC - Economic Regeneration

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



Scale 1:2500

2017/0155

Applicant: Craig Hawley, Gleeson Regeneration Ltd

Description: Residential development of 49 no dwelling houses.

Site Address: Site Accessed off Bondfield Close, Bondfield Crescent, Wombwell, Barnsley, S73 8TX

10 representations have been received from local residents. No comments have been received from Ward Councillors.

Background

B/03/1281/WW Residential Development (Outline)
2007/0533 Residential Development of 56 dwellings and 4 apartments, communal car park and landscaping (Reserved Matters).

Description

Located off Bondfield Close, the site is a brownfield site with access road running (north to south) through it to Kings Oak Primary Learning Centre with a turning circle at the southern end of the site, outside of the school. The site was formally Gables Primary School and caretakers bungalow, however, this was cleared over 10 years ago and the majority of the site is now grass scrubland with areas of dense shrubs and trees across the site and, in particular around the edges. The site is broadly flat, albeit there are some variations in levels and the land rises along the western boundary with houses along Bondfield Crescent at a higher level.

The site is located in a residential area with housing located bounding the site to the north, east and west. A number of the properties to the west of the site (Bondfield Crescent) have rear access gates onto the site. Properties along the eastern boundary back onto the development site with existing close boarded fencing along the boundary.

Proposed Development

The proposed development is for 49 residential units utilising the existing access road through the site, with a small cul-de-sac off the roundabout at the entrance to Kings Oak Primary School. There is a mix of two and three bed properties, detached and semi-detached proposed on the site. In addition, the scheme includes 2 four bed properties. All the dwellings proposed are two storeys in height and off street parking is provided. No green space is provided on site.

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. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. 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, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Saved UDP Policies

Policy BA35 'Existing Community Facilities' – facilities including those shown on the proposals map will be protected against other forms of development.

Core Strategy

CSP10 'The Distribution of New Homes' commits 9% of the Boroughs Housing to be built within Wombwell (2,000 properties).

CSP14 'Housing Mix and Efficient Use of Land' states that priority shall be given to the development of previously developed land with a target of 55% and 60% of the overall amount of new housing. A minimum density of 40 dwellings per hectare will be expected with lower densities only supported when it can be demonstrated that they are necessary.

CSP 25 'New Development and Sustainable Travel' new development will be expected to be located and design to reduce the need to travel.

CSP26 'New Development and Highway Improvement' new development shall be expected to be design and built to provide safe, secure and convenient access for all road users.

CSP29 'Design' sets out that high quality design shall be expected.

CSP36 'Biodiversity and Geodiversity' development is expected to conserve and enhance the biodiversity and geological features of the borough.

CSP39 'Contaminated and unstable land' where the future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must be accompanied by an appropriate assessment.

CSP40 'Pollution Control and Protection' is that the Council shall not allow development of new housing where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that they can be mitigated against.

Local Plan

Policy GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

Policy H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 20,900

Policy H2 'Distribution of New Homes' states 10% of new homes to be built in Wombwell. Policy H3 'Housing Site Policies' all development will be expected to comply with policy GD1 and in accordance with the site specific policies for the individual site. In the case of Site 56, Land rear of Kings Oak Primary School the indicative number of dwellings identified is 45 and development will be expected to be accompanied by an appropriate archaeological appraisal of the site.

SPDs

The following LDF Supplementary Planning Documents have now been adopted which are relevant to the proposal:-

'Parking' states that the parking standards for new housing development shall be 2 spaces for 3 bed dwellings and above.

'Designing New Housing Development' provides guidance regarding the design of new housing and external space standards.

'Open Space Provision on New Housing Development' provides guidance on open space requirements and off site contributions.

The South Yorkshire Residential Design Guide has been adopted as a best practice guide by the Council and covers issues relating to sustainability, local distinctiveness and quality in design and is underpinned by the principles in the CABE 'Building for Life' scheme.

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:

General principles para's 17

Delivering a wide choice of high quality homes para's 47 – 55

Consultations

Coal Authority – No comments, site is outside of the Coal Authority Development High Risk Area

Highways DC – Initial concerns but following discussions with the applicant a revised layout has been provided and highways have no objections.

Ward Councillors – No comments

Drainage – Recommended conditions

Yorkshire Water – No surface water should be discharged into the public sewer, if approval is recommended then a condition is required. There is a combined sewer crossing the site and no tree planting can be within 5m of the sewer centre line.

Planning Policy – The Principle of Development is accepted subject to measures to address the density requirements, appropriate provision of affordable housing and a contribution towards off site green space.

Pollution – No objections

South Yorkshire Police – various comments on the design and layout.

Ecology – accepts the findings of the ecology survey but seeking additional mitigation on site and provision of open space.

Trees – Initial concerns regarding the loss of trees on site and / or impact on trees as a result of the layout. The revised layout is acceptable, taking account of the existing approved development on the site.

Affordable Housing – 15% affordable housing should be provided in accordance with Core Strategy Policy CSP15.

Representations

The application was advertised through neighbour letters and site notices with 11 objections. The issues raised are:

- Houses too close to the boundaries of existing properties;
- Too many houses proposed for the site;
- Loss of privacy;
- Lack of parking for the school;
- Safe access to the school;
- Pressure of services including doctors and schools;
- Impact on wildlife;
- Why is the site contaminated;
- The drains already block when there is high rainfall;
- Concerns that the proposed will increase flooding;
- Road surfaces in the area are already poor and will be damaged by construction traffic.

Assessment

Material Consideration

Principle of Development

Visual Amenity

Residential Amenity

Highway Safety

Principle of Development

The site benefits from extant planning permission for 56 dwellings (2017/0533); therefore, the principle of residential development is accepted.

The extant residential development sets a number of precedents for this application, in particular relating to affordable house which was set at 0%. As this extant application can be implemented at any time it represents a fallback position in relation to the proposed and therefore it has been agreed that no affordable housing can be required on this revised scheme.

In addition, precedents have been set in relation to the design, layout, green space and removal of trees which are dealt with in more detail in the report below.

Visual Amenity

The layout of the proposed development is dictated by the existing spine road which runs broadly north - south through the site. This road impacts on the developable area in particular in relation to houses to the west of the road, where only a relatively narrow strip of land is available. The applicant has orientated houses here to face onto the road with windows in the front and side elevations only and access to gardens at the side. The remainder of the site is more densely developed with a mix of predominantly detached and semi-detached properties orientated to face onto the roads and garden space to the rear. The houses are themselves relatively plain; however, the applicant has sought to provide some interest through the use of materials and breaking up the uniformity by varying the house styles.

The scale and design of properties fits within the context of the surrounding area and the proposed materials are in keeping. The garden spaces provided meet the external space standards as set out in the SPD.

The overall density of the proposed is 35 dwellings per hectare, below the minimum requirement of 40 as set out in CSP14 and that achieved by the 56 dwellings previously approved. However, the previously approved layout included a number of terraced properties and apartments of which the Strategic Housing Market Assessment (2014) (SHMA) identifies that there is sufficient supply. The proposed layout makes the best and most efficient use of the site allowing for the constraints set by the spine road and a number of trees which need to be retained, whilst also delivering detached and semi detached properties which are identified as being required in the SHMA. In this respect the lower density is justified and CSP14 is complied with.

Residential Amenity

The layout meets the external spacing standards as set out in the SPD Designing New Housing Development. The only exception is Plot 48 which is 11m from the rear of No.60 Bondfield Crescent just less than the 12 meters usually required between habitable room windows in existing properties and blank elevations of proposed dwellings. However, Plot 48 is offset so that it sits in line with the rear of the garage of No.60 and not the house, furthermore the change in levels between Bondfield Crescent and the site (which is lower) means that the impact in terms of either a loss of privacy or overbearing / overshadowing is acceptable.

The internal layout of the properties provides a good standard of living space in accordance with the Internal Space Standards in the South Yorkshire Residential Design Guide and the layout includes reasonable sized gardens.

Ecology and Greenspace

The site is a brownfield site which has been left undeveloped for 10 + years allowing existing vegetation and trees to continue to mature and new flora to establish itself. The Ecological

Impact Assessment provided with the application identifies that the overall habitat value is low, with negligible potential to support protected species other than breeding birds and only limited impact on these as a result of the development of the site. This assessment has been confirmed by the Council's Ecological Officer.

No mitigation or proposals to enhance the biodiversity have been provided (as required by Core Strategy Policy CSP 36); however, none was required when the previous application was approved. In addition no on site green space was provided. This sets a precedent in relation to this scheme and as the applicant, has agreed to a contribution of £80,162 towards green space improvements off site, it is considered that policies CSP 36 (biodiversity), green space policies CSP34, and CSP42 and the SPD Open Space Provision on New Housing Developments are met.

Highway Safety

Highways Officers have raised some minor concerns regarding the layout and in particular the location of driveways. These have been addressed by the applicant and an amended plan provided.

Objections have been received in relation to existing on street parking issues associated with the school and concerns regarding highway safety at school drop off and pick up times. However, the proposed scheme includes sufficient off street parking, meeting the parking standards as set out in the SPD and has been assessed by the highways as acceptable in terms of highway safety.

Conclusion

The proposed is for the re-use of a brownfield site which is allocated in the emerging Local Plan for housing. It will deliver 49 new homes, helping to meet the identified need in the borough. Taking account of a number of precedents set by the extant planning permission for the development of this site; the proposed complies with Local and National Planning Policy and is recommended for approval.

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 amended plans (Nos.2897-0-001 F, SD703 Rev B, SD701 Rev B, SD700 Rev A, 314/1-, 307/1B, 202/1F, 201/1F, 212/1-, 304/1E, 309/1E, 301/1G, and 401/1G) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality accordance with Core Strategy Policy CSP 29, Design.
- 3 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.

- 4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property and in accordance with Core Strategy Policy CSP 29, Design.
- 5 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.
- 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 Development shall not commence until details of the siting of the sales cabin, and parking for staff and customers visiting the site, have been submitted and approved in writing by the Local Planning Authority, and such facilities shall be retained for the entire construction period, in the interest of road safety.
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.
- 8 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 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.

