

Public Document Pack



MEETING:	Planning Regulatory Board
DATE:	Tuesday, 17 April 2018
TIME:	2.00 pm
VENUE:	Council Chamber, Town Hall, Barnsley

AGENDA

SITE VISITS:

1. Site Visit Details

Planning Application Nos: 2018/0103 and 2018/0104

Please meet at the Town Hall for immediate departure at 10.30 a.m.

Plan Number	Site	Approx Time of Arrival
2018/0103	Planning application for residential development (Outline, all matters reserved apart from access) at land at Kingsmark Way, Goldthorpe	11.00 a.m.
2018/0104	Planning application for change of use of former workshop and associated office (Class B2) to HMO (House in Multiple Occupation), C4, including external alterations at 15 Melville Street, Wombwell, Barnsley S73 8HJ	11.30 a.m.

Please note: Members of Planning Regulatory Board should not become involved in discussions with either the applicant nor local residents when on site visits.

**The remainder of the agenda will be considered at
2.00 p.m. in the Council Chamber**

2. Declarations of Interest

To receive any declarations of pecuniary or non-pecuniary interest from Members in respect of the under mentioned planning application/s which is/are subject of a site visit.

MEETING:

3. Minutes (Pages 3 - 4)

To receive the minutes of the meeting held on 20th March 2018

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.

4. Land at Kingsmark Way, Goldthorpe - 2018/0103 - For approval (*Pages 5 - 20*)
5. 15 Melville Street, Wombwell, Barnsley S73 8HJ - 2018/0104 - For approval (*Pages 21 - 28*)
6. C Soar and Sons, Tank Row, Stairfoot, Barnsley S71 5AD - 2018/0118 - For approval (*Pages 29 - 36*)
7. Former Carlton Colliery, Shaw Lane, Carlton, Barnsley S71 3HJ - 2017/1401 - For approval (*Pages 37 - 50*)
8. Land off Laxton Road Athersley, Barnsley, S71 3DH - 2017/1609 - For approval (*Pages 51 - 60*)

Planning Appeals

9. Planning Appeals -1st to 31st March 2018 (*Pages 61 - 64*)

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 email governance@barnsley.gov.uk

Monday, 9 April 2018

MEETING:	Planning Regulatory Board
DATE:	Tuesday, 20 March 2018
TIME:	2.00 pm
VENUE:	Council Chamber, Town Hall, Barnsley

MINUTES

Present

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

110. Declarations of Interest

Councillors Leech and Tattersall declared Non-Pecuniary interests in **Planning Application No 2017/1493** – [Erection of 4 no. dormer bungalows at land off Ledbury Road, Athersley] as they are local ward members.

111. Minutes

The minutes of the meeting held on 20th February 2018 were taken as read and signed by the Chair as a correct record.

112. Land off Ledbury Road, Athersley South - 2017/1493 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/1493** [Erection of 4 no. detached dormer bungalows and 2 no. detached garages] at land off Ledbury Road, Athersley South, Barnsley S71 1XE.

Mr Andrew Brown addressed the Board and spoke in favour of the officer recommendation to approve the application.

Mr Don Hyde addressed the Board and spoke against the officer recommendation to approve the application.

RESOLVED that the application be granted in accordance with the officer recommendation and with the inclusion of additional conditions relating to boundary treatment and bin storage areas.

113. Land adjacent to Glebe Farm, Barnsley Road, Silkstone - 2017/1164 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/1164** [Erection of up to 3 no. dwellings and associated car parking, garages, access and landscaping including new vehicular access onto Barnsley Road (Outline with All Matters Reserved apart from access] at land adjacent to Glebe Farm, Barnsley Road, Silkstone, Barnsley.

Mr Gavin Winter addressed the Board and spoke in favour of the officer recommendation to approve the application.

Ms Gillian Burgess addressed the Board and spoke against the officer recommendation to approve the application.

RESOLVED that the application be granted in accordance with the officer recommendation with decision to be released after a 21 day period relating to the expiration of ownership certificate.

114. 15 Melville Street, Wombwell - 2018/0104 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2018/004** [Change of use of former workshop and associated office (Class B2) to HMO (House in Multiple Occupation), (C4)] at 15 Melville Street, Wombwell, Barnsley S73 8HJ.

RESOLVED that the application be deferred for a site visit.

115. The Bungalow, Little Royd Farm, Halifax Road, Penistone - 2017/1551 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2017/1551** [Erection of double detached garage and store] at The Bungalow, Little Royd Farm, Halifax Road, Penistone, Sheffield, S36 7EY.

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

116. Planning Appeals - 1st to 28th February 2018

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

The report indicated that one appeal was received in February 2018.

It was reported that no appeals were withdrawn in February 2018 and two appeals have been decided.

Furthermore, it was reported that 27 appeals have been decided since 1 April 2017, 18.5 of which (68.5%) have been dismissed and 8.5 of which (31.5%) have been allowed.

Chair

2018/0103

Applicant: Sir Robert Ogden CBE LLD

Description: Residential development (Outline) (All Matters Reserved apart from means of access)

Site Address: Land at Kingsmark Way, Goldthorpe, Rotherham

24 objections have been received from local residents.

Background

The site was originally applied for employment premises, as part of a mixed use application (B/04/2330/DE), which split the majority of the former Goldthorpe Colliery site into two for a housing development by the then Ben Bailey Homes (now Avant) of 323 dwellings (phase 1) and this site (phase 2) for employment development. However only the housing development was implemented and application 2006/1402 was subsequently made for residential development instead. That application was refused by the Council for 3 main reasons:-

- 1. It was considered that future residents of a housing development would not be provided with sufficient levels of residential amenity due to the close proximity to the site of existing industrial premises and uses.*
- 2. The site is not allocated for housing and the release of the site was considered premature and potentially prejudicial in relation to the Local Development Framework and Housing Market Renewal Area masterplan.*
- 3. It was also considered that the proposed site would have represented a substantial additional supply of housing that would compete and potentially undermine the regeneration benefits of sites allocated in the UDP.*

However, the subsequent appeal was allowed by the Planning Inspectorate subject to conditions. The appeal decision letter explains circumstances changed in favour of developing the site for housing whilst the appeal was under consideration. This included a desire expressed by the Council to see the site and the adjoining area of land being developed as part of the Goldthorpe masterplan.

This initial residential permission coincided with the economic downturn leading to an application being made in 2010 to extend the time period to implement the planning permission (ref 2010/0983). However the site still did not come forward within the further 3 year period leading to a further application being made to renew the outline planning permission in 2013 (ref 2013/1330). That most recent permission expired on 24th April last year.

Site Description

The site comprises a 4.1ha area of land that was land associated with the former Goldthorpe Colliery. It is generally rectangular in shape and is relatively flat with it only being affected by a gentle slope from downward from north to south.

The site is located to the east of Goldthorpe town centre, set back from Doncaster Road which is the main route passing through the centre of Goldthorpe. There are no longer any obvious signs of the former colliery use with the site and surrounding areas having been reclaimed. The site is now open and grassed with a small amount of vegetation growth.

The site is located to the west of the on-going development by Ben Bailey Homes (now Avant Homes) for 339 dwellings, as amended on land also associated with the former colliery. The two sites are linked by the new highway (Kingsmark Way) built from Doncaster Road to enable the colliery site to be re-developed. The road runs alongside the site and is wide enough to accommodate HGV traffic based upon the initial 2004 approval and includes space for a roundabout.

The site is located adjacent to the existing urban area that includes a mixture of housing, recreation land and non-residential uses. To the north the site shares a boundary with allotments and to the west the site borders open land, a fence fabrication company and derelict industrial land located on Beaver Street. The southern boundary forms the edge of the current urban area overlooking large open swathes of the Green Belt allowing long distance views into and outside of the site to Bolton-Upon-Deane and beyond.

Proposed Development

The proposal is to develop the site for housing purposes. The application is in outline form with all matters reserved apart from means of access.

The application includes an illustrative layout plan showing a development of 125 houses, which is considerably fewer than the 190 indicated by the previous application. This provisionally shows a development of detached and semi-detached houses and those arranged in small groups of attached properties up to 4 houses long.

Access is proposed from Kingsmark Way via a spur off the existing roundabout that was approved to be built as part of the 2004 application (B/04/2330/DE).

Site History

The historical planning applications relevant to this site/proposal are:-

B/00/0001/DE – Outline application for mixed use development including employment and housing. Decision: Granted with conditions 30/04/2001

B/03/1025/DE – Restoration of site. Decision: Granted planning permission with conditions 26/09/2003

B/04/2330/DE – Mixed use development of employment and housing development (323 dwellings). Decision: Granted with conditions 19/10/2005.

2006/1402 - Residential Development (Outline). Refused by the Council 21/09/2006. Allowed on appeal 23/04/2007.

2010/0983 - Extension of time limit to implement planning permission 2006/1402 for residential development (granted on appeal Planning Inspectorate Ref APP/R4408/072040687). Decision: Granted with conditions on appeal 02/11/2010.

2013/1330 - Residential development (Outline). Decision: Granted with conditions on appeal 22/04/2014

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: Employment Policy Area/Employment Proposal

Local Development Framework Core Strategy

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'
CSP10 'The Distribution of New Homes'
CSP14 'Housing Mix and Efficient Use of Land'
CSP15 'Affordable Housing'
CSP17, 'Housing Regeneration Areas'
CSP19, 'Protecting Existing Employment Land'
CSP25 'New Development and Sustainable Travel'
CSP26 'New Development and Highway Improvement'
CSP29 'Design'
CSP35 'Green Space'
CSP36 'Biodiversity and Geodiversity'
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

Other

South Yorkshire Residential Design Guide

Publication version of the Draft Local Plan

Proposed allocation: Housing Proposal, site H52

The development will be expected to:

- comply with the Goldthorpe Masterplan retain, enhance and manage a buffer strip of existing vegetation to the disused railway at south plus mature trees and hedgerows.
- archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:
 - Information identifying the likely location and extent of the remains, and the nature of the remains
 - An assessment of the significance of the remains
 - Consideration of how the remains would be affected by the proposed development.

NPPF

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

Consultations

Affordable Housing Officer – No objections subject to arrangements being in place to secure the provision of 15% affordable housing.

Biodiversity Officer – No comments.

Coal Authority – No objection.

Contaminated Land – No objections subject to conditions.

Drainage – No objections subject to conditions.

Education – Forecast a shortfall of places at local primary schools from 2019. Request a contribution that would equate to £357,630 based upon a development of 125 dwellings.

Environment Agency – No comments.

Highways – No objections subject to conditions.

Regulatory Services - No objections subject to conditions.

Tree Officer – Having visited the site it was apparent that the tree survey is no longer fit for purpose as there are now some well established trees at the site. Nearly all of the trees have been put into large groups. In many instances this is fine however there are trees within the some of these groups which stand out as being better, or larger specimens. These should be surveyed as individuals so that their values can be better assessed. The indicative layout which proposes the removal of all of the trees is not acceptable and should be reviewed following an updated tree survey. As this is an outline application with all matters reserved it has been agreed to condition the updated Tree Survey, along with an updated Arboricultural Impact Assessment. Both must be submitted with the Reserved Matters application.

SYPTTE – No comments

SYMAS – No objections subject to conditions

SYAS – No objections subject to conditions.