- 9 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
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - Wheel washing facilities
 - 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.**
- 10 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 and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.**
- 11 No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 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
- Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality in accordance with Core Strategy Policy CSP 36 Biodiversity and Geodiversity**
- 12 No development shall take place unless and until
- (a) full foul and surface water drainage details 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.
 - (b) porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways and
 - (c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways are all approved in writing by the Local Planning Authority
- Reason: To ensure the proper drainage of the area in accordance with Core Strategy Policy CSP3 and CSP 4.**

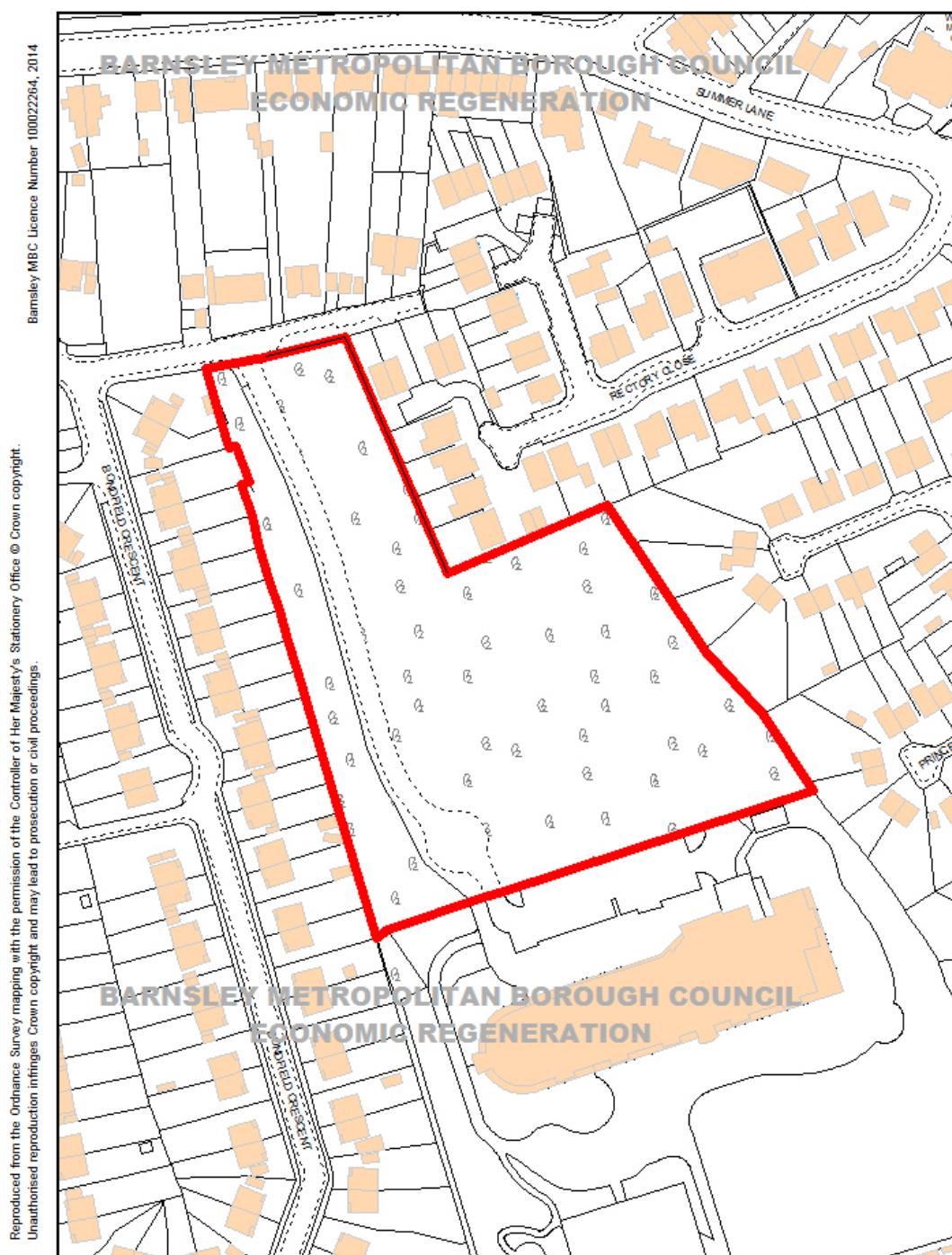
- 13 Prior to the commencement of any development works, a remediation scheme, endorsed by a competent engineer experienced in ground contamination, shall be submitted to the local Planning Authority for approval. This report shall, amongst other matters, include the following:-
1. Methodology to identify and remove any contaminated material.
 2. Measures to test and evaluate any imported soils onto the site to ensure they are suitable for the intended use.
 3. Chemical testing suite, frequencies and threshold levels.
 4. Procedures to confirm capping levels have been achieved on plots.
 5. The subsequent validation that the site has been satisfactorily remediated and that the development of the site can be safely undertaken and occupied.
- The development shall thereafter be undertaken in full accordance with the submitted reports.
- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Core Strategy Policy CSP 39.**
- 14 Prior to the commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.
- Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with Core Strategy Policy CSP 29, Design.**
- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no building or structure shall be placed or erected within 3 metres, measured horizontally, of the sewer which crosses the site.
- Reason: To prevent damage to the existing [sewer, watercourse or culverted watercourse] in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.**
- 16 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 others of similar size and species.
- Reason: In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29.**
- 17 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.
- Reason: In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29.**

- 18 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.

PA reference :-

2017/0155



BARNESLEY MBC - Economic Regeneration

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



Scale 1:1250

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2017/0624

Applicant: Enstor Power UK Limited, C/o Kieran Tarpey

Description: Formation of a battery energy storage facility with associated transformer cabling security fencing and CCTV Poles.

Site Address: Tofts Lane, Snowden Hill, Barnsley, S36 8YR

The application has been brought before Members as a departure from the Unitary Development Plan and emerging Local Plan.

Description

The site is an open grassed area located within the boundaries of the existing sub-station. Ground levels rise as the land moves southwards away from Tofts Lane which runs east west along the northern boundary of the site.

The existing substation is located to the east of the site with access roughly in the middle and the proposed site located to the west. The site is contained within a low dry stone wall and there is high safety fencing around the substation itself. A number of high voltage lines converge at the site.

The wider area is rural greenbelt, largely used for pasture.

Proposed Development

It is proposed to install and operate a battery storage facility.

The facility will consist of an array of 26 units housing batteries, transformers, a Power Conversion System (PCS), District Network Operator (DNO) electricity connection cabinet and ancillary equipment. Each of the 26 units measure 12.2m in length by 2.6m in width and are 2.9m in height. The units will be sited on a series of raised concrete supports which are 0.2m in height giving the units an overall height of 3.1m

The facility is contained within a 2.5m high perimeter palisade fence and it is proposed to erect 16 CCTV cameras on 2.6m high poles.

There is a requirement for a transformer enclosure on the site which will contain a step-up transformer to raise the output voltage of stored electricity, making it capable of being introduced safely to the sub-station. The transformer would be operated by the DNO once commissioned.

Permanent access for the site for maintenance and operation purposes is proposed from the existing field access off Tofts Lane. Maintenance would be made by light van or 4x4 type vehicles carry necessary tools with a frequency of 10-20 visits a year which is once or twice a month. A temporary construction access will be via the existing substation access further along Tofts Lane.

Planning History

2016/0296 – Erection of enclosed battery storage at Land west of Hopewell Street, Stairfoot, Barnsley (Approved)

2017/0117 – Erection of Battery Storage Facility at Land West of Hopewell Street, Stairfoot, Barnsley (amended location) (Approved)

2017/0801 – Erection of detached building to house battery electricity storage units and provision of ancillary infrastructure, Land at Barnsley Retail Park, Barnsley, S71 1JE (Undetermined)

2017/0957 – Erection of building to house battery storage facility, Land North of Twibell Street, Barnsley, S71 1JE (Undetermined)

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. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. 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, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Saved UDP Policies

UDP notation: Green Belt

Saved Policy GS6 Extent of the Green Belt

Core Strategy

CSP 34 'Protection of Green Belt' In order to protect the countryside and open land around built up areas the extent of the Green Belt will be safeguarded and remain unchanged.

CSP 1 'Climate Change' Development will be expected to reduce and mitigate the impact of growth on the environment and carbon emissions, ensure existing and new communities are resilient to climate change and harness the opportunities that growth, and its associated energy demands, brings to increase the efficient use of resources through sustainable construction and the use of renewable energy.

CSP 4 'Flood Risk' the extent and impact of flooding will be reduced.

CSP 6 'Development that Produces Renewable Energy' we will allow development that produces renewable energy as long as there is no significantly harmful effect on (amongst other criteria): the character of the landscape and appearance of the area, biodiversity, geodiversity and water quality and highway safety.

CSP26 'New Development and Highway Improvement' if development is not suitably served by the existing highway, or would create or add to highway safety problems or the efficiency of the highway for all road users, we will expect developers to take mitigating action or to make a financial contribution to make sure the necessary improvements go ahead.

CSP29 'Design' sets out that high quality design shall be expected.

CSP 36 'Biodiversity and Geodiversity' development is expected to conserve and enhance the biodiversity and geological features of the borough.

CSP 37 'Landscape Character' development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character Area in which it is located (F2: Penistone Upland Farmland).

Publication Draft Local Plan

The site is located within the Green Belt as shown on the emerging Local Plan Proposals Map, therefore policy GB1, Protection of the Green Belt applies, protecting the Green Belt from inappropriate development in accordance with National Planning Policy.

In addition the following policies apply:

Policy SD1, Presumption in favour of Sustainable Development;
GD1, General Development;
T4, New Development and Highway Improvement
D1, Design
BI01, Biodiversity and Geodiversity
LC1, Landscaper Character
CC1, Climate change and Sustainable Construction
CC3, Flood Risk
RE1, Low Carbon and Renewable Energy

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:

Para 7 – 3 dimensions to sustainable development
Para 14 – Presumption in favour of sustainable development
Para 17 – Core Planning Principles, in particular:

“take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it” and

“support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy)”.

Section 9 – Protecting Green Belt Land:

Para 79 – *“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open: the essential characteristics of Green Belts are their openness and their permanence”*

Para 87 – *“as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”*

Para 88 – *“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very Special Circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations”.*

Para 91 – *“When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources”.*

Para 98 – *“when determining applications, local planning authorities should: not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small scale projects provide a valuable contribution to cutting greenhouse gas emissions; and approve the application if its impacts are (or can be made) acceptable”.*

Other material considerations

The Green Paper – Building Our Industrial Strategy 2017

The green paper sets out how the Government proposes to build a modern industrial strategy. It was released January 2017 but is only in the early stages of consultation. Nevertheless it provides an indication of the Government's direction of travel.

There are 10 pillars for the strategy of which pillar No.3 – Upgrading Infrastructure and No.7 Delivering affordable energy and clean growth are particularly relevant.

There is a drive to reducing energy costs for businesses alongside meeting the decarbonisation goals. The Smart Meter Programme is identified as key to addressing the challenges for the network created by the switch to low carbon energy. Further steps to take advantage of the opportunities for a more responsive network are also being investigated.

A Smart, Flexible Energy System – A call for evidence 2016 (Ofgem and the Department for Business, Energy and Industrial Strategy)

This paper is referenced in the Green Paper and commits to a programme of research and innovation in energy storage and other smart technologies which aligns with the work underway on designing a smart grid and the roll-out of public charging points for electric vehicles, and smart meters at homes and commercial premises.

The issue of enabling energy storage as a potential source of flexibility for the energy system is covered in some detail in this paper. Falling costs of batteries has made this technology more viable on a larger scale and there is an acknowledged need to remove barriers to bringing projects forward. Key barriers are identified as:

- network connections;
- network charging;
- final consumption levies;
- planning; and
- regulatory clarity

The paper acknowledges that small storage projects <50MW must seek planning permission under the Town and Country Planning Act and that clarity is needed in the Planning framework about how to classify and treat storage projects, given the emerging nature of the market and new technologies.

The paper also confirms that there is a desire to see competitive markets for flexibility, including storage where possible stating:

“any asset owned or operated by a regulated monopoly has the potential to distort competition or deter entry to new markets. To some extent, this issue is addressed through current rules requiring network operators to operate by a regulated monopoly has the potential to distort competition or deter entry to new markets”.

Consultations

Parish Council – *“The members of the Hunshelf Parish Council appreciate the need for such a storage facility in the light of the increase in electricity generation from wind power or solar arrays.*

They agree that the site is one that has advantages for the developer but despite the nearness of the power substation itself; it is in a very rural, quiet and attractive area to visit.

With the latter in mind, the parish council requests that the developer pay more attention to “hiding” the installation. The metal housing units will be intrusive in the landscape and the security lighting poles will be highly visible. The intrusion of another security fence is a further erosion of the visual amenity of the area.

It is noted that the developer intends to plant “semi-mature” trees to hide the new development. The parish council asks that special consideration is given to the species of trees to be used. Evergreens, (native ones) will give cover all year through, but can be “alien” in this area which is very much broad leaf woodland. It is suggested that a mixture of hedgerow trees would be most appropriate. Hawthorn, Blackthorn etc, will grow to substantial trees if allowed to grow freely.

Whilst realising that flooding is a real risk to such installations, my members have asked, if permission is granted for this development, that the units should be sunk into the ground to

lower the visual impact. They understand that there would have to be adequate drainage of the site”.

Highways DC – No objections subject to conditions

Ecology – Raised some concerns regarding the ecology report and in particular the proposed mitigation / enhancement measures. A condition has been added.

Drainage – No objections

Pollution – No objections

Planning Policy – Difficulty in accepting that the development is temporary given it is for a period of 25 years. However, it is reasonable to conclude that the battery storage at Hunshelf is ‘complimenting renewable energy technologies’ because one of the reasons that there are peaks and troughs is because of the wind farms (and solar farms) in the area. As such para 91 of the NPPF applies as the proposal will aid the efficiency of the production of energy from renewable sources. CSP6 can only be afforded limited weight because it specifically relates to development that produces renewable energy.

Representations

There are no immediate neighbours however the application was advertised through site notices (placed on footpath signage) and a press advert. No comments have been received.

Assessment

Material Consideration

Principle of Development

Visual Amenity

Highway Safety

Principle of Development

The proposed is inappropriate development within the Green Belt. Green Belt policy states that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances.

The harm to the Green Belt, from the proposed development, is caused by the visual impact of the battery storage units and associated infrastructure on the landscape and from the increased highway movements associated with the proposed. The NPPF defines the essential characteristic of the green belt as “their openness and their permanence”. The proposed will have a harmful impact on this characteristic.

The harm to the green belt is in part mitigated by the location of the proposed development, within the confines of the existing substation, which is an existing urban structure with clearly defined boundaries. The topography is such that the site is not highly visible over medium to long distance views, as demonstrated in the landscape and visual analysis accompanying the application. The site is highly visible in the immediate vicinity as viewed from Tofts Lane, Mucky Lane and the Public Rights of Way to the north and North West, all of which offer opportunities for outdoor recreation. Nevertheless the proposed battery storage, within the context of the existing substation, represents an intensification of the existing urban form rather than a standalone feature. In this respect the harm to the Green Belt is reduced.

The impact is further lessened by the lowering of the height of the units and through the planting of screening around the proposed. This will soften the appearance as well as providing some benefits to biodiversity through the enhancement of habitat.

Notwithstanding this, substantial weight must be given to the harm to the green belt when assessing the very special circumstances which will not exist unless the potential harm to the green belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The applicants have set out their case for the very special circumstances required to justify the development in paragraphs 3.31 – 3.35 of their Greenbelt Statement. In summary the batteries are required to provide storage of electricity, increasing the flexibility of the Grid to respond to fluctuations in energy demand. This increased flexibility is required to support the Government's target of reducing carbon emissions which will be achieved through the decommissioning of carbon intensive plants and delivery of low carbon generation i.e. wind and solar; low carbon generation being inherently inflexible in relation to when they generate electricity.

Paragraph 91 of the NPPF states that *"elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources"*.

Paragraph 98 requires Local planning authorities to recognise that even small scale projects (for energy development provide a valuable contribution to cutting greenhouse gas emissions and approve the application if its impacts are (or can be made) acceptable, unless material considerations indicate otherwise.

Core Strategy Policy CSP 1 and to a lesser extent CSP 6 are also relevant, setting out the Council's aspirations with regards climate change and renewable energy.

Whilst the proposed is not for energy generation, it is accepted that it will support these aspirations through storing energy for release when it is needed, providing increased flexibility to the network and supporting the transition to low carbon and renewable energy.

Having established that there is a clear benefit to the proposed and that this can be considered to form part of the very special circumstances, the next step has been to assess alternative locations for the proposed development. The applicant has provided substantial information regarding the location of the proposed and an assessment of alternatives. They have applied a 3 stage process starting with developing appropriate site selection criteria:

Stage 1 – Site Selection Criteria, point of connection which:

- Is the right connection voltage;
- Sufficient reserve power flow capacity or demand nearby to accommodate the battery discharging;
- Sufficient voltage 'headroom' to accommodate a battery discharge at sufficient speed to match the frequency response chosen; and
- Sufficient import capacity to recharge the battery.

Stage 2, was a sifting exercise of all the potential points of connection in the District Network Operators area utilising this criteria.

Stage 3 was a second sifting exercise, this time applying the following secondary criteria:

- Capacity of grid connection;
- Size of site;

- Land availability by willing land owner;
- Unsuitable topography;
- Non-greenbelt land;
- Best and most versatile land;
- In sensitive areas as defined by the EIA regulations;
- Poor highway infrastructure;
- Distance to sub-station;
- Flood zones;
- Sensitive human receptors;
- Landscape and visual considerations;
- Heritage considerations.

This sifting process reduced the available sites down from 697 to 5 which were technically feasible for the proposed 40mw. These include the proposed with the remaining 4 located in less sensitive areas but all unavailable for the proposed development due to space constraints or because of land ownership issues.

The proposed being within the ownership of the DNO, having sufficient space for the proposed and the technical capacity is therefore the only suitable site for the battery storage.

It is therefore accepted that, weighing all the above in the balance, there are very special circumstances for the proposed development which outweigh the harm to the green belt.

Visual Amenity

The proposed batteries are housed within 26 storage units measuring 12.2m in length by 2.6m in width and 2.9m in height. The units will be sited on a series of raised concrete supports which are 0.2m in height giving the units an overall height of 3.1m. The facility is contained within a 2.5m high perimeter palisade fence and it is proposed to erect 16 CCTV cameras on 2.6m high poles.

Given the rural nature of the landscape, the proposed will impact on visual amenity being an urban form of development. Its location within the confines of the existing substation reduces the impact by virtue of it being contained within an existing urban form which undoubtedly has a more significant impact on the environment.

The visual impact is further mitigated by the provision of a substantial planting buffer around the site, which the applicant has agreed to change to Hawthorn and Blackthorn following consultation with the Parish Council. This type of hedgerow is not wholly characteristic of the area with field boundaries mostly demarked by stonewalls, however, it will soften the appearance and the species will not be out of place in this rural landscape. This approach is also in keeping with the recommendations of the Landscape Character Assessment for this area and will bring biodiversity improvements.

The proposed is therefore acceptable in terms of visual amenity.

Highway Safety

The proposed will not generate significant traffic once operational and a highway condition survey and construction methodology has been conditioned to ensure construction traffic and any damage caused to the highway is mitigated. Highway Officers have assessed the application and raised no objections.