SY Police ALO – Various comments for the detailed design stage

Yorkshire Water – No objections subject to conditions

Representations

The application was publicised by notices in the press and on site and by notification letter to individual properties. 24 objections have been received from local residents based upon the following summary of concerns:-

- Existing issues with antisocial behaviour and a need to have the site fenced off properly.
- No vehicular access should be allowed off Beever Street during construction or once the development is occupied in the interests of highway safety.
- Concerns over the potential height of the future dwellings on the site and the impact on neighbouring properties.
- Loss of Greenspace/perceived recreation land
- Lack of demand based upon the number of empty properties in the area
- It is felt that empty properties should be brought back into use
- It is stated that the land should be retained for the community or by the local football club
- Concerns about the impact of additional traffic in the area.
- Comments that the development should take place on brownfield land rather than greenfield sites.
- Reduction in property values
- Dust and disturbance during the construction phase

Assessment

Principle of development

The site is mainly shown as a proposed employment site in the UDP with some of the site falling into an employment policy area. However the principle of the site being developed for housing purposes has been established by the appeal decision made on planning application 2006/1402 and later by 2010/0983 for an extension of the time limit and again under previous application 2013/1330.

The application history is reflected in the version of the Local Plan that has been submitted to the Secretary of State that has been submitted for Examination, which proposes to allocate the site as part of a housing development that also includes the adjacent land. Whilst that cannot be afforded full decision making weight the principle is well established and other important considerations in favour are that the site is part of the Goldthorpe Principal Town, which is a priority to accommodate housing growth over the LDF plan period running to 2026. The site is therefore a suitable and sustainable location for new housing development.

Comprehensive development/making efficient use of land

The indicative layout provided shows 125 houses, which is below the 180 stated in the policy (for this part of the allocation) and below the 40 dwellings per hectare required by CSP14. However, the layout is indicative only and therefore layout and scale would need to be agreed at the reserved matters stage and the applicant has agreed to remove the upper limit of 125 from the description of development to allow flexibility in this regard.

The proposal does not include all of the land proposed to be allocated for housing under emerging allocation H52. However the plans include provision of access to the remainder of the land allaying the concern that the remainder of the land would become sterilised.

Visual amenity

This is an outline application whereby layout, scale and appearance are proposed to be reserved matters. Proposals at the reserved matters stage would need to address policies CSP29 'Design', CSP14 'Housing Mix and Efficient Use of Land', the Designing New Residential Development and Open Space Provision SPD's and the South Yorkshire Residential Design guide in order to be supported.

Notwithstanding this, the indicative layout plan does not show any of the trees being retained and as such this is not acceptable. As a minimum the retention of the existing group of trees located along a section of the eastern boundary of the site is recommended in the current Tree Survey. However, as referenced by the Tree Officer's response, the tree survey needs to be updated to reflect the changes on site since it was carried out with a number of the trees left unchecked for many years becoming well established. The applicant requested this additional work be conditioned which was agreed subject to it being part of the reserved matters application. A note is also applied to the recommendation confirming that the indicative layout is not acceptable for that reason.

Residential Amenity

Due to the proposed layout being indicative for the purposes of this outline application it is not necessary to carry out a detailed assessment as to whether the development complies with the relevant policy standards. However the indicative layout shows that the relevant standards could be met in terms of separation distances to new and existing properties and garden sizes. A future reserved matters application would need to address the relevant suite of policies in order to be considered acceptable.

A potential issue is noise from the metal gate and fabrication workshop located adjacent the north western boundary. This site was the also the subject of outline planning permission to be redeveloped for residential purposes (ref 2014/0020) but has since expired. As such a condition is recommended requiring a noise assessment to inform any mitigation measures that would be necessary for the future housing development.

Highway Safety

Access to the development is proposed via Kingsmark Way. Kingsmark Way was constructed to facilitate the redevelopment of the colliery site and is of a modern form of construction that would have no issues accommodate traffic flows from the proposed development.

A Transport Assessment has been submitted to support the application and indicates that there is an impact on the signal controlled junction in Goldthorpe. However the junction would continue to operate within capacity.

The proposals do not include Beever Street as a proposed secondary means of vehicular access. However a condition similar to the previous planning permission preventing would seem prudent on the basis that this road would not be considered suitable to accommodate significant traffic flows.

Parking provision would need to comply with the SPD, but is not an issue for the application on the basis that layout is a reserved matter. A travel plan is proposed as a means of achieving a modal shift away from car usage and this would require a condition to be imposed. Overall the proposals do not raise any significant highway safety issues in relation to Core Strategy policies CSP25 and CSP26.

Other S106 considerations – education, public open space and affordable housing

Affordable housing – The site is an area where affordable housing provision should be 15% of the overall number of dwellings under CSP15. However in this case the Affordable Housing Officer has requested a commuted sum is paid to the Council for investing in provision off site rather than on site as part of the development. This is with reference to improving the local mix of housing tenure in the local area with reference to Core Strategy policy CSP17 'Housing Regeneration Areas' and the opportunities available for investing money to bring empty properties back into use. Conditions would need to be imposed and a S106 Agreement shall be required at the reserved matters stage when details of the final housing numbers and types are known.

Open space provision – In accordance with SPD: Open Space Provision on New Housing Developments, new green space provision is required to be provided as part of the development. The needs assessment carried out by Planning Policy has indicated that provision would be best met by enhancing existing formal and informal provision off site. Again conditions would need to be imposed and a S106 Agreement shall be required at the reserved matters stage when details of the final housing numbers and types are known. In addition, Planning Policy also would require a green footpath link between the roundabout and the continuation of the public footpath route to the south connecting to Barnburgh Lane. This is shown on the plans and would also require a condition to ensure that the details are followed through to the reserved matters stage.

Education – The consultation response identifies a forecasted shortfall of places at local primary schools from 2019. As such the development is going to require a contribution towards the provision of additional places. This matter shall require a suitable condition imposing which is new addition from the previous decision.

Other considerations

Biodiversity - The ecological survey has identified that the group of trees on the eastern boundary should be retained, concurring with the results of the tree survey. As has been already been stated this would need to be subject of a planning condition. Apart from that it has not been identified that the development would be likely to affect any protected or priority species. However Japanese Knotweed would need to be removed from an area of the site. In addition the clearing of vegetation should take place outside breeding season or be preceded by a survey and precautionary approach should be applied when clearing the site in case that any reptiles are unexpectedly discovered. Furthermore enhancements are proposed in the form of hedgerow enhancements such as bird, bat and hedgehog boxes. No comments have been received to contradict these findings from the Biodiversity Officer.

Drainage/Flood Risk- The Flood Risk Assessment has concluded that the site is not at risk of flooding. In addition the site would not increase the risk of flooding off site as it would include sufficient storage within the site so as to ensure that surface water run off rates do not exceed the existing as per the requirements of CSP4 'Flood Risk'. The Drainage section and Yorkshire Water content that the risks to the development are being adequately assessed. As such they are content for the application to proceed, subject to conditions requiring the technical details to be approved prior to the commencement of development.

Ground conditions - The desk top investigation has assessed that the site is suitable for its proposed use having regards to policies CSP39 and CSP40. However, an intrusive investigation is proposed in order to ensure that the development would not be affected by potential problems, including ground instability, contamination or ground gas. Pollution Control, SYMAS and the Coal Authority are content that the risks to the development are being adequately assessed and are sufficiently comfortable for application to proceed subject to conditions requiring the results and any mitigation measures to be submitted prior to the commencement of development.

Archaeology – A desk top report has indicated that there might be some potential for archaeology underneath the site. Therefore a watching brief condition is recommended as per advice from SYAS.

Conclusion

In summary the site is designated as employment land based on previous historical land uses and an out of date UDP allocation policy. However the principle of the site being developed for housing purposes has been established by the previous planning permissions on the site and is reflected in the emerging Local Plan allocation policy.

In addition the UDP policies are now classed to be out of date by the National Planning Policy Framework and the most up to date housing five year housing land supply note, which shows that the Council is unable to demonstrate a 5 year housing land supply. This means that the application should be considered in the context of the presumption in favour of sustainable development and permission granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or if specific policies in the framework indicate that the development should be restricted.

The assessment concludes that the impacts of the proposed development would not outweigh the benefits taking into account the planning policy and other material considerations summarised in the assessment section of the report including:-

- The need to deliver the Council's adopted housing targets
- The sites inclusion within the Goldthorpe (Dearne Towns) Principal Town settlement which is a priority for growth in the Core Strategy settlement hierarchy (CSP8 and CSP10) and Housing Regeneration Area (CSP17).
- Paragraph 49 of the NPPF which states a presumption in favour of housing development.
- The proposals are considered acceptable at the outline stage in relation to other Core Strategy policies and material considerations subject to the imposition of appropriate conditions.

Therefore it is recommended to the Board that the application is granted outline planning permission subject to the conditions listed below.

Recommendation

Grant outline planning permission subject to conditions

- 1 The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

- (a) the layout of the proposed development.
- (b) scale of building(s)
- (c) the design and external appearance of the proposed development.
- (d) landscaping

Reason: In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations.

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

reserved matters to be approved.

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

- 3 Detailed plans shall accompany the reserved matters submission indicating existing ground levels, finished floor levels of all dwellings and associated structures, road levels and any proposed alterations to 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 LDF Core Strategy Policy CSP 29, Design.
- 4 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - The parking of vehicles of site operatives and visitors
 - Means of access for construction traffic-Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - 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 constructionReason: In the interests of highway safety, residential amenity and visual amenity, in accordance with Core Strategy Policies CSP 26 and CSP 40.
- 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 interest of highway safety, in accordance with Core Strategy Policy CSP 26.

- 6 There shall be no vehicular access/egress to and from the approved residential development from Beaver Street other than for emergency vehicles
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.
- 7 No development shall take place until:
- (a) Full foul and surface water drainage details, including a scheme to limit surface water run-off 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 and 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 CSP4.
- 8 No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of or enhancement to off-site public open space in accordance with the Open Space Provision on New Housing Development SPD and Core Strategy policy CSP35. The provision of the off site open space shall be provided in accordance with the approved scheme.
Reason: In the interests of residential and visual amenity to ensure adequate provision of public open space in accordance with the Open Space Provision on New Housing Developments SPD and Core Strategy policy CSP35 'Green Space'.
- 9 Prior to the occupation of the development a draft Travel Plan shall be submitted to and approved in writing by the Local Planning Authority, which may include the provision of 1 year travel master passes to the first occupants of each household. 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, it shall be fully implemented and retained as such thereafter.
Reason: In the interest of promoting use of public transport, in accordance with Core Strategy Policy CSP 25.

- 10 Prior to commencement of development an investigation and risk assessment to assess the nature and extent of any contamination on the site shall be submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include:
- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).
- This 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 be carried out in accordance with the approved report including any remedial options.
- 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 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.
- 12 A detailed noise impact assessment report shall accompany the reserved matters application assessing noise and vibration associated with the commercial/industrial premises located adjacent to the west/north west boundary and specifying suitable mitigation, in line with BS8233:2014, for any part of the proposed development that would be affected. The development shall be carried out in strict accordance with the approved mitigation.
- Reason: In the interests of the amenities of local residents and in accordance with Core Strategy policy CSP40.

- 13 Prior to the commencement of development or other operations being undertaken on site in connection with the development, the following documents prepared in accordance with BS5837 (Trees in Relation to Construction 2005: Recommendations) shall be submitted to and approved in writing by the Local Planning Authority:
- Tree constraints plan (TCP)
Tree protection plan (TPP)
Arboricultural implication assessment (AIA)
Arboricultural method statement (AMS)
Details of no-dig construction proposals for areas of car park and drive including cross-sections and plans showing relevant area.
- No development or other operations shall take place except in complete accordance with the approved methodologies.
Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.
- 14 On commencement of development full details of the mitigation measures identified in the Ecological Survey, 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.
- 15 No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:
- The programme and method of site investigation and recording.
 - The requirement to seek preservation in situ of identified features of importance.
 - The programme for post-investigation assessment.
 - The provision to be made for analysis and reporting.
 - The provision to be made for publication and dissemination of the results.
 - The provision to be made for deposition of the archive created.
 - Nomination of a competent person/persons or organisation to undertake the works.
 - The timetable for completion of all site investigation and post-investigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated in accordance with Core Strategy Policy CSP 30.

- 16 No development shall commence until a scheme for the provision of affordable housing has been submitted to and approved in writing by the Local Planning Authority. Provision shall be off site and shall be calculated at a level that shall be commensurate to 15% of the number of dwellings being provided as affordable housing in accordance with CSP15 'Affordable Housing'. Thereafter the development shall proceed in accordance with the approved details.

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

- 17 Sightlines, having the dimensions 2.4m x 33m, shall be safeguarded at the junction with Kingsmark Way, such that there is no obstruction to visibility at a height exceeding 1.05m 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 Development shall not commence until details of the phasing of the development has been submitted and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure a safe and adequate highway network, in accordance with Core Strategy Policy CSP 26.

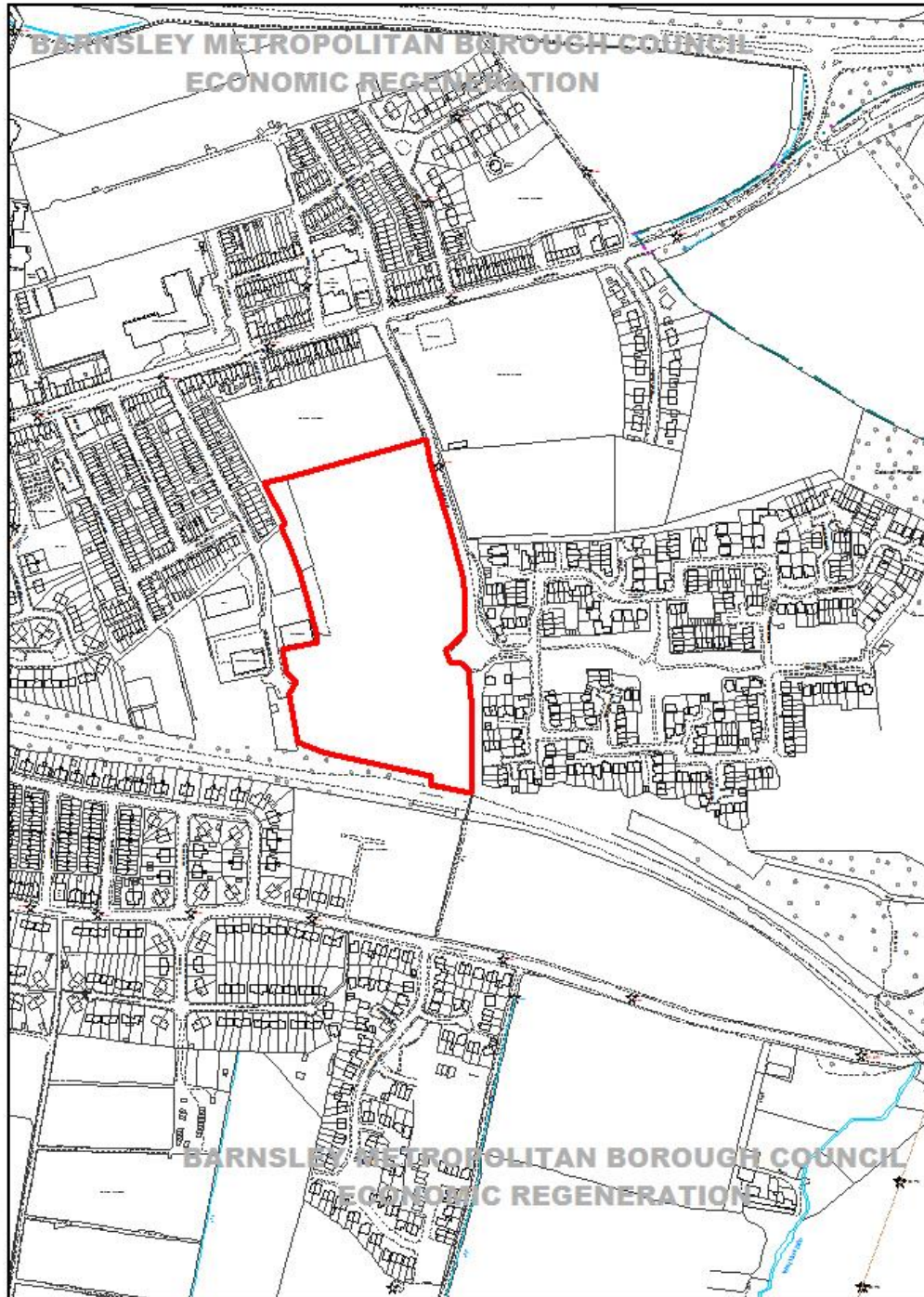
- 19 No development shall commence until an assessment of the need for primary and secondary school places for the development has been undertaken. The assessment shall be undertaken at the submission of Reserved Matters stage. If the respective site does generate a need for school places, no dwellings on the site shall be occupied until a

scheme to provide a contribution to meet the needs of the development in accordance with Planning Advice Note 33 'Financial Contributions to School Places or an equivalent replacement policy has been submitted to and approved by the Local Planning Authority. The scheme shall include a timetable for the provision to be completed within a reasonable timescale and shall be carried out in accordance with the approved details.

Reason: To ensure that there would be sufficient places at local schools to accommodate children living on the development in accordance with Planning Advice Note 33 'Financial Contributions to School Places and CSP42 Infrastructure and Planning Obligations

- 20 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.
- 21 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.
In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29
- 22 In accordance with Enjoy Architecture plan indicative masterplan drawing ref 002 rev B full details of the footpath link between the Kingsmark Way and the southern boundary shall accompany the plans for the reserved matters application.
Reason: In the interest of highway safety and sustainable travel, in accordance with Core Strategy Policy CSP 26.

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BARNSELY MBC - Economic Regeneration



Scale 1: -----

2018/0104

Applicant: Mr Stephen Roebuck

Description: Change of use of former workshop and associated office (Class B2) to HMO (House in Multiple Occupation) (C4) including external alterations

Site Address: 15 Melville Street, Wombwell, Barnsley, S73 8HJ

Introduction

This application is brought to the PRB meeting at the request of two local elected Members who's concern relates to persistent on street parking issues on Melville Street. Councillors deferred making a decision on the application at the previous Board meeting held 20th March for a site visit. Officers have since held discussions with the applicant which have led to amended plans being submitted. The plans have been reconfigured internally leading to the provision of a shared living room at the expense of one of the proposed bedrooms.

Site Description

Melville Street is a mixed use street, but predominantly residential in character. It is split in two with two turning heads half way down. This application site is an old builder's workshop which is adjacent to the turning head serving the southerly end of the street.

Melville Street north connects to the main shopping parade of Wombwell town Centre and so the site is within a very short walking distance of a full range of shops and other services. The predominant residential development on the street is terraced housing.

Proposed Development

This is application is for change of use of a former workshop and associated office (Class B2) to HMO (House in Multiple Occupation) (C4). There is layout plan provided showing one car at the side a bin store and 46m² of amenity space. Internally the HMO use is 5 bedrooms (as amended since March PRB) with en-suite, a shared kitchen/dining room and now also a shared living room.

None of the external dimensions of the building will change under the proposed scheme and for the majority of windows and doors the applicant is intending to utilise the existing openings. However, there are some minor external alterations which consist of a door changing to a window on the front elevation, the bricking up the existing store at the back of the building along with the insertion of two ground floor side windows, and the obscure glazing of an existing upper floor side window and the installation of rooflights.

Previous Planning History

2014/0138 - Erection of a pair of semi-detached dwellings following demolition of existing buildings. Approved 26/06/2014. This has now expired but has established the principle of the loss of employment under UDP Policy CSP19 Employment to be retained.

2017/0981 – Change of use of former builders office to 4no apartments (Prior Notification Change of Use). Refused 04/09/2017 as it was considered that insufficient information had been supplied to demonstrate that the relevant permitted development criteria were met.

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

Housing Policy Area

Core Strategy

CSP19 Protecting Existing Employment Land
CSP26 New Development and Highway Improvement
CSP29 Design
CSP40 Pollution Control and Protection

SPDs/SPGs

Designing New Housing Development

Conversion of buildings to HMO's is generally acceptable subject to

1. Garden sizes meeting standards (50m²)
2. Internal space standards being met for single bedrooms with en-suite and shared kitchen. The South Yorkshire Residential Design Guide requires 33m² total area for a studio flat but there is no standard for an HMO bedroom.
3. No noise nuisance caused to adjoining neighbours.
4. Satisfactory parking being provided
5. No alterations that would impact on the appearance of the area.

Publication Consultation Document

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

SD1 Presumption in favour of sustainable development
GD1 General Development
D1 Design
T4 New Development and Highway Improvement
Poll1 Pollution Control and Protection
CC4 Sustainable Drainage Systems (SuDS)

These policies carry little weight for the reason given above.

NPPF

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

Consultations

Pollution Control-No objections subject to conditions.

Highways-No objections subject to conditions.

Private Sector Housing-Offer advice regarding Fire Regulations.

Representations

None received

Assessment

Principle of development

This is a Housing Policy area and whilst this is a workshop the street is predominantly residential in character. Furthermore, the previous expired approval 2014/0138 establishes the principle of loss of an employment use as, given the predominantly residential surroundings, a residential use is considered more in keeping with the surrounding area than a business use. As such Policy CSP19 is considered to be satisfied.

The SPD Designing New Housing Development sets out the various criteria to take in account when considering an HMO. This site is very close to Wombwell town centre, shopping and other facilities as such is in a sustainable location. The main issue would be the need to assess the impact on other material considerations such as residential amenity, visual amenity, and highway safety.

Residential Amenity

It is likely that the existing workshop and office use has more potential for noise and disturbance than a residential use. There is therefore the potential for the change of use to benefit the surrounding residents compared to the existing use.

There is no increase in size of the building proposed. The applicant is also intending to utilize the existing openings which, to the front, do not look directly onto any neighbouring properties. To the side they predominantly look onto the blank side elevations of adjacent properties. The new windows proposed would be at ground floor level and can therefore be screened by suitable boundary treatment to ensure no overlooking would occur. The applicant is also proposing to obscure glaze an existing first floor window to further protect neighbouring amenity whilst allowing the insertion of rooflights to enable the amenity of future occupants to be maintained. On the basis of the above the proposal would not adversely affect the neighbouring occupiers' amenity.

In terms of future occupiers, the room sizes are sufficient to meet the South Yorkshire Residential Design Guide standards. Sufficient light would be gained to the bedrooms and shared dining/kitchen. As such, future occupiers amenities are also adequately protected.

Visual Amenity

The external alterations would be minor and mainly related to openings. The proposal would bring a building into a use that is more in character with its immediate surroundings which should benefit the visual amenities of the area.