Recommendation

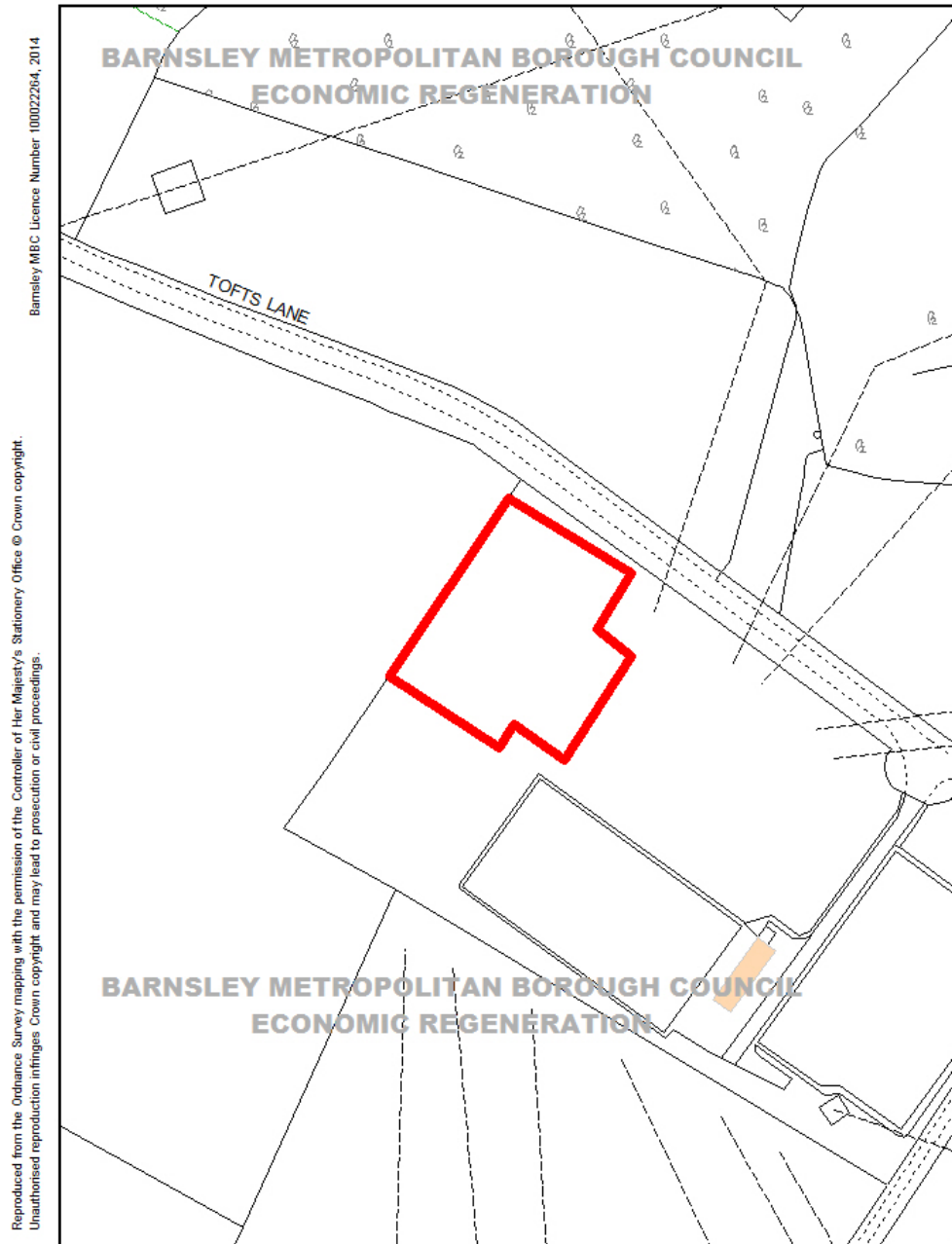
Grant subject to conditions:-

- 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 (Site Layout Plan V1.3, Container Plan dated 21.06.17, Standard Security Camera Plan dated 02.05.17 and Standard 2.5m Security Fence dated 02.05.17) 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 No development shall take place until full details of the proposed colour of the containers, security fencing and security camera and mounting poles 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.
- 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 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 interests of highway safety and visual amenity and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement, and CSP 29, Design.

- 6 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
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - Wheel washing facilities
 - 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.**
- 7 Notwithstanding the Ecology Report and Layout Plan, prior to commencement of development full details of measures to mitigate and enhance biodiversity on the site, including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
- Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.**
- 8 All planting, seeding or turfing comprised in the approved landscaping scheme as shown on Layout Plan V1.3 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.**
- 9 The batteries and associated infrastructure hereby approved shall be removed from the site and the land restored to agricultural use on the expiration of 25 years from the date the batteries are first brought into use.
- Reason: To minimise visual impact and to protect the openness of the Green Belt in accordance with Core Strategy Policy CSP34.**


PA reference :-

2017/0624



BARNSELY MBC - Economic Regeneration

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


Scale 1:1250

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2017/0869

Applicant: Mrs Helen Browne, C/o Taylor Tuxford Associates

Description: Erection of 1 no. detached dwellinghouse.

Site Address: The Bungalow, High Croft, Hoyland, Barnsley, S74 9AF

The application has been referred to the Planning Regulatory Board by Councillor Franklyn. 4 representations have been received from local residents.

Site Description

The application relates to the rear garden area of 'The Bungalow' which is located to the West of High Croft and just to the South of Hoyland Town Centre. 'The Bungalow' is a single storey, hipped roofed, brick built structure. The land slopes down from North to South so there is an element of under build to the rear of the property. To the front of the dwelling is an area of hardstanding for parking and a terraced seating area. There is also a vehicular access to the rear of the property and a long sloping rear garden, mainly laid to grass, with fencing and hedges around the perimeter.

High Croft serves a recently constructed car park, a medical centre, a church hall and 4no. properties, including the application property. There are also public footpaths running adjacent to the Northern and Eastern boundaries. There are neighbouring bungalows to South East and West of the site and a 2 storey detached dwelling, opposite High Croft, to the East.

Proposed Development

The applicant seeks permission to erect a 2 bedroom split level bungalow in the garden area to the rear (South) of 'The Bungalow'. On entering the property from the Northern elevation there would be a porch, boot room, bathroom and bedroom. Stairs would lead down to a lower ground floor, containing an open plan kitchen/lounge/ diner, and up to a first floor containing a master bedroom suite. The master bedroom would also have access to a modest balcony.

Access to the property would be taken from the existing rear vehicular access serving 'the Bungalow' and there would be an area of hardstanding to the front of the new building providing parking and manouvering space. A private rear garden would be provided to the rear.

'The Bungalow' would retain the parking area to the front of the property and would have private garden areas retained to the front and rear.

Policy Context

Planning decisions 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 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 submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. 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, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Saved UDP Policies

Policy H8 (Existing Residential Areas) – Areas defined on the proposals map as Housing Policy Areas will remain predominantly in residential use.

H8A – The scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy, landscaping and access arrangements.

H8D – Planning permission for infill, backland or tandem development involving single or a small number of dwellings within existing residential areas will only be granted where development would not result in harm to the local environment or the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land.

Core Strategy

CSP 4 'Flood Risk' The extent and impact of flooding will be reduced by expecting all development proposals on brownfield sites to reduce surface water run-off by at least 30%.

CSP 26 – New Development and Highway Improvement – New development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

CSP29 – Design – High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley. Development should enable people to gain access safely and conveniently.

SPDs/SPGs

SPD 'Designing New Housing Development'

SPD 'Parking' provides parking requirements for all types of development.

Other material considerations

South Yorkshire Residential Design Guide – 2011

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, the policies above are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings. They also reflect the advice in paragraph 58 (general design considerations) and paragraph 64, which states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

Consultations

Highways – No objections subject to conditions

Drainage – Building Control to check

Ward Councillors – Cllr Franklyn has requested that the application is determined by Councillors.

Representations

4 letters of objection received, 1 of which was on behalf of 3 separate households. The main points of concern are;

- Loss of outlook
- Discrepancies between D&A statement and plans
- Reduced Highway Safety
- Potentially restrict access to neighbouring properties
- Increased overlooking/loss of privacy

Assessment

Principle of development

The site is allocated as Housing Policy Area in the currently adopted UDP proposals maps and Urban Fabric, i.e. land within the settlement with no specific allocation, in the publication draft of the Local Plan. All new dwellings proposed within existing residential areas must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, infill development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

Residential Amenity

The proposed dwelling would be located directly to the South of 'The Bungalow' in an area which is currently utilized as garden. However, the main living space within 'The bungalow' is at an elevated level due to the slope of the land and the proposed dwelling would be built on a lower level. Furthermore, the only window proposed on the front (North) elevation of the application property serves a boot room which is a non-habitable room, in addition, there would be a 12m separation distance which is considered acceptable in SPD 'Designing New Housing Development' where a wall with habitable room windows faces a wall without. As such, amenity levels in terms of overshadowing, overbearing and privacy would be to a reasonable degree.

The proposed dwelling would be built on a higher level than the bungalows to the South, which front South Lea Drive, and would have habitable room windows, over 2 floors, and a balcony facing the rear elevations and rear private amenity spaces of those properties. However, there would be a separation distance of over 10m from the proposed rear elevation to the shared boundary and over 35m to the neighbouring habitable room windows. As such, the separation distances would exceed those set out in the SPD and residential amenity levels would be maintained to a reasonable degree.

The proposed building would be to the East of the garden area serving number 14 Milton Road but would be over 14m from the neighbouring property itself, as such, is would not unreasonable increase overshadowing or result in an overbearing feature, especially as the roof would slope away from the shared boundary. There is a habitable room window proposed on the Western elevation of the proposed dwelling facing the shared boundary but it would be at ground floor level with views limited by the boundary treatment. There are also rooflights on the roof slope facing the neighbouring private garden area but these would have a high sill level, therefore, privacy levels would be maintained to a reasonable degree.

The proposed dwelling would be to the West of number 46 High Croft and be built in front of the neighbouring building line. However, there would be a separation distance in excess of 12m, as such, overshadowing would not be to an unreasonable degree and the building would not result in an overbearing feature. There is a habitable room window proposed on the East elevation facing number 46 which would serve the kitchen. However, it would face the side elevation of the neighbouring property and would be at lower ground floor level so as the boundary treatments would reduce views. Again, there are rooflights proposed on the roof plain facing the neighbouring property but the sill heights would be relatively high.

It is acknowledged that there is a proposed balcony at first floor level to the rear of the dwelling. However, as set out above, the relevant separation distances are met. Furthermore, the balcony is inset within the rear elevation rather than affixed to it, as such, the side elevation walls of the dwelling act as screens to reduce overlooking and maintain privacy.

In terms of amenity levels of the occupants of 'The Bungalow' there would be private amenity spaces provided to the front and rear of the dwelling. They would be a lot smaller than the garden they are currently used to. However, they would cumulatively total in excess of the 50m² required in the SPD and South Yorkshire Residential Design Guide.

With regards to the amenity levels of the future occupants of the proposed dwelling, the internal space exceeds those set out in the South Yorkshire Residential Design Guide and the remaining rear garden area is in excess of 50m². As set out above, the required separation distances from neighbouring properties are achieved, therefore, privacy levels would be to a reasonable degree.

Visual Amenity

It is acknowledged that SPD 'Designing New Housing Development' states that 'tandem development, with one dwelling directly in front or behind another sharing the same access will almost always be resisted'. However, in this case the two properties would not share one access, they are both served by the same road which also serves several other properties. In addition, two vehicular access points already exist. Furthermore, there are existing properties to the East of the site on a similar building line to the proposed, as such, the proposed dwelling would not be in a backland location or appear out of kilter with its setting.

The proposed dwelling would be within a relatively non-prominent position and not highly visible. Furthermore, locally, the bungalow would be viewed against the neighbouring bungalows and, within a more wider setting, would be viewed in the context of Hoyland Town Centre. When viewed from the town centre it would only be partially visible due to the level difference. As such, it would not be a dominant or visually intrusive feature, in accordance with CSP 29.

The bungalow would appear single storey from the front but 2 storey from the rear, due to the topography of the site. The rear elevation would not be highly visible from public vantage points and, in any case, this situation reflects that of 'The Bungalow' which has an element of underbuild. There is also a 2 storey dwelling located off High Croft to the North East of the site.

It is acknowledged that 'The Bungalow' incorporates a hip roof whereas the proposed dwelling has gables, however, there are a number of gable properties within the immediate area including the bungalows to the East, the two storey property to the North East and the church hall to the North. As such, it would not appear out of character with the area.

In order to soften the development and allow it to sit comfortably within its surroundings, the existing hedges and vegetation would be retained to the boundaries of the site. A condition would be recommended to this affect.

Highways

There are 2no existing vehicular access points into the site. The one to the North of 'The Bungalow' would be retained for the host property and the one to the South would be utilized by the proposed dwelling. The parking on offer would meet the requirements of SPD 'Parking' and Highways DM have not raised any objections to the proposal, subject to conditions.

The boundary treatment to the rear of 'The Bungalow' and to the front of the proposed dwelling is not clear, as such, a boundary treatment condition will be requested to ensure parking and maneuverability is not adversely affected.

The concerns with regards to the access have been noted, however, 1no. additional dwelling would not significantly increase vehicular movements and there would be no vehicular access points created, the existing access points would be retained and utilized.

Summary

The proposal would ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing. In addition, the development would maintain visual amenity and maintain highway safety to a reasonable degree, in accordance with policies H8D, CSP 26, CSP 29 and SPD's 'Designing New Housing Development' and 'Parking'.

Recommendation

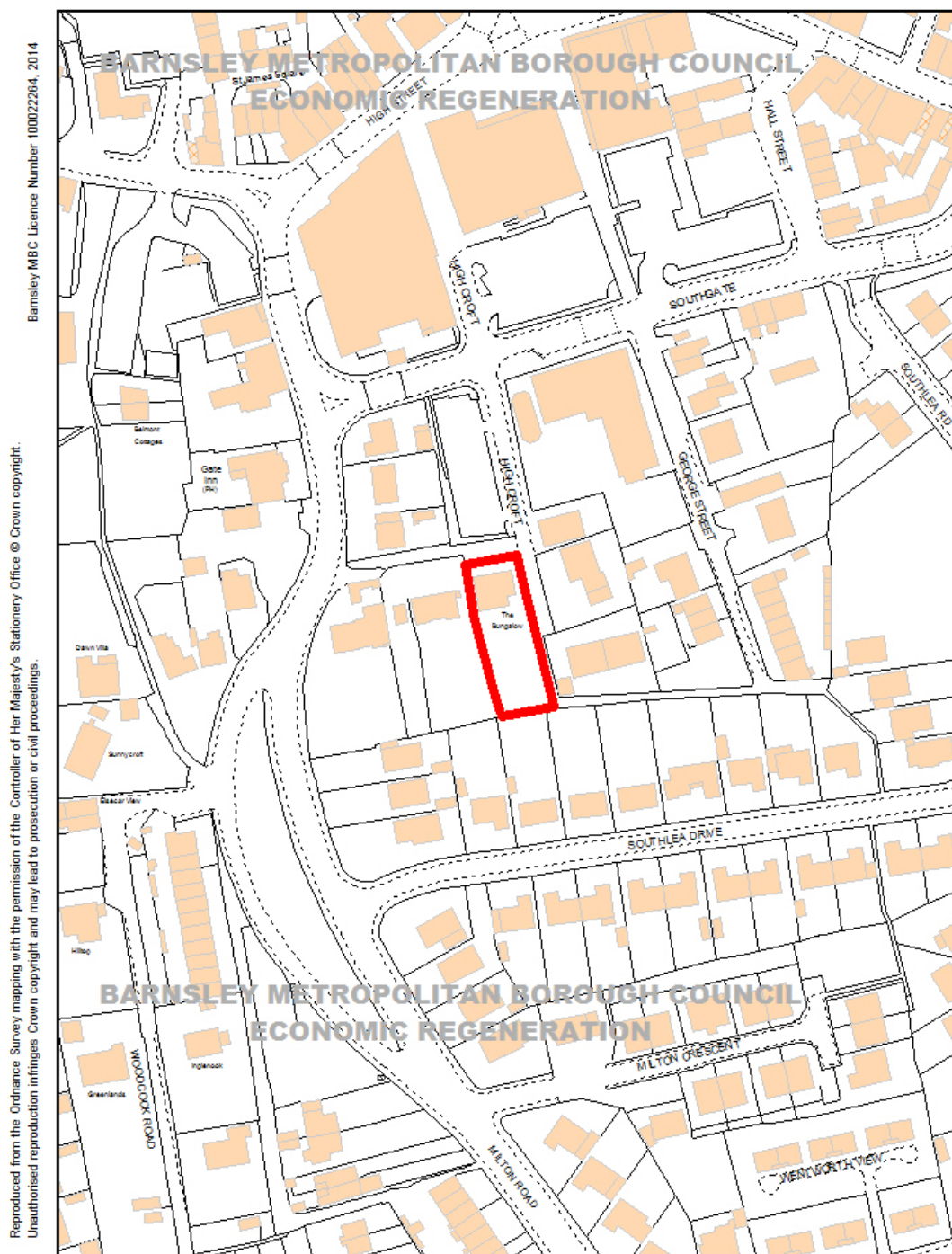
Approve subject to conditions:-

- 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 (Nos 17/2393/003/J, 17/2393/004/E & 17/2393/005/F) 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 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.
- 4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property and in accordance with Core Strategy Policy 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 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 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.
- 8 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.
- 9 Sight line having the dimensions 2.4m by full site frontage shall be safeguarded at the drive entrance/exit such that there is no obstruction to visibility at a height exceeding 1.05m above the nearside channel level of the adjacent highway, in the interest of road safety.
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.
- 10 No development shall take place until:
- (a) Full foul and surface water drainage details, including a scheme to reduce surface water run off by at least 30% and a programme of works for implementation, have been submitted to and approved in writing by the Local Planning Authority;
- (b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways;
- (c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways;
- 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.
Reason: To ensure proper drainage of the area in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.
- 11 No hedges or trees on the site (except those shown to be removed on the approved plan), or their branches or roots, shall be lopped, topped, felled, or severed. If any retained tree is removed, uprooted or destroyed or dies, 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 UDP Policies GS22, Woodland, Hedgerows and Trees and GS22A.
- 12 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
Reason: To safeguard existing trees, in the interest of visual amenity.

PA reference :-

2017/0869



BARNSELY MBC - Economic Regeneration

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



Scale 1:1250

2017/0811

Applicant: Berneslai Homes, C/o NPS Barnsley Ltd

Description: Erection of single storey side/rear extensions to both sides of bungalow.

Site Address: Land off Bellbrooke Avenue, Darfield, Barnsley

The application has been brought before Members because it is made by Berneslai Homes. No comments have been received from local residents and Ward Councillors.

Background

2014/0734 – Erection of four semi-detached dwellings. Approved 18/08/2014

Description

The site lies to the southern side of Bellbrooke Avenue on a corner plot. Previously a pair of semi-detached dwellings were located here but these were demolished and the site used as the site compound for a regeneration scheme in the wider area. The land has been cleared and fenced off since 2014.

The street has a diverse variety of properties with brick and render common. The area is predominately semi-detached with both two and single storey properties present. Some dwellings have mansard roofs and others hipped and traditional pitches. To the north east of the site on Bellbrook close are some more modern semi-detached bungalows.

Proposed Development

The proposal is for two pairs of semi-detached, two bed dwellings. The site layout has been led by the shape of the plot which is broadly triangular, with each pair of semi set at an oblique angle to existing dwellings on the street. New dropped kerbs are to be formed where the new driveways are proposed. Permeable tarmac is proposed for the driveways, with the site being bounded by low level brick walls with railings.

It is proposed to use concrete tiles to the pitched roofs, with the walls being a mix of render and brick. Off street parking for one car per dwelling is provided with a 1.8 metre fence separating garden areas.

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. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. 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, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Saved UDP Policies

H4 'Development on Housing Sites'

H8A 'Existing Residential Areas'

Core Strategy

CSP2 'Sustainable Construction.