The proposal would provide one parking space, bin storage and 46m² of amenity space. The blue painted timber goods entrance at the side of the building would be removed to open up this area. Whilst the amenity space is slightly below the required standard (50m²) it is similar to the amenity spaces that are found in the existing terraced housing. It is likely that with an HMO residents would be less inclined to use amenity space than a family house and for these reasons a slight shortfall is acceptable.

Highway Safety

The site is on a mainly residential street where the majority of occupiers park on the street and it is acknowledged that this has led to concerns about the proposal leading to increased parking issues. It is however, in a sustainable location, close to the centre of Wombwell and the facilities it provides. In addition, if the business was to continue as a workshop/offices then this in itself would generate vehicular traffic and parking requirements. Highways have acknowledged that, given the nature of the use and the close proximity of the site to the town centre, off street parking is not needed. However, it is possible to provide one space and this can be viewed as a benefit. Therefore no highways objections are raised subject to conditions.

Conclusion

There is no objection in principle to loss of an employment use especially as the proposed HMO would be less likely to cause nuisance to neighbours. Concern has been expressed regarding parking issues on Melville Street, which is heavily congested with residents parking as none of the houses has off street parking available. However, given the proposal is replacing an existing business use and is in a sustainable location, it is not considered that there would be any severe highways impact from this proposal. There is room to provide one parking space, bin storage and amenity space for residents. The proposal generally accords with the Councils policies on HMO's and therefore no objections are raised by Officers.

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 submitted plans including the site plan revision 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 and in accordance with LDF Core Strategy Policy CSP 29, Design.
- 3 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.
- 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 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.
- 6 Vehicular and pedestrian gradients within the site shall not exceed 1:12
Reason: 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 Prior to occupation of use a plan indicating the position of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the building 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.
- 8 The communal kitchen/dining and lounge rooms shown on the approved plans shall be constructed and made fully available prior to the development first being occupied for residential purposes and shall be retained for those purposes during the lifetime of the development.
Reason: In the interests of the amenities of the future residents of the property in accordance with Core Strategy policy CSP 29.

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BARNSELY MBC - Economic Regeneration



Scale 1: _____

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2018/0118

Applicant: Mr Dale Evans

Description: Erection of a building for processing of electrical equipment and materials

Site Address: C Soar and Sons, Tank Row, Stairfoot, Barnsley, S71 5AD

No representations have been received.

Site Location and Description

The proposal is on an industrial site, within Urban Barnsley, located within a predominantly industrial area, on a corner plot adjacent to Tank Row and Grange Lane. The site accommodates Soars and Sons who dismantle and recycle electrical transformers. The business is one of only four specialist heavy electrical recyclers in the country, with numerous large (30m plus) vehicles entering, manoeuvring and leaving the site daily. Weights of the vehicles are up to 150tGVW. The wider site consists of several warehouse buildings, predominantly located within the centre of the site, and office building to the East and a storage area to the West. The main access is taken from the North East off Grange Lane and the whole site is enclosed by 3m high palisade fencing.

The application site lies on its north eastern most corner fronting Tank Row and lies between it and the ramp leading to the highest level of the site. This large triangular area is currently used for outside storage of large electrical equipment awaiting refurbishment and lies at a higher level than much of the site, where there is a further significant level change to the south. These level changes determine in part the location within the site the availability of land for buildings, storage, and manoeuvring areas for the large vehicles and plant used in the operation.

There are neighbouring industrial units to the South, East and West. To the north, opposite Tank Row, are open areas with the River Dearne and housing beyond. The site lies within the Dearne Valley Green Heart Nature Improvement Area.

Proposed Development

The applicant seeks permission to erect a pitched roof workshop. Of roughly triangular shape it has a west elevation approximately 36m long, and western elevation approximately 41.5m long and a north elevation (with entrance) approximately 26.6m long. It would narrow markedly to the south to a virtual point at 6m wide only.

Height is proposed to be a maximum of 10.3m to eaves and 11.4m to the highest point with some lower portions due to the changes in level.

Materials are proposed to be profile sheeting to the upper walls to match other buildings on the site. Two large roller shutter doors are proposed to front elevation.

It has been confirmed in a supporting email and on site to the case officer that the new building would not result in any additional jobs (despite that application form indicating that a further 10 jobs would be generated), as the proposal is to provide a building for storage and work to recondition large industrial electrical equipment which is currently undertaken by the same staff in the open air. This would provide safer and more comfortable working conditions and to protect the plant and equipment from deterioration by the weather.

Site History

The site has undergone several alterations and extensions in recent years, these include;

2009/0721 – re-levelling works and creation of plant and equipment storage area –
Approved 18/08/2009

2010/1343 – Erection of an extension to existing office – Approved 26/11/2010

2010/0967 – Erection of extension to existing office and workshop, new weighbridge office, boundary wall and alterations to existing access – Approved 24/09/2010

2012/1253 - Erection of a garage/workshop extension – Approved 02/01/2013

2016/0106 - Erection of a single storey pitched roof workshop for the storage of plant and equipment – Approved 27/05/2016

2017/0295– Erection of two storey office extension - Approved 27/04/2017

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, saved Unitary Development Plan policies and the Joint Waste Plan. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations. 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 ED4 'Economic Development and residential amenity' – Proposals for economic development adjoining or close to housing will be assessed with particular regard to the likely impact on residential amenity.

Policy ED10 'Growth of Existing Firms' – the expansion of existing firms will normally be permitted subject to satisfactory standards of design, the amenity of neighbouring uses, and adequate car parking.

Core Strategy

Core Strategy Policy CSP 8 The Location of Growth

Core Strategy Policy CSP 29 sets out the overarching design principles for the borough to ensure that development is appropriate to its context. The policy is to be applied to new development and to the extension and conversion of existing buildings.

CSP 33 Green Infrastructure - we will protect, maintain and enhance an integrated network of connected and multi functional Green Infrastructure Assets. The site lies within the Dearne Valley Green Heart Nature Improvement Area which is identified on diagram 5 (p137) of the Core Strategy.

SPDs/SPGs

SPD - 'Residential amenity and the siting of buildings'

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

Enterprising Barnsley - support the proposed consultation, which will secure investment, ensure a business rates income for BMBC and lead to a potential increase in employment opportunities in the borough.

Environment Agency – The applicant may require an Environmental Permit from the Environment Agency in addition to planning permission. An informative is proposed.

Yorkshire Water – No objections have been received

Pollution Control – No objections have been received

Highways DC – No objections subject to any conditions previously imposed

SYMAS – No objections. The site does not lie within a coal mining referral area and a coal mining risk assessment is not required. No objection subject to Coal Authority standing advice

Forestry Officer – No objections have been received.

Highways Drainage – no objection subject to a planning condition

Waste Management – no comments received

Ward Councillors – no comments have been received

Representations

The site was advertised by site notice, in the Local Press and by neighbour notification letter. No representations have been received.

Assessment

Principle of development

The extension and alteration of an industrial property is acceptable in principle subject to satisfactory standards of design, maintaining adequate amenity for neighbouring uses, and the provision/retention of adequate car parking.

Residential Amenity

The proposed building would be located in the northwestern part of the site and there is a significant distance to the nearest residential properties. There is, in addition, a number of other industrial type buildings in between.

The proposal is similar in type and scale to the existing buildings on the site and is within an industrial area with industrial/commercial buildings adjacent. As such, the proposal would not be an overbearing feature or significantly increase overshadowing, in accordance with policy ED 4, ED 10 and SPD 'Residential Amenity and the Siting of Buildings'.

The addition would not significantly increase noise or disturbance, especially as the site is with an industrial area and a significant distance from residential properties.

Visual Amenity

The proposed building would be set back from the highway well within the industrial site and screened to a large extent by existing industrial buildings when approaching along Tank Row from either east or west. Its form and finish would reflect and harmonise with the existing buildings on the site in this established industrial area. Visual amenity would therefore be retained to a reasonable degree in accordance with CSP 29 and ED10.

Economic Growth

There are currently 50 full time employees at the site. Although the application form stated that the development would result in a further 10 jobs it has been confirmed that this is not the case. However the building would enable existing outside storage and refurbishment work to be undertaken within a building.

Biodiversity

The site lies within the Dearne Valley Green Heart Nature Improvement Area. Core Strategy Policy CSP 33 states that we will protect, maintain and enhance an integrated network of connected and multi functional Green Infrastructure Assets. However, the majority of this site was cleared of trees following planning permission granted in August 2009 (2009/0721) and the site for the building is a concrete pan which is completely devoid of greenery and in the centre of an operational industrial area. As a working industrial site there will be compromises to be made between providing economic growth and employment, and the protection and enhancement of biodiversity interests. In this case, there will be no loss of trees.

Highway Safety

Whilst there were initially concerns about a requirement for additional parking, as no additional jobs are proposed there will not be a need for additional parking, nor will there be a loss of existing parking and would not significantly increase the demand for parking or traffic movements. As such, highway safety would be maintained to a reasonable degree, in accordance with ED 10 the adopted supplementary planning guidance "Parking".

Conclusion

This result of this development would result in improved working environment for staff and protection and security of electrical plant awaiting reconditioning for resale. However, granting permission may well also result in increased retention of staff due to better working conditions, and increased potential for resale of plant due to less deterioration due to being stored outside. Overall, the proposal would secure increased investment in to the site and lead to a potential increase in employment. It complies with all relevant policies and there are no material considerations which would lead to a different recommendation.

Recommendation

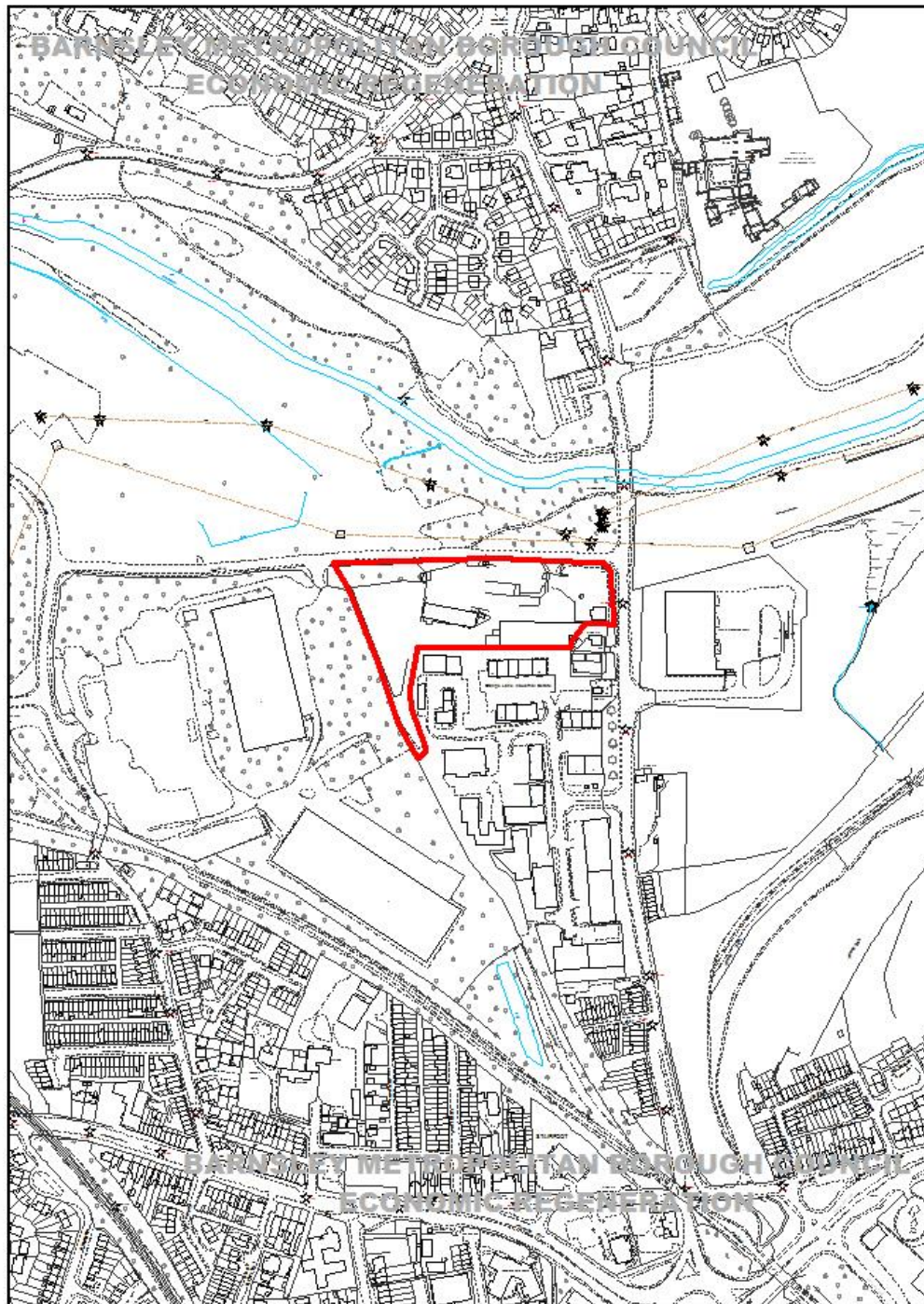
Grant planning permission subject to conditions