CSP4 'Flood Risk'

CSP10 'The Distribution of New Homes'

CSP14 'Housing Mix and Efficient Use of Land'

CSP26 'New Development and Highway Improvement'.

CSP29 'Design' sets out that high quality design shall be expected.

SPDs

'Designing New Residential Development' sets out the standards that will apply to the consideration of planning applications for new housing development.

'Parking' states that the parking standards for new housing development shall be 1 space for dwellings under 3 bedrooms in size and 2 spaces for 3 bed dwellings and above.

The South Yorkshire Residential Design Guide has been adopted as a best practice guide by the Council and covers issues relating to sustainability, local distinctiveness and quality in design and is underpinned by the principles in the CABI 'Building for Life' scheme.

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:

General principles para's 17

Delivering a wide choice of high quality homes para's 47 – 55

Design para's 58 – 65

Consultations

Highways DC – No objections subject to conditions

Drainage – No objections subject to conditions

Yorkshire Water – No objections subject to conditions

Representations

The application was advertised through neighbour letters and a site notice, no comments have been received.

Assessment

Principle of Development

The site is allocated as Housing Policy Area in the currently adopted UDP proposals maps and Urban Fabric, i.e. land within the settlement with no specific allocation in the emerging Local Plan. The proposed is therefore acceptable in principle.

Design and Layout

The layout, siting and orientation of the dwellings has been informed by the shape of the plot and the surrounding development, respecting the character of the area and the outlook of neighbouring dwellings. The overall scale and massing of the buildings is appropriate as are the proposed materials.

The design and layout resembles that of properties in the immediate vicinity and complies with policy CSP29 of the Core Strategy.

Residential Amenity

Plots 1 and 2 face the junction with Bellbrooke Close and are orientated so as not to be directly facing any existing properties. Plots 3 and 4 are situated between 18.5 and 20 meters from the front habitable façade of existing semis to the opposing side of the highway which complies with the SPD regarding separation distances. The previously approved scheme (2014/0734) allowed for a shorter distance (15.5m) but included fake windows at first floor level and sun pipes which, whilst it addressed the potential for a loss of privacy to existing dwellings, created a less than ideal environment for future residents. This revised solution is better, achieving a greater distance and avoiding the need for sun pipes to achieve natural light in the proposed bedrooms.

All four properties have windows in the side elevations providing light to bathrooms and kitchens. The layout of the houses, at an oblique angle to neighbouring dwellings means that these do not directly face onto existing habitable room windows or gardens.

All the gardens are an unusual shape and plot 2 has the majority of its outside amenity space to the side whilst plot 4 has its amenity space split between the rear and the side. However this has been dictated by the triangular shape of the site and the need to achieve separation distances with existing dwellings. Sufficient garden space is provided and privacy achieved through appropriate boundary treatments, therefore the gardens are acceptable.

The internal spacing standards comply with the South Yorkshire Residential Design Guide.

Highway Safety

The properties all have driveways to the side or front which can accommodate one car as per the requirements of the SPD for 2 bed dwellings and highways have no objection to the proposals subject to conditions. The proposals therefore comply with policy CSP26 and are considered acceptable in terms of highway safety.

Conclusion

The proposed development is acceptable in land use planning policy terms and was established by the previous planning permission. Furthermore the assessment has concluded that the plans are for a suitable form of development for the site having regard to safeguarding the amenity of adjacent dwellings, the visual amenity of the street scene and parking and highway safety considerations.

Recommendation

Grant planning permission 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 (Nos: NPS-DR-A-(00)-100 Rev P3, NPS-DR-A-(00)-011 Rev P2, NPS-DR-A-(00)-010 Rev P2, NPS-DR-A-(00)-013 Rev P1, NPS-DR-A-(00)-012 Rev P3 and NPS-DR-A-(00)-020 Rev P3) 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 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.
- 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.

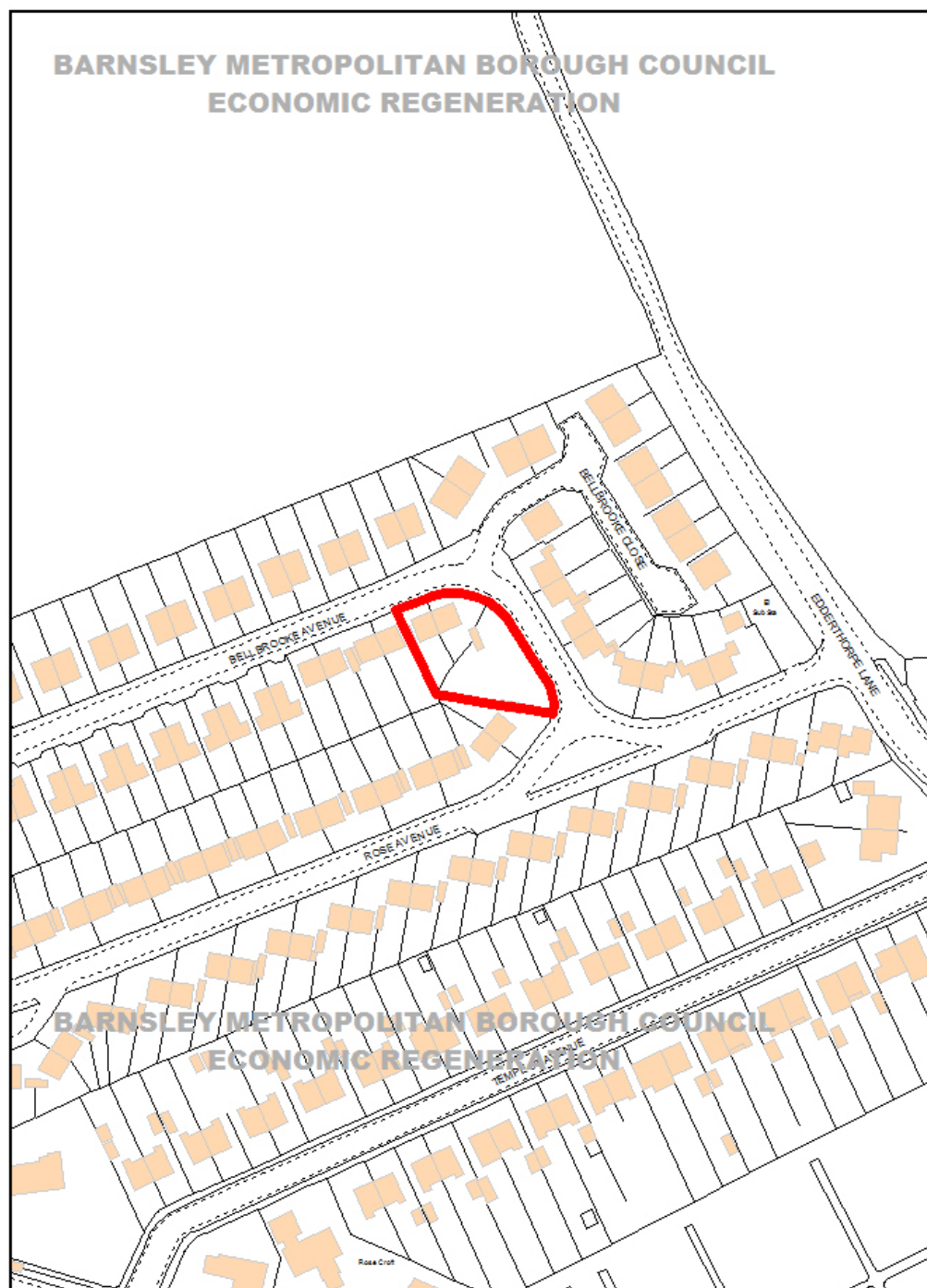
- 6 Vehicular and pedestrian gradients within the site shall not exceed 1:12 to ensure safe and adequate access.
Reason: In the interest of road safety in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.
- 7 All surface water run off shall be collected and disposed 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.
- 8 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.

PA reference :-

2017/0811

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BARNLEY MBC - Economic Regeneration

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



Scale 1:1250

2017/0775

Applicant: Mr & Mrs Wild, C/o J A Oldroyd & Sons Ltd

Description: Erection of single storey side/rear extensions to both sides of bungalow.

Site Address: 5 Wheatley Rise, Staincross, Barnsley, S75 6NW

The application has been referred to the Board by Councillor Miller. 3 objections have been received from local residents.

Site Location

The site is located on Wheatley Rise in Staincross. Wheatley Rise is located within a housing estate characterised by detached bungalows. Properties beyond the rear garden area are set at a slightly higher level than the host property, and have a number of garages/sheds along the shared boundary of the site. The site consists of a detached bungalow set within a good sized corner plot, with an existing single storey side/rear conservatory extension and single storey detached garage with a flat roof construction located within the side/rear garden area along the boundary with number 6 Wheatley Rise. The property is brick built and designed with a pitched roof, set back from the road with a front garden area and driveway leading to the detached garage. The rear garden is bound by a mix of hedging, fencing foliage and shrubbery.

Proposed Development

The proposal is an amendment to the plan originally submitted. The application is to replace the existing side/rear extension on the northern elevation with a single storey side/rear extension with both pitched and lean to roof styles. The proposal is set back from the frontage by 2.75m, projects to the side by 3.4m at the widest part, and projects 4m to the rear. This will create a lounge and en-suite.

The application also proposes a larger side/rear extension to the southern elevation set back from the frontage by 2m, projecting to the side by 6m at the widest point and projecting to the rear by 5m. This will replace the detached garage and provide an attached garage, utility room and a bedroom and en-suite to the rear. The proposals will be in matching brick and tile.

Policy Context

UDP – Housing Policy Area

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 submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. 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, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Core Strategy

Core Strategy Policy 29: Design Principles – sets out the overarching design principles for the borough to ensure that development is appropriate to its context. High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, and contributes towards creating attractive, sustainable and successful neighbourhoods. The Council will seek to ensure that development improves what needs improving, whilst protecting what is good about what we have. Design that reflects the character of areas will help to strengthen their distinctiveness, identity and people's sense of belonging to them. This policy is to be applied to new development and to the extension and conversion of existing buildings.

Core Strategy Policy 26: New Development and Highway Improvement – new development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

Saved UDP Policy

None associated with this application

Supplementary Planning Advice and Saved Supplementary Planning Guidance

Supplementary Planning Document: House Extensions, adopted March 2012 – sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings and other domestic alterations. The general principles are that proposals should:

- be of a scale and design which harmonises with the existing building
- not adversely affect the amenity of neighbouring properties
- maintain the character of the street scene and
- not interfere with highway safety.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Local Plan

The Local Plan holds increasing weight at the present time as it is in the consultation stage, although this is limited by the need to consider any comments received and subject to changes required by the inspector. The following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: Design - Sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T3: New Development and Sustainable Travel - new development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

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. Achieving sustainable development

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.

Consultations

Ward Councillors – The application has been referred to the Board by Councillor Miller due to size of the extensions and concerns amount of development proposed on the plot.

Neighbours

5 Neighbouring properties were consulted by letter; 3 letters of objection have been received for the original application and amendments with the following concerns:

- Highly imposing structure
- Extensions too large for the site and out of proportion with the surrounding properties
- Out of keeping with the bungalow environment
- Visually intrusive
- Overbearing when viewed from the rear properties and out of character

Assessment

Principle of Development

The Council will seek to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

Residential Amenity

The size and projection of acceptable extensions is dependent upon the orientation and position of the extension. Extensions will be considered on the basis of the extent of overshadowing, loss of privacy and loss of outlook. With regard to the impact of the development upon the amenities currently enjoyed by neighbouring properties, the proposal has generated some concerns from the occupants of 3 properties located to the rear of the site. Therefore the impact to these properties needs to be assessed.

There are a number of outbuildings inclusive of a detached garage and shed along the neighbouring shared boundaries at the rear. The property is set within a good sized garden area, with a mix of boundary treatments providing some privacy from the properties at the rear. It needs to be noted that these properties are at a slightly higher level to the host property. The property has existing extensions which will be replaced by the proposals.

In terms of loss of light, overshadowing and overlooking the proposals raise no concerns. The projection of the proposal to the rear of the property is 5m at the most, will be of a single storey height, eaves 2.6m at total height of 4.9m. There is 1 window on the proposed rear elevation, however this will be obscurely glazed and will serve an en-suite. The property is located to the north/east of the objectors therefore potential overshadowing would be minimal.

I accept that any rear extension to this property will have some impact to the neighbouring properties. That said, the proposal is single storey in height, has a lower ridge height than the host property, and will be built within the confines of the rear garden area, and approximately 5-7m away from the rear boundary. When measured against permitted development it is my opinion that although large in size, the proposals are acceptable and comply with policy. The neighbouring buildings along the shared boundary will further reduce the impact of the proposal.

On balance proposal is not expected to cause unduly excessive overshadowing or overlooking which is consistent with the advice in the adopted SPD: House Extensions or the design principles in CSP29.

Visual Amenity

The adopted SPD: House Extensions identifies that it is important that extensions are designed so they are in keeping with the host property and the character of the surrounding neighbourhood. It is therefore important that extensions appear subordinate to the host property ensuring the original identity of the house is retained. Domestic extensions will be assessed for their impact on both the character of the host property and effect on the street scene.

Single storey side extensions should reflect the design of the existing dwelling in terms of roof style, pitch materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling). The proposed side extensions adhere to policy in terms of size and roof style, with the garage projecting 4.35m to the side when viewed from the street scene, increasing to 6m at the rear due to the confines of the site.

The matching materials and detailing of the proposed extension will relate well to the existing dwelling. The proposal will not pose a dominant feature within the street scene and as such is considered acceptable in terms of visual amenity and in compliance with Policy CSP 29 and CSP30 in the adopted Core Strategy.

Conclusion

It is considered that the extensions can be accommodated on the property without giving rise to unacceptable impacts on living conditions of neighbouring properties and on the visual amenity of the street scene. As such the proposal is not in conflict with CSP29 and the House Extensions SPD.

Recommendation

Grant planning permission with conditions:-

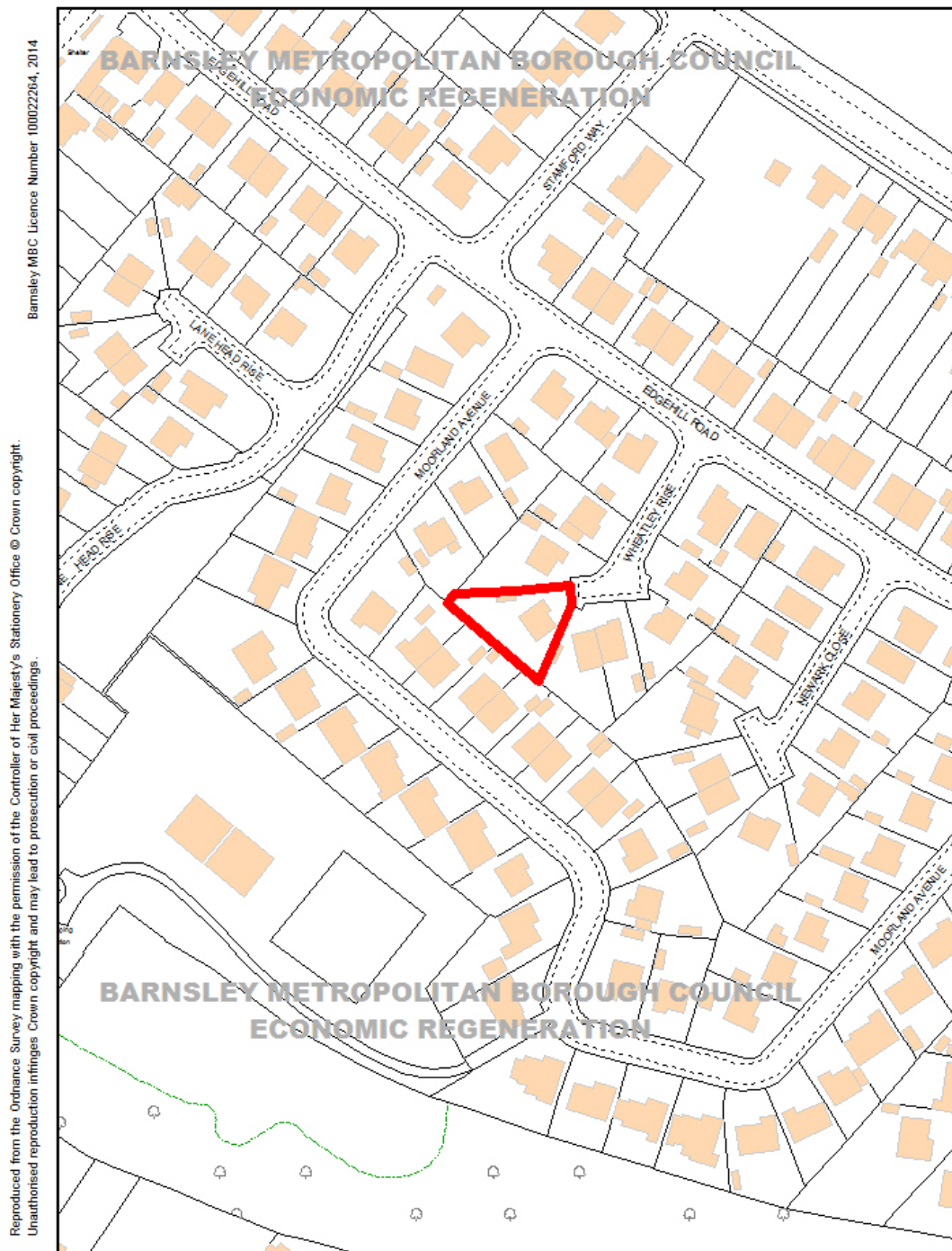
- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos. Existing Plans 17/77/A; Proposed extensions 17/77/B; Amended Site Plan 17/77; Proposals 17/77/C) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality accordance with Core Strategy Policy CSP 29, 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 Core Strategy Policy CSP 29, Design.

PA reference :-

2017/0775



BARNSELY MBC - Economic Regeneration

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



Scale 1:1250

2017/0942

Applicant: Arts and Events Officer, BMBC

Description: Installation of public art panels

Site Address: Churchfields Peace Gardens, Churchfield, Barnsley

The application has been submitted by the Council's Arts and Events Officer. No objections have been received from members of the public. Observations have been received from Councillor Bruff and the Civic Trust.

Site Location and Description

Churchfields Peace Gardens are located at the junction of Churchfields and Church Street in Barnsley Town Centre, opposite the grade II* listed St Marys Church and is surrounded by a low stone wall. The site is also located within a Conservation Area.

There are other examples of public art within the vicinity of the site; including a carved sculpture from a fallen tree within the gardens.

Proposed Development

The application has been made for full planning permission for the siting of glass panels which would be located along the Church Street boundary of Churchfields Gardens, opposite St Marys Church, Barnsley.

The panels would be sited within stainless steel shoes affixed to a concrete foundation. The artworks would be a lasting commemoration to the Barnsley men who fought in the Battle.

The artwork was formally installed to the front of the Town Hall which coincided with the first day of the Battle of the Somme and remained in situ until Remembrance Sunday – a period which reflected the duration of the Battle.

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, associated Supplementary Planning Documents, saved Unitary Development Plan policies and associated Supplementary Planning Guidance Notes.

Core Strategy

CSP26 – New Development and Highway Improvement – New development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

CSP29 – Design – High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley. Development should enable people to gain access safely and conveniently.

CSP 30 – The Historic Environment – Development which affects the historic environment and Barnsley’s heritage assets and their settings will be expected to protect or improve the character and/or appearance of Conservation Areas.

CSP 31 – Town Centres – Support will be given to maintaining and enhancing the vitality and viability of Barnsley Town Centre.