- 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 and specifications as approved unless required by any other conditions in this permission:
Location Plan
1965 - Proposed column layout plan east and west elevations for new portal frame buildings dated 10.1.18 sheet 1
1965 - Proposed east and west elevations for new portal frame buildings dated 18.1.18 sheet 2
1965 - Proposed north and south for new portal frame buildings dated 19.1.18 sheet 3
1965 - Proposed roof level plan for new portal frame buildings dated 22.1.18 sheet 4
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 unless and until full foul and surface water drainage details, including Yorkshire Water Permission to discharge, have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure the proper drainage of the area

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BARNSELY MBC - Economic Regeneration



Scale 1: _____

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2017/1401

Applicant: Mr Robert Lunn

Description: Variation of condition 1 of planning permission 2016/0068 (variation of conditions 3 and 6 of application 2015/0823 to permit revised access arrangements and to increase the number of HGV movements), to extend the duration of the development by a further 2 years to enable completion of restoration scheme

Site Address: Former Carlton Colliery, Shaw Lane, Carlton, Barnsley, S71 3HJ

2 objections from local residents

Site Location and Description

The application site is the former Carlton Colliery and coking works. The site of some 8 hectares is located to the south of Shaw Lane and adjacent to the Trans Pennine Trail (TPT) and a railway line/bridge which form the eastern boundary. To the west lies the site of Manor Bakeries, while to the south is woodland and agricultural land. Agricultural land is also present to the north of Shaw Lane.

Access to the site is off Shaw Lane, via the former colliery access road. The nearest residential properties lie off Shaw Lane, approximately 80 metres to the east of the site access road, and 125 metres to the north of the main site. A small former sewage works site lies close to the residential properties.

The applicant took over the site in Spring 2013. All of the red shale and most of the ash on the site have been excavated under the planning permissions set out below, with the ash washed to recover fuel. This was completed by December 2015. As part of this, aggregate was exported which was previously imported waste and brick/concrete foundations from the colliery site. The pond required by the restoration scheme has also been formed within the northern part of the ash and red shale excavation area. There are large stockpiles of material awaiting crushing and screening to be used in the restoration of the site, these are believed to pre-date the current ownership and may be material which formed part of the colliery site. There has been no importation of any materials since late 2014.

Background

Planning permission (reference 2007/1365) was granted on the 1 October 2008 for the 'Restoration of former colliery site by raising land using imported materials' for the former Carlton Colliery site off Shaw Lane, Carlton.

It was intended to reclaim the site for possible future development, through the removal (levelling) of heaped red shale/colliery spoil on the site and the importation of soil material (engineering fill) spread to a depth of 250mm to remove any undulations and level the site. This was before capping with imported clays to a depth of 1.3 metres to seal contaminated colliery spoil. The site was to be finished with 300mm of subsoil overlain with 150mm of topsoil to give an overall depth of 2 metres. As there was no top soil available on site, it was intended to mix nutrients such as compost to the clay based sub soil to create a 'top soil'.

During the first phase, a clay lined, landscaped pond was to be constructed in the north eastern corner of the site together with a 3 metre high bund to screen the development from the residential properties on Shaw Lane. An additional bund was proposed along the western boundary of the site. Approximately 58,000 tonnes clay has been imported.

The importation of materials was to amount to some 110,000 cubic metres and could in theory be completed within 12 months. However, owing to the availability of contracts and the period of activity on site, the applicant considered that the site would take up to 3 years to fill.

On completion of infilling, the site would be grass seeded and the periphery of the site tree planted (approximately 3.5 hectares). Any future development proposals would be the subject of a further planning application.

Whilst the development was commenced by the owner of the site at that time, it remained substantially incomplete and the permission expired on 26 May 2012.

On the 25 July 2013, planning permission was granted (reference 2011/1248) to vary condition 3 of planning permission 2007/1365 to extend the period of time to complete the reclamation work on the site. The permission was subject to 27 planning conditions including condition 1 which, with the exception of landscaping, and aftercare provided for a period of a further 2 years to complete the scheme. The permission expired on the 24 July 2015.

Three further temporary planning permissions were also granted for the site during the above periods:

- 2009/0025 - Formation of storage area for up to 36 skips - expired 4 June 2010;
- 2009/1353 - Removal off site of red shale/ash heap - expired 7 April 2011; and
- 2013/1339 – Submitted by the new owner of the site for the recovery of red shale and ash with ancillary activity – granted on the 17 December 2014, was completed in accordance with the planning permission, approximately 124,000 tonnes material was removed from site.

On the 2 November 2015, planning permission was granted (reference 2015/0823) for the variation of condition 1 of planning permission 2011/1248 to extend the time limit for a further 2 years in order to enable the work to be completed on the site. The reason why the reclamation works had not progressed was that the area from which the materials were being recovered under planning permission 2013/1339 was the phase 1 and 2 areas of the restoration scheme.

On 29/07/16 planning permission was granted (reference 2016/0068) for the Variation of conditions 3 and 6 of planning permission 2015/0823 – to permit revised access arrangements and to increase the number of HGV traffic movements. Condition 26 of that permission requires the following:

“Prior to the commencement on the amendments approved by this permission. i.e. increase in HGV vehicle movements and creation of revised access arrangements, details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following highway improvement works:

- *Provision of a 2m wide adoptable footway on Shaw Lane to the east of the bridge as shown on the approved plan;*
- *Provision of temporary "New Road Layout Ahead" signing;*
- *Provision of tactile pedestrian crossings at the access and egress;*
- *Provision of/any necessary alterations to highway drainage;*
- *Provision of/any necessary alterations to street lighting;*
- *Any necessary resurfacing/reconstruction”.*

Condition 26 has never been discharged and the permission has not been implemented.

Proposed Development

This site has a long history of permissions for the restoration of this former colliery site, although little progress has been made over the years, due to the changes in availability of materials for the reclamation due to changes in waste legislation, and the removal of ash from the site.

In the 2016 the applicant proposed that an additional access arrangements and highway infrastructure improvements would allow for an increased number of HGV movements and shorten the timeframe for the completion of the reclamation works, thereby reducing the impact on local residents and Members may recall granting permission for this changes under 2016/0068. However this permission was never implemented due to all of the conditions not being discharged. The current proposal is to extend the timescale for a further 2 years.

The agent acting on behalf of the applicant has indicated that the approved remediation plans are suitable for residential development. However, the draft Local Plan allocates the site as mixed use which may require less stringent (and therefore less costly) remediation. As such, the applicant is applying to extend the timescale for the completion of the remediation of the site until is clear what the final land use allocation policy shall be in the Local Plan.

Policy Context

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

Barnsley Local Development Framework Adopted Core Strategy (CS):

The CS does not contain policies or text regarding waste and recycling as these issues are covered by the adopted Barnsley, Doncaster and Rotherham Joint Waste Plan. Relevant Mineral and general policies however, include:

CSP26 – New Development and Highway Improvement - states that new development will be expected to be designed and built to provide safe, secure and convenient access for all road users and refers to the need for developers to take mitigating action or to make a financial contribution to make sure that any necessary improvements go ahead.

CSP38 - Minerals - supports amongst other matters proposals for the recovery of material from mineral waste tips and land reclamation schemes and high quality and appropriate reclamation and afteruse within a reasonable timescale.

CSP40 – Pollution Control and Protection – development will be expected to demonstrate that it is not likely to result in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP):

The JWP was adopted in March 2012. Relevant policies are:

WCS6 - covers general considerations for all waste management proposals (access, highway capacity, noise, dust, wildlife and habitats etc). Proposals must include sufficient information to demonstrate that they comply with the requirements within the policy.

Barnsley Unitary Development Plan adopted 2000 (UDP):

The site is currently allocated as a Site for Expansion of an Existing Firm in the UDP.

There are no relevant saved policies.

Barnsley Local Plan – Public Consultation 2016:

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

The site is allocated as Land Proposed for Mixed Use in the draft Plan (including housing and green space). Anecdotally the applicant has verbally expressed a reluctance to progress restoration for industrial use which may ultimately be abortive if the site is to be reallocated in the draft Local Plan for other use which may require a different type of remediation and result in unnecessary costs at this stage.

National Planning Policy Framework (NPPF):

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

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

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

- The effects of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account;
- Decisions should aim to mitigate and reduce to a minimum adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; and
- Local planning authorities should provide for restoration and aftercare (in respect of mineral sites) at the earliest opportunity to be carried out to high environmental standards, through the application of appropriate conditions, where necessary.

Para 14 sets out the presumption in favour of sustainable development “ approving development proposals which accord with the development plan without delay.... Unless any adverse effects of doing so would significant and demonstrably outweigh the benefits...”

National Planning Policy for Waste (NPPW) (October 2014):

The NPPW sets out the Government’s ambition to work towards a more sustainable and efficient approach to resource use and management, and detailed waste planning policies. Positive planning plays a pivotal role by amongst other things, driving waste management up the waste hierarchy, enabling waste to be disposed of or recovered in line with the proximity principle and helping to secure the re-use, recovery or disposal of waste without endangering human health and the environment.

In determining planning applications, waste planning authorities should consider the likely impact on the local environment and on amenity against various criteria including landscape and visual impacts, traffic and access, air emissions including dust, odour, noise, light, vibration etc. and ensure that waste management facilities are well designed.

Consultations

Environment Agency - No objections

Pollution Control – No objections

Highways – no objections

Legal Services - the application can be determined with a condition requiring commencement of development prior to 29 July 2019 (expiry of 2016/0068)at the latest

Ward Councillors – no comments received

Representations

The proposal was advertised by way of a site notice, the local press and neighbour notification.

Two letters of objection have been received from nearby residents. The concerns raised can be summarised as follows:-

- illegal flytipping outside gates; with inappropriate graffiti sprayed on to the sign;
- smell of waste;
- early morning use of plant and equipment on the site;
- house is unsaleable;
- increasing numbers of lorries and site is muddy in bad weather;
- the permissions have had timescales extended in the past and although more material has been brought onto site it has not been restored;
- noise pollution would affect health and standard of living;
- highway safety due to heavy lorries and mud on the road.

Assessment

Principle of development

The policy background in relation to this application, despite the adoption of the CS and the JWP and the introduction of the NPPF and NPPW remains much the same as at the time when planning permission 2007/1365 was granted in October 2008 for the restoration of the site using imported materials.

The Planning Regulatory Board at its meeting of 27 October 2015 supported an extension of time for a further two years to complete the reclamation works in the granting of planning application 2015/0823 and again at Planning Regulatory Board on 26th July 2016 for the variation of conditions 3 and 6 to permit revised access arrangements and to increase the number of HGV movements (from 20 to 60). As such, the principle of the operations on site has therefore already been established. The main issues for consideration are therefore, whether the applicant should be permitted additional time to restore the site. Since the previous permission 2016/0068 was not implemented (since all conditions were not discharged), there was some uncertainty about whether the application could be determined. However, Legal advice is that Members may determine the application, with a condition requiring commencement prior to the expiry of the 2016/0068 permission at the latest (29th July 2019).

Highway Safety

Highways proposals previously approved were to allow a one way system to be adopted that has the following features:

- The installation of signage indicating 'New Road Layout Ahead'.
- The installation of tactile crossings at the access and egress to the site.
- The setting back of at least 10m of any gates from the highway boundary.
- The installation of signing and lining to control the one way system.

These were considered acceptable from a highway safety perspective and no objections are raised to the current proposal which would require the same measures.

Residential Amenity

The existing access is 80m to the East of the nearest residential dwelling with the proposed access 130m to the west. The site compound is approximately 350m to the south of the dwellings with the site screened from the dwellings by a bund running E-W between 140m and 180m to the south of the dwellings with the site lying south of the bund. It is not considered that visual and residential amenity in terms of privacy and outlook would be overly affected due to the distances involved.

Pollution Control

Representations have been received in respect of the potential for increased noise levels from both vehicular movements and plant on site. However, the Pollution Control Officer had no objections to the proposals and conditions in respect of operating hours, noise, and the construction of bunds are already in place. No objections have been raised to extending the timescale for restoration. Concerns about the smell of waste is a matter for the Environment Agency. The waste to be imported to the site should be inert construction and demolition waste and should have no odour. All waste movements are reported to the Environment Agency who are the responsible authority for determining if the appropriate type of waste is being imported. Whilst objectors have raised concern about noise from vehicles, the Pollution Control Officer has raised no objections. In addition, the existing site access is 80m West from the nearest residential dwelling and once the new access is created 130m away to the East, the 50% of the vehicular movements would be via that access, reducing any noise impact on the residential properties.

Other issues

Although objections have been received with regard to fly tipping outside the site, with inappropriate graffiti sprayed on to the sign; this is not a material planning consideration. In fact once the site is operation again fly tipping may cease due to increased on site surveillance.

Conclusion

The proposed extension of time is not considered to result in any significant detriment to highway safety or residential amenity and are operations that already benefit from planning permission. The application is therefore recommended for approval subject to conditions

Recommendation

Planning Permission be granted

- 1 The development hereby permitted shall be begun before the 29th July 2019.
Reason: To ensure the development is carried out in an appropriate timescale and in accordance with Core Strategy Policy CSP 38 and JWP WCS14.
- 2 With the exception of landscaping and aftercare, the development hereby permitted shall have a duration of 2 years from the date of commencement.
Reason: For the avoidance of doubt and in the interests of local amenity and in accordance with CS policy CSP38 and JWP policy WCS4
- 3 Five days notice in writing shall be given to the Local Planning Authority of the date that the development hereby approved is commenced.
Reason: For the avoidance of doubt and in the interests of local amenity

- 4 The applicant shall be responsible for ensuring that, a copy of this permission, including all plans and documents hereby approved and any plans or documents subsequently approved in accordance with the permission, shall always be available at the site for inspection by the Waste Planning Authority (WPA) during normal working hours.
Reason: To ensure that the development is carried out in accordance with the approved details.
- 5 The development hereby permitted shall only be carried out in accordance with the following documents approved under planning permission 2007/1365 and consolidated under planning permissions 2011/1248 and 2015/0823, and under planning permission 2016/0068 unless amendments are made pursuant to the other conditions below:
- a) Drawing number DTS/CC/2006/REST 03 - Restoration Scheme - showing the red line application boundary - dated August 2006, and received by the WPA on 21 December 2007;
 - b) Drawing number DTS/CC/2006 01A - Former Carlton Colliery - Topographical Survey Showing Pond Areas - dated March 2008, and received by the WPA on 3 March 2008;
 - c) Drawing number DTS/CC/2006/DUST 01 - Remediation Strategy - Dust Plan - dated August 2006, and received by the WPA on 6 September 2007;
 - d) Drawing number DTS/CC/2006/SC 02 - Remediation Strategy - Spontaneous Combustion Plan - dated August 2006, and received by the WPA on 19 September 2007;
 - e) Drawing number 813 101 Rev A - new road layout - received on 12th July 2017.
 - f) Drawing number DTS/CC/2007 02C - Remediation Strategy - Noise Monitoring Positions - dated November 2006, and received by the WPA on 6 September 2007;
 - g) Drawing number DTS/CC/2007/REST 03B - Remediation Strategy - Restoration Scheme - dated March 2008, and received by the WPA on 3 March 2008;
 - h) Drawing number DTS/CC/2006/REST 04 - Remediation Strategy - Restoration Phasing Plan - dated November 2006, and received by the WPA on 6 September 2007;
 - i) Drawing number DTS/CC/2006/REST 06 - Remediation Strategy - Restoration Cross Sections - dated November 2006, and received by the WPA on 15 June 2007;
 - j) Drawing number DTS/CC/2006/REST/07 - Remediation Strategy - Restoration Cross Sections - dated November 2006, and received by the WPA on 15 June 2007;
 - k) Drawing number DTS/CC/2007/REST/08 - Remediation Strategy - Screening Bund Construction - dated May 2007, and received by the WPA on 19 September 2007;
 - l) Drawing number DTS/CC/2007 11 - Proposed Restoration - Proposed Passbye Position - dated September 2007, and received by the WPA on 19 September 2007;
 - m) Statement To Accompany A Planning Application For The Remediation Of The Former Carlton Colliery, produced by Fennell, Green & Bates and dated August 2007, received by the WPA on 19 September 2007;
 - n) Restoration Landscaping Proposals, produced by Fennell,

Green & Bates and dated August 2007, received by the WPA on 6 September 2007;

o) Drawing number DTS/B/292/1b - Landscape Details - dated May 2010, and received by the WPA on 28 June 2010;

p) Drawing number 2007/1365/02 - Drainage Pond Details - dated December 2008;

q) Spontaneous Combustion Report For the Site Known As Carlton Colliery, prepared by Cromwell Wood Estate Company Limited and dated August 2007, received by the WPA on 6 September 2007;

r) Dust Report for the Site Known as Carlton Colliery, prepared by Cromwell Wood Estate Company Limited and dated March 2006;

s) Dust Action Plan, November 2008, Revision A - April 2009;

t) Assessment of Environmental Noise for DTS by Vibrock Limited, report number R07.5216/1/PC dated 22 October 2007;

u) Noise Monitoring Procedure Scheme by Vibrock Limited, scheme number SCH09.5921/1/TJW, dated 01.05.09;

v) Site Investigation report prepared by Cromwell Wood Estate Company and dated April 2006; and

w) Letter dated 6 May 2009 from Mr J Carlon to Mr J Scott and attached Remediation Strategy for Former Carlton Colliery, Revision 3 - April 2009.

x) Second Revision to Noise Impact assessment dates 30th March 2016 by S & D Garritt Ltd

y) Drawing 813101REV A dated July 2016 showing new access and road layout.

Reason: For the avoidance of doubt and in the interests of local amenity

- 6 Working operations within the site including vehicle haulage movements and maintenance shall be limited to the hours between 0800 hours and 1800 hours on Monday to Friday and 0800 hours and 1300 hours on Saturdays, and not at all on Sundays, Bank and Public Holidays.
Reason: In the interests of local amenity.
- 7 The maximum amount of inert materials accepted at the site shall not exceed 110,000 cubic metres less the volume of material imported and retained under planning permissions 2007/1365 , 2011/1248 and 2015/0823 and 2016/0068. A written record shall be kept by the operator of the amounts and type of material accepted on a daily basis. These records shall be made available to the WPA for inspection on request and all such records shall be retained for at least 2 years.
Reason: To minimise potential impacts arising from the operation of the site and to protect the amenity of nearby occupiers and to accord with CS policy CSP40 and JWP policy WCS6.
- 8 The number of HGV vehicles entering the site shall not exceed 60 vehicles per day subject to review by the Council at any time 6 months after implementation of this permission. Any such review shall consider the actual planning impacts of the vehicular movements and if the Council consider these planning impacts to be unacceptable the Council may reduce the number of vehicles entering the site to any number between 60 and 20. A record

shall be kept by the operator of the number of HGV movements into the site on a daily basis. These records shall be made available to the WPA for inspection on request and all such records shall be retained for at least 2 years. The operator shall inform the Council, in writing, of the date of implementation of the 60 vehicles per day within 5 working days of having implemented it.

Reason: To minimise potential impacts arising from the operation of the site and to protect the amenity of nearby occupiers and to accord with CS policy CSP40 and JWP policy WCS6.