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:

Design paragraph 58

Healthy Safe environment paragraph 70

The Historic Environment para’s 131, 132 & 137

Consultations

Civic Trust - Support to the scheme as a welcome addition to the town centre and the provision of a lasting home for the panels. However they possess reservations that the panels may be the subject of vandalism.

Conservation Officer – No objections

South Yorkshire Archaeology Service – No comments have been received.

Ward Councillors – Cllr Bruff has raised no objections to the re-location of the panels but did raise concerns in relation to the vulnerability of the panels and the possibility of being subject to vandalism. It was requested that CCTV be installed in the area.

Representations

The application has been advertised by way of a site and press notice. No representations have been received.

Assessment

Principle of Development

The Churchfields Peace Gardens functions as a strategic area of public realm within the town centre. The Authority is committed to enhancing the borough’s cultural offer and civic pride and the delivery of public art is key objective to improving the visitor experience and cultural development of the area.

Core Strategy Policy CSP30 positively encourages the management, conservation and enjoyment of the historic environment. The artwork adheres to the objectives of this policy, the principle of the development is therefore one which can be supported.

Design & Visual Amenity

The proposed glass panels were formally situated to the front of the Town Hall to mark the duration of the Battle of the Somme. Following the end of the display the panels were removed to source a more suitable permanent location. The panels would be sited along the inner edge of the gardens, adjacent to the stone boundary wall along Church Street.

The materials and design of the works are considered be consistent with the character of the area, conservation area and setting of the listed building. The siting of the columns should in turn provide an added attraction for residents and visitors of Barnsley alike, and provide an added incentive for persons to visit the town centre.

Concerns have been raised in relation to the use of white quartz chips choice as they tend to go green very quickly, and in relation to the vulnerability of the panels. The planning authority cannot condition the requirement of CCTV coverage in the area, however both concerns have been passed onto the applicant for consideration.

As such the application is welcomed and the proposals are considered to be fully compliant with the provisions of Core Strategy Policies CSP 29, 30 & 31.

Conclusion

The works would further enhance the quality and experience of the Churchfield Peace Garden environment and their addition would provide a valuable contribution to the heritage and cultural objectives.

As such the application is welcomed and the proposals are considered to be fully compliant with the provisions of Core Strategy Policies CSP 29, 30 & 31

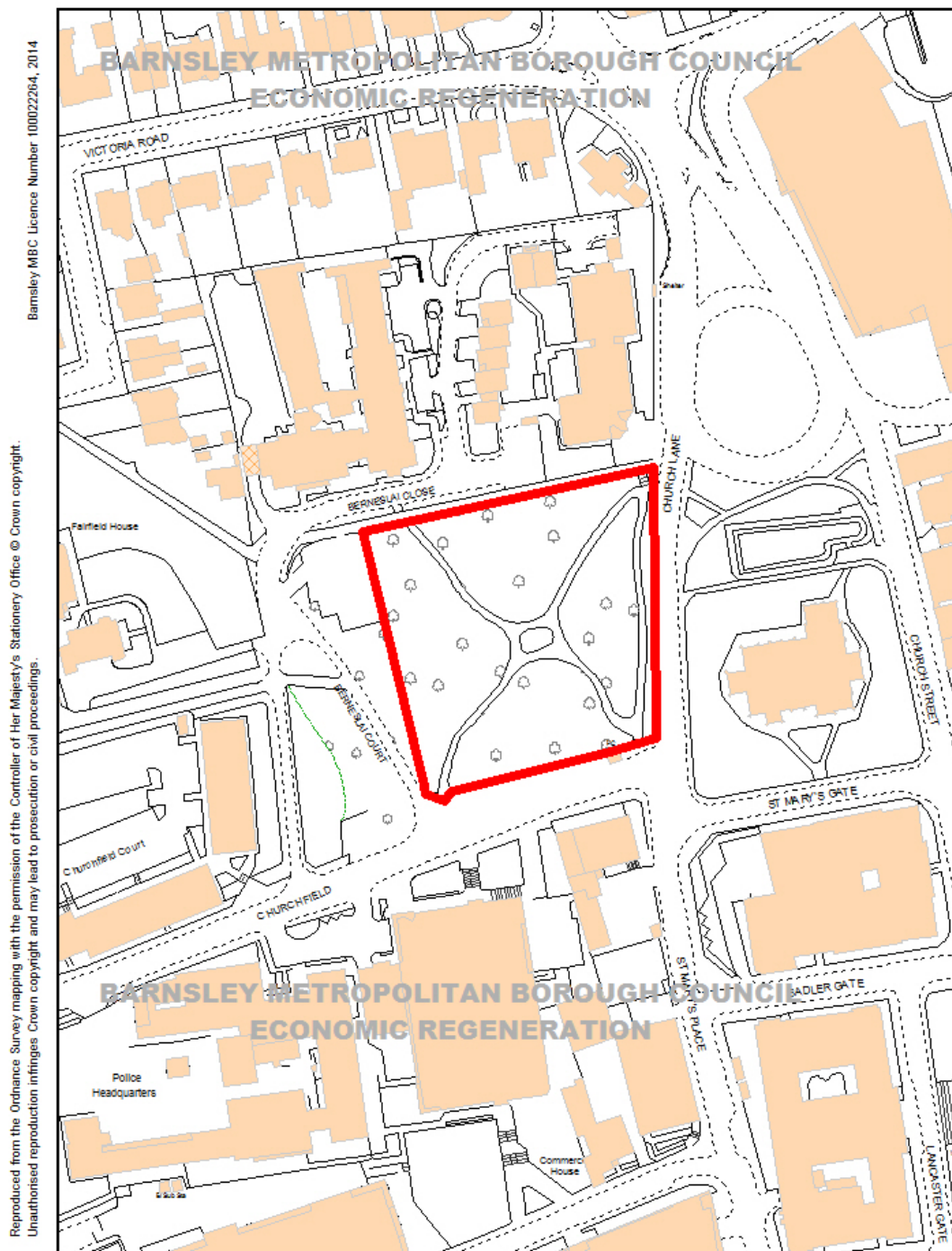
Recommendation

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 (Nos) 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.

PA reference :-

2017/0942



BARNESLEY MBC - Economic Regeneration

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



Scale 1:1250

BARNSELY METROPOLITAN BOROUGH COUNCIL

PLANNING APPEALS

01 Jul 2017 to 31 Aug 2017

APPEALS RECEIVED

7 appeals were received in Jul and Aug 2017.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
2016/1367	Conversion of loft and erection of elevation to side dormer Chrisholme, 4 Wath Road, Elsecar, Barnsley, S74 8HJ	Written Representations	Delegated
2017/0171	Erection of detached dwelling house Courtland, Halifax Road, Thurgoland, Sheffield, S35 7AL	Written Representations	Delegated
2017/0027	Demolition of existing house and erection of 3 new houses (Outline with all matters reserved) The Laurels, 24 Viewlands, Silkstone Common, S75 4QP	Written Representations	Committee
2017/0700	Erection of a detached double garage with first floor games room 62 Church Street, Gawber, Barnsley, S75 2RJ	Written Representations	Delegated
2016/1401	Erection of 1 no. detached dwelling 52 Kensington Road, Old Town, Barnsley, S75 2SS	Written Representations	Delegated
2017/0475	Erection of cattery and associated facilities including reception, office, toilet and staff and customer parking area Hollow Farm, Woodhead Road, Wortley, Barnsley, S35 7DS	Written Representations	Delegated
2017/0607	Removal of condition 1 of previously approved permission 2016/0322 - to allow the car wash to operate on a permanent basis Former Petrol Filling Station, Pontefract Road, Cudworth, Barnsley, S72 8AY	Written Representations	Delegated

APPEALS WITHDRAWN

0 appeals were withdrawn in July and August 2017.

APPEALS DECIDED

5 appeals were decided in July and August 2017.

<u>Reference</u>	<u>Details</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
2016/1338	Erection of two storey side and single storey extension to rear 179b King Street, Hoyland, Barnsley, S74 9LL	Split Decision* 13/07/2017	Delegated
2016/1035	Erection of 1 no. detached dwelling with detached garage Knowles Street, Spring Vale, Barnsley	Dismissed 24/07/2017	Delegated
2016/1340	Erection of two storey side extension and a single storey front extension to dwelling 101 Genn Lane, Ward Green, Barnsley	Dismissed 10/08/2017	Delegated
2016/1080	Conversion of existing garage to bungalow. 102 Sackville Street, Barnsley	Allowed 15/08/2017	Delegated
2017/0403	Conversion of existing 2 storey annex from garage to games room to dwelling with associated amenity space parking and new access to existing dwelling. Ivy Cottage, 108 Upper Hoyland Road, Hoyland, Barnsley	Allowed 24/08/2017	Delegated

*The appeal is dismissed insofar as it relates to the erection of a two storey side extension. The appeal is allowed insofar as it relates to the single storey extension to the rear at 179A King Street, Hoyland, Barnsley in accordance with terms of the application Ref 2016/1338 dated 25 October 2016.

2017/2018 Cumulative Appeal Totals

- 8 appeals have been decided in since 01 April 2017
- 3.5 appeal (44%) have been dismissed since 01 April 2017
- 4.5 appeal (56%) have been allowed since 01 April 2017

<u>Audit</u>	<u>Details</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
2016/0744	Remove and replace Lime tree (T1) within TPO no. 3/2000. 2 Ladyroyd, Silkstone Common, Barnsley, S75 4SF	Allowed	Delegated
2016/1402	Felling of Oak Tree (T2 within TPO 3/1980) and replacement. 73 Martin Croft, Silkstone, Barnsley, S75 4JS	Allowed 02/05/2017	Delegated
2016/1035	Erection of 1 no. detached dwelling with detached garage Knowles Street, Spring Vale, Barnsley	Dismissed 24/07/2017	Delegated
2016/1478	Formation of vehicular access. 18 Roper Lane, Thurgoland, Barnsley, S35 7AA	Dismissed 31/07/2017	Delegated
2016/1338	Erection of two storey side and single storey extension to rear 179b King Street, Hoyland, Barnsley, S74 9LL	Split Decision 13/07/2017	Delegated
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