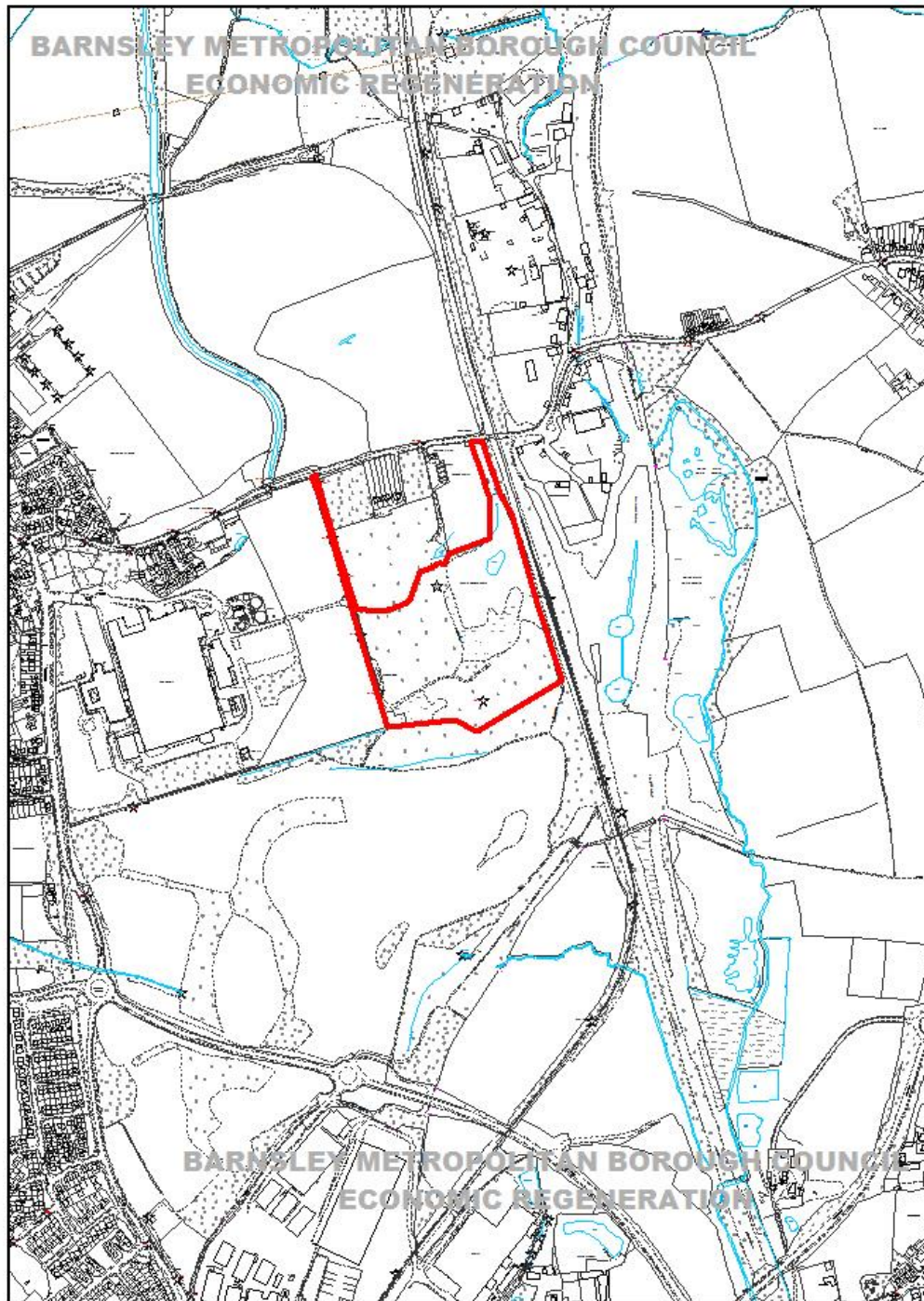
- 9 On-site vehicular areas shall be hard surfaced and drained in accordance with approved plan 2007/1365 - 04 and retained for the duration of the development.
Reason: To prevent mud/debris from being deposited on the public highway in the interests of highway safety and to accord with CS policy CSP40 and JWP policy WCS6
- 10 Vehicle wheel cleaning facilities as specified on drawing number 2007/1365/03 approved under planning permission 2007/1365 shall be provided and maintained in the approved position for the duration of the development and shall be used by all vehicles prior to exiting the site. Notwithstanding such arrangements, should any material nevertheless be accidentally deposited on the public highway, the operator shall immediately remove such material.
Reason: In the interests of highway safety and to accord with CS policy CSP40 and JWP policy WCS6.
- 11 Operations associated with the development, excluding topsoil and subsoil stripping, shall be controlled such that the free field equivalent continuous noise level (L_{aeq} 1hr) shall not exceed 55dB(A) or 10dB(A) (L_{aeq} 1hr) above the background noise levels whichever is lower, as recorded at the boundary of any inhabited property.
Reason: To protect the amenity of the area with regard to noise and to accord with CS policy CSP40 and JWP policy WCS6.
- 12 Any topsoil and subsoil stripping shall not exceed 70dB(A) (L_{aeq} 1hr) as recorded at the boundary of any inhabited property, and be limited to a period not exceeding 8 weeks at any property.
Reason: To protect the amenity of the area with regard to noise and to accord with CS policy CSP40 and JWP policy WCS6.
- 13 All vehicles used on site shall not exceed a sound pressure level of 80dB(A) as measured at a distance of 10 metres, 1.2 metres above ground level, under free field conditions or comply with the standards in BS 5228 Noise on Construction and Open Sites Part 1 1984, whichever level is lower.
Reason: To protect the amenity of the area with regard to noise and to accord with CS policy CSP40 and JWP policy WCS6.

- 14 The monitoring of mobile plant shall be undertaken in accordance with the approved scheme, number SCH09.5921/1/TJW prepared by Vibrock Limited. Any mobile plant that does not meet with the specified noise limit shall be suspended from use on site until the specified noise limit can be shown to be achieved.
Reason: To protect the amenity of the area with regard to noise and to accord with CS policy CSP40 and JWP policy WCS6.
- 15 All mobile plant shall be fitted with white noise vehicle reversing alarms.
Reason: To protect the amenity of the area with regard to noise and to accord with CS policy CSP40 and JWP policy WCS6.
- 16 All operations on site shall be carried out in complete accordance with the approved Dust Action Plan, November 2008, Revision A - April 2009. When, due to site conditions the prevention of undue dust impact is considered to be impracticable by the WPA, operations shall cease until such time as conditions improve such as to permit a resumption.
Reason: To protect the amenity of the area with regard to dust and to accord with CS policy CSP40 and JWP policy WCS6.
- 17 Any equipment used to monitor dust shall be installed, used and maintained for the duration of the development. Dust monitoring and meteorology records shall be made available to the WPA for inspection on request.
Reason: To protect the amenity of the area with regard to dust and to accord with CS policy CSP40 and JWP policy WCS6.
- 18 Measures shall be employed to ensure that dust emissions from the site are controlled and fugitive dust prevented from leaving the site. These measures shall include but not necessarily be limited to the following:
a) The use of adequate and working water suppression (hoses/sprinklers/water bowzers etc.) which shall be available for use, and utilised at all times when dust generating materials are being handled on site. Any materials likely to cause dust shall be effectively dampened prior to being handled;
b) All vehicles transporting waste materials entering and leaving the site shall be securely sheeted;
c) The effective maintenance of the access road;
d) Any vehicles permanently stationed at the site shall be equipped with upward pointing exhausts; and
e) The suspension of the movement of the subsoil materials during adverse dry windy conditions.
Reason: To protect local amenity, and to safeguard the occupants of nearby dwellings from the effects of dust and to accord with CS policy CSP40 and JWP policy WCS6.
- 19 Deposited material shall be compacted in layers not greater than 200mm.
Reason: To allow for a high level of air exclusion in the interests of reducing the risk of underground fires.

- 20 The screening bunds shown on approved drawings (numbers DTS/CC/2007/REST 08 - Screening Bund Construction and DTS/CC/2007/REST/03B - Restoration Scheme), shall not exceed 3 metres in height and the slopes shall be no greater than 1 in 3. Reason: In the interests of visual amenity and maintenance of the bunds.
- 21 Any soakaways or lagoons constructed as a means of storm/surface water disposal or storage shall not be constructed within 10 metres of the railway boundary or at any point which could adversely affect the stability of railway infrastructure. Reason: To maintain the integrity of the existing drainage systems and prevent flooding of railway infrastructure or land.
- 22 Any cranes and jibbed machines, used in connection with the development, shall be so positioned that the jib or suspended load does not swing over railway infrastructure or within 3 metres of the nearest rail track if the boundary is closer than 3 metres. Reason: In the interests of maintaining the safety of railway operations.
- 23 By no later than the 1 November 2019, details of the composition of the top soil to be used in the reclamation of the site shall be submitted to, and approved in writing by, the WPA. Top soiling shall thereafter be carried out in accordance with the approved details. Reason: In the interests of the proper reclamation of the site.
- 24 The development shall be carried out in full accordance with the approved Remediation Strategy, Revision 3 - April 2009. Interim validation reports shall be submitted to, and approved in writing by, the WPA on a 6 monthly basis. The reports shall include but not be limited to, information on the type of material imported, its origin, sample analyses (as indicated in level 2 compliance point 8.13 of the approved Remediation Strategy) and WAC analyses to categorise the waste. Reason: To protect the environment and ensure that the site is remediated suitable for the proposed use and in accordance with CS policy CSP39.
- 25 Landscaping of the site shall be carried out in accordance with the approved plan number DTS/B/292/1b. All planting and seeding as approved shall be carried out in the first available planting and seeding season. Any trees or shrubs planted as part of the scheme which are removed or, in the opinion of the WPA, become severely damaged or are found to be dying or seriously diseased within five years of planting shall be replaced within the next available planting season with trees or shrubs of a similar size and species to the satisfaction of the WPA. Reason: For the avoidance of doubt and to ensure that landscaping is implemented and maintained in the interests of visual amenity and to accord with CS policy CSP38 and JWP policy WCS6.

- 26 In the event of any failure to achieve the approved restoration levels within the timescale pursuant to condition number 1 above, within 3 months of the date of the expiry of the permission, an amended scheme of reclamation shall be submitted to, and approved in writing by the WPA. The scheme shall include, but not be limited to:
- a) Details of final levels;
 - b) Surface treatment;
 - c) Drainage;
 - d) Landscaping including maintenance for a period of 5 years; and
 - e) The timescale for implementation.
- Once approved the scheme shall be fully completed in accordance with the approved details, including timescale.
Reason: In the interest of the proper reclamation of the site and to accord with CS policy CSP38 and JWP policy WCS6.
- 27 Sight lines, having the dimensions 2.4m x 70m, shall be safeguarded at the 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 interests of highway safety in accordance with CSP26.
- 28 Prior to the commencement on the amendments approved by this permission. i.e. increase in HGV vehicle movements and creation of revised access arrangements, details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following highway improvement works:
- Provision of a 2m wide adoptable footway on Shaw Lane to the east of the bridge as shown on the approved plan;
 - Provision of temporary "New Road Layout Ahead" signing;
 - Provision of tactile pedestrian crossings at the access and egress;
 - Provision of/any necessary alterations to highway drainage;
 - Provision of/any necessary alterations to street lighting;
 - Any necessary resurfacing/reconstruction
- The works shall be completed in accordance with the approved details and a timetable to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety in accordance with CSP26.
- 29 Any gates on the access to the site shall be set back at least 10m from the highway boundary, to allow a vehicle to wait clear of the highway whilst the gates are being opened/closed.
Reason: In the interests of highway safety in accordance with CSP26.

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BARNSELY MBC - Economic Regeneration



Scale 1: _____

2017/1609

Applicant: Mr Dean Mirfin

Description: Erection of 3 pairs of semi-detached houses (6 dwellings)

Site Address: Land Off Laxton Road, Athersley, Barnsley, S71 3DH

The application is referred to Councillors for determination as the recommendation is subject to a S106 Agreement requiring the provision of compensatory Green Space provision. No objections have been received from local residents.

Site Location & Description

The area is predominantly residential and is characterised typical post war housing originally built by the Local Authority. This is with the exception of the land to the west, which is a modern development of 27 dwellings that was granted permission in 2013.

The site area measures approximately 1300m² and currently comprises a disused part of the Newstead Road allotment site and the part of the adjoining Recreation Ground of the same name that could have been used to extend the allotment should the need have arisen. The site is flat and with the former allotment part of the site being enclosed by metal fencing and the remainder being open amenity grass. Both parts of the site are on the Green Space Register.

Proposed Development

The applicant seeks permission for the erection of 6no dwellings which would be arranged as 3no pairs of semis. The houses would all be two storeys and would be similar in appearance to the existing dwellings located on Laxton Road.

Plots 1-4 would have two bedrooms, with plots 5 and 6 both being three bed dwellings. The layout has been designed in a conventional manner with parking to the front and the provision of private rear gardens. The parking spaces to the front would be broken up by a mixture of walling, front gardens and shrub hedges.

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).

Barnsley Unitary Development Plan Saved Policies

UDP Notation: Existing Community Facility/Urban Greenspace

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

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

Barnsley LDF Core Strategy

CSP 4 Flood Risk – States that all new development should be located and designed to reduce the risk of flooding

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

CSP 29 Design – States that 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 35 Green Space – The council will only allow development proposals that result in the loss of green space where an assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the borough; or an appropriate replacement green space of at least an equivalent community benefit, accessibility and value is provided in the area which it serves; or development is for small scale facilities needed to support or improve the proper function of the green space.

CSP 40 Pollution Control and Protection – States that development will be expected to demonstrate that it is not likely to result in an increase in air, surface water and groundwater, noise, smell, dust or other pollution which would unacceptably affect or cause a nuisance to the surrounding environment.

SPDs/SPGs

Supplementary Planning Document – Design New Housing Development

Supplementary Planning Document – Residential Amenity and Siting of Buildings

Supplementary Planning Document – Parking

The South Yorkshire Residential Design Guide (SYRDG) does not directly form part of the development plan but is used by the council as good practice to help inform how some of the related policies are interpreted.

National Planning Policy Framework

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

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 DC – No objections subject to conditions

Drainage – No objections subject to conditions

Planning Policy – Should material considerations indicate approval compensation would be required in accordance with policy CSP35. This is calculated at £3,000 per dwelling which, based on the submitted layout of 6 dwellings, would amount to £18,000

SYMAS – No objections

Coal Authority – No objections subject to conditions

Yorkshire Water – No objections

Ward Councillors – No comments

Forestry Officer – No comments

Biodiversity Officer – No comments

Representations

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

Assessment

Principle of Development

The site is allocated as an Existing Community Facility (Allotments) and Urban Greenspace (Recreation Ground) in the currently adopted UDP and these land use designations are proposed to be carried over in the Local Plan. In such circumstances development should only be permitted where an assessment shows that there is too much of that particular type of green space in the area which it serves and where its loss would not affect the needs of the Borough.

This part of the former allotment site was sold by the Council due to it falling vacant due to a lack of demand. The remaining part of the site forms a small part of the recreation ground that was previously identified to be suitable to extend the allotments if the demand arose. Given the lack of demand it is considered appropriate to release the site for development, subject to the payment of £18,000 as compensation to be used on off site green space enhancements.

Regarding housing policy considerations site is located in a residential area and so it therefore follows that redevelopment for housing is a compatible new use. The provision of 6 houses in sustainable location within Barnsley would also serve the identified development needs of the Borough and contribute towards addressing the shortfall in the 5 year housing land supply.

Visual Amenity

UDP Policy H8D emphasises the importance of retaining the character of the area and protecting the street scene when considering proposals for new dwellings on small infill plots.

The properties have been orientated to reflect and integrate with the existing environment and would engage actively with the highway. The off street parking has been designed such that it does not visually dominate the street and includes landscaping to the front of the properties.

The development comprises two house types which are of the same external appearance but have a different internal layout. The properties would be of a standard two storey pitched roof construction and the principle materials would include red brick and render which gives a more contemporary design to the scheme. As such the appearance of the development would be of an acceptable standard having regard to policies CSP 29, H8D and SPD 'Designing New Housing Development'.

Residential Amenity

It is considered that the site is of a sufficient size to comfortably accommodate 6 semi-detached dwellings. The proposals are for a form of conventional two storey housing that would relate well to the existing dwellings located on Laxton Road.

The development has been designed to ensure that the necessary separation distances are maintained or exceeded between facing habitable room windows, gable walls and boundaries with adjacent gardens.

With regards to the residential amenity of the future occupants of the proposed dwelling; the property is generously proportioned with the overall floor area and the majority of the rooms provided, meeting or exceeding the technical guidelines set out in the South Yorkshire Residential Design Guide. In addition, the dwellings would each have a private amenity space in excess of 60m², in accordance with SYRDG and SPD 'Designing New Housing Development'.

As such, residential amenity would be acceptable in compliance with SYRDG, SPD 'Designing New Housing Development' and policy H8D.

Highway Safety

Highways have raised no objections to the development and the required number of parking spaces can be provided in accordance with the requirements of Supplementary Planning Document, Parking. In addition Highways are satisfied that the development can be absorbed on the local highway network without giving rise to any problems.

Trees & Biodiversity

The site was cleared of shrub vegetation during the course of the application being considered. However it was not protected and its loss would be offset by the financial contribution that is required for loss of Green Space.

Conclusion

In summary the proposal involves the loss of allotment land and a small part of the adjoining recreation land that could have been used to expand the allotments. However due to lack of demand it is considered suitable to release the site for the small residential infill development proposed, subject to the payment of £18,000 as compensation to be used on off site enhancements. The development would contribute towards housing needs being met in a sustainable and priority location to accommodate growth which are considerable benefits in favour. In addition the form of development proposed is acceptable with regards to visual, residential and highway safety considerations.

Recommendation

Grant subject to conditions and S106 Agreement (Compensation for loss of Greenspace)

- 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 and specifications as approved unless required by any other conditions in this permission.
Plan reference:
MDM001 001 Rev B, MDM001 002 Rev B, MDM001 003 Rev B, MDM001 004 Rev B and MDM001 005 Rev B received on 23rd March 2018 and Coal Mining Risk Assessment Ref CMRA 00193 dated 9th January 2018 produced by M. Lyons for Lyons CMC.
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 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
- 4 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing, by the Local Planning Authority. The approved Statement shall be adhered to throughout the entire 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 from being deposited on the public highway
- Reason: In the interests of highway safety and in accordance with Core Strategy Policy CSP26 - New Development and Highway Improvement.
- 5 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:
- Relocation of the street lighting column
 - Construction of a footway along the site frontage to tie-in with the existing.
 - Any necessary street lighting
 - Any necessary lining and signing alterations.
 - Any other necessary highway works.
- 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 in accordance with Core Strategy Policy CSP26 - New Development and Highway Improvement.

- 6 Upon commencement of development details of the proposed external materials shall be 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
- 7 Upon commencement of development, 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 shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of the building.
Reason: In the interests of the visual amenities of the locality.
- 8 Prior to the development being brought into use any redundant vehicular access shall be reinstated as a kerb and footway.
Reason: In the interest of road safety.
- 9 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.
- 10 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 are provided in the interests of highway safety and the free and safe flow of traffic and in accordance with Core Strategy Policy CSP26 - New Development and Highway Improvement.
- 11 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 interests of road safety in accordance with CSP26
- 12 Sight lines having the dimensions 2.4m x site frontage, 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 interests of road safety in accordance with CSP26

- 13 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 interests of road safety in accordance with CSP26.
- 14 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.
- 15 Upon commencement of development a plan indicating the position of boundary treatments to be erected shall be submitted to and approved in writing by the Local Planning Authority. 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.

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BARNSLEY MBC - Economic Regeneration



Scale 1: _____

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Item 9

BARNSELY METROPOLITAN BOROUGH COUNCIL

PLANNING APPEALS

01 March 2018 to 31 March 2018

APPEALS RECEIVED

1 appeal was received in March 2018

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
2016/0215	Erection of detached agricultural workers dwelling (Resubmission) Land at Gunthwaite Lane, Gunthwaite, Penistone, Sheffield, S36 7GE	Written Representations	Committee

APPEALS WITHDRAWN

0 appeals were withdrawn in March 2018

APPEALS DECIDED

2 appeals were decided in March 2018

<u>Reference</u>	<u>Details</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
2015/0960	Installation of a 50kw wind turbine on a 24m monopole mast (34m to blade tip) - Westfield Farm, Royd Moor Road, Thurlstone, Sheffield, S36 7RD	Dismissed 05/03/2018	Committee
2017/1389	Erection of detached garage (Resubmission) - 2 Church Street, Great Houghton, Barnsley, S72 0BL	Dismissed 22/03/2018	Delegated

2017/2018 Cumulative Appeal Totals

- 26 appeals have been decided in since 01 April 2017
- 18.5 appeals (71.2%) have been dismissed since 01 April 2017
- 7.5 appeals (28.8%) 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 05/07/2017	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
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
2016/1367	Conversion of loft and erection of elevation to side dormer Chrisholme, 4 Wath Road, Elsecar, Barnsley, S74 8HJ	Dismissed 30/08/2017	Delegated
2017/0010	Painting of 9no window frames. (Listed Building Consent). 30 Market Hill, Barnsley, S70 2QE	Dismissed 13/09/2017	Delegated
2014/1570	Demolition of existing bakery and erection of 23 no. dwellings. A & E White Bakers, Charles Street, Worsbrough Bridge, Barnsley, S70 5AF	Dismissed 25/10/2017	Delegated
2015/0725	Erection of 97 no. dwelling with garages and/or parking spaces together with the provision of open space and associated roads and sewers Land off Lowfield Road, Lowfield Road, Bolton Upon Dearne, Rotherham	Dismissed 23/10/2017	Committee
2016/1041	Variation of wording of condition 4 of application 2013/0960 (Residential development of 58 dwellings) in relation to surfacing of parking/manoeuvring facilities Development off Lowfield Road, Bolton on Dearne, Barnsley, S63 2TF	Dismissed 27/11/2017	Delegated
2016/0848	Variation of condition 4 of app 2015/1198 - (Erection of 61 dwellings with garages and/or parking spaces together with the provision of open space and associated roads and sewers) in relation to surfacing to parking manoeuvring areas Phase 2 Development, Off Barnburgh Lane, Goldthorpe, Rotherham	Dismissed 27/11/2017	Delegated
2016/0631	Variation of condition 4 of app 2015/1302 in relation to surfacing to parking/manoeuvring areas (Residential development - Erection of 43 no. dwellings with associated works) Former Highfield Grange Care Home, Blythe Street, Wombwell, Barnsley, S73 8LH	Dismissed 27/11/2017	Delegated
2016/0630	Removal of condition 6 of app 2015/0436 - Variation of Conditions 18 and 22 of application 2014/1219 - Erection of 97 no. dwellings with garages including parking spaces together with the provision of associated roads, sewers and infrastructure.	Dismissed 27/11/2017	Delegated

	Land at Ellwood, Off Wilson Grove, Lundwood, Barnsley, S71 5JF		
2017/0171	Erection of detached dwelling house Courtland, Halifax Road, Thurgoland, Sheffield, S35 7AL	Allowed 13/11/2017	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	Allowed 08/11/2017	Committee
2017/0700	Erection of a detached double garage with first floor games room 62 Church Street, Gawber, Barnsley, S75 2RJ	Dismissed 30/11/2017	Delegated
2016/1401	Erection of 1 no. detached dwelling 52 Kensington Road, Old Town, Barnsley, S75 2SS	Dismissed 28/12/2017	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	Dismissed 19/12/2017	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	Allowed 19/12/2017	Delegated
2017/0090	Removal of Sycamore tree (T1) TPO 2/2006 Footpath to r/o Hornthwaite Close, Thurlstone, Sheffield	Dismissed 07/02/2018	Delegated
20170345	Erection of 1 no dwelling (Outline) Stonehaven, Higham Lane, Higham, Barnsley, S75 3LA	Dismissed 27/02/2018	Delegated
2015/0960	Installation of a 50kw wind turbine on a 24m monopole mast (34m to blade tip) Westfield Farm, Royd Moor Road, Thurlstone, Sheffield, S36 7RD	Dismissed 05/03/2018	Committee
2017/1389	Erection of detached garage (Resubmission) 2 Church Street, Great Houghton, Barnsley, S72 0BL	Dismissed 22/03/2018	Delegated

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