

<b>MEETING:</b>	Planning Regulatory Board
<b>DATE:</b>	Tuesday 18 April 2023
<b>TIME:</b>	2.00 pm
<b>VENUE:</b>	Council Chamber, Town Hall, Barnsley

## AGENDA

1. Declarations of Interest

To receive any declarations of pecuniary or non-pecuniary interest from Members in relation to the site visits or items on the agenda.

2. Minutes (*Pages 3 - 6*)

To receive the minutes of the meeting held on 14 February 2023.

### 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](mailto:developmentmanagement@barnsley.gov.uk) or by telephoning (01226) 772593.

3. Former Belmont Care Home and adjacent farmland between Garden Close and Back Lane, Monk Bretton, Barnsley, S71 2DY - 2022/0663 - For Approval (*Pages 7 - 20*)

4. A61 along Wakefield Road, Smithies, Barnsley - 2021/1690 - For Approval (*Pages 21 - 32*)

5. Birkwood Primary School, Darfield Road, Cudworth - 2022/1291 - For Approval (*Pages 33 - 40*)

### Planning Appeals

6. Planning Appeals - February and March 2023 (*Pages 41 - 46*)

### Member Consultations

7. Member Consultation Report - February 2023 (*Pages 47 - 48*)

8. Member Consultation Report - March 2023 (*Pages 49 - 50*)

To: Chair and Members of Planning Regulatory Board:-

Councillors Richardson (Chair), Bellamy, Bowler, Cain, Coates, Crisp, Danforth, M. Dyson, Eastwood, P. Fielding, Gillis, Greenhough, Hayward, Leech, Lofts, McCarthy, Mitchell, Moyes, Peace, Shirt, Smith, Tattersall, Webster, Wilson and Wray

Matt O'Neill, Executive Director Growth and Sustainability  
Paul Castle, Service Director Environment and Transport  
Kathy McArdle, Service Director Regeneration and Culture  
Joe Jenkinson, Head of Planning and Building Control  
Matthew Smith, Group Leader, Development Control  
Andrew Burton, Group Leader (Inner Area), Development Management  
Bob Power, Senior Legal Officer (Locum)

Parish Councils

Please contact William Ward on email [governance@barnsley.gov.uk](mailto:governance@barnsley.gov.uk)

Thursday 6 April 2023

<b>MEETING:</b>	Planning Regulatory Board
<b>DATE:</b>	Tuesday 14 February 2023
<b>TIME:</b>	2.00 pm
<b>VENUE:</b>	Council Chamber, Town Hall, Barnsley

## MINUTES

### Present

Councillors Richardson (Chair), Bellamy, Bowler, Cain, Coates, Danforth, M. Dyson, Eastwood, Gillis, Greenhough, Hayward, Leech, Lofts, Moyes, Peace, Smith, Tattersall and Wray

In Attendance – Councillor Osborne  
(Cabinet Support Member)

### 52. Declarations of Interest

There were no declarations of Pecuniary or Non-Pecuniary interest from Members in respect of items on the agenda.

### 53. Minutes

The minutes of the meeting held on 24 January 2023 were taken as read and signed by the Chair as a correct record.

### 54. Land off Schwabisch Gmud Way, Barnsley, S71 1AY - 2022/0434 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2022/0434** - Hybrid planning application seeking a) full planning permission for the erection of a two storey Youth Zone building with floodlit kick pitch on the roof, roof top plant, service yard with bin store, minibus and blue badge parking and associated landscaping; and b) outline permission for the erection of a club house café and the formation of an associated activity park (all matters reserved apart from means of access) at land off Schwabisch Gmud Way, Barnsley, S71 1AY.

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

### 55. Land south of Hay Green Lane, Birdwell, Barnsley - 2022/0680 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2022/0680** – Residential development of 113no. dwellings, associated infrastructure and public open space (reserved matters of outline planning permission 2020/0577 seeking approval of the details of scale, appearance, landscaping and layout) at land south of Hay Green Lane, Birdwell, Barnsley.

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

**56. Woolley Colliery Road, Darton, Barnsley, S75 5HQ - 2022/0619 - For Approval**

The Head of Planning and Building Control submitted a report on **Planning Application 2022/0619** – Outline planning application for the erection of up to 115 houses with all matters reserved except for access at Woolley Colliery Road, Darton, Barnsley, S75 5HQ.

**RESOLVED** that the application be granted in accordance with the Officer recommendation and subject to the signing of a S106 Agreement.

**57. Planning Appeals - January 2023**

The Head of Planning and Building Control submitted an update regarding cumulative appeal totals for 2022/23.

The report indicated that 2 appeals had been received in January 2023. No appeals had been withdrawn and 3 appeals had been determined. All 3 of the appeals determined in January 2023 had been dismissed.

The report also gave the details of cumulative appeal totals for the whole of 2022/23 which indicated that 25 appeals had been decided since 1 April 2022. Of those, 20 appeals (80%) had been dismissed and 5 appeals (20%) had been allowed.

**RESOLVED** that the update be noted.

**58. Planning Enforcement Report Quarter 3 2022/23**

The Head of Planning and Building Control submitted a report which provided the Board with an update on Planning Enforcement Service activity covering Quarter 3 2022/23. The report included a breakdown of the requests for service received together with the details of key actions and enforcement case outcomes during the quarter.

The Service had issued 44 enforcement notices for 2022/23 (year to date), of which 23 enforcement notices had been complied with during the period.

**RESOLVED** that the report be noted.

**59. Member Consultation Report - December 2022**

The Head of Planning and Building Control presented a report which summarised the outcomes of the planning applications agenda packs issued as Board Member Consultations in advance of the Planning Regulatory Board meeting held in December 2022.

**RESOLVED** that the report be noted.

**60. Member Consultation Report - January 2023**

The Head of Planning and Building Control presented a report which summarised the outcomes of the planning applications agenda packs issued as Board Member Consultations in advance of the Planning Regulatory Board meeting held in January 2023.

**RESOLVED** that the report be noted.

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Chair

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**Ref 2022/0663**

Applicant: Mr Nathan Green

Description: Demolition of former care home, existing farm house and farm buildings and residential development of 72no dwellings and associated works (Reserved matters of outline planning permission 2019/0991 seeking approval of the details of layout, scale, appearance and landscaping)

Site Address: Former Belmont Care Home and adjacent farmland between Garden Close and Back Lane, Monk Bretton, Barnsley, S71 2DY

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11no objections have been received from local residents.

## **Background**

The application follows on from application 2019/0991 which granted outline planning permission (all matters reserved apart from access) for the site to be built upon for a development of up to 82no. dwellings. That particular application was approved by the Planning Regulatory Board in November 2020 with the decision notice being issued on 6<sup>th</sup> April 2021 following the completion of a S106 Agreement.

## **Site Description**

The site is located in the Monk Bretton part of Barnsley. It measures approximately 1.81 hectares and was divided into two distinct parts, the former Belmont Care Home to the West and Garden House Farm to the East. However, since the approval of the outline application both the care home and farm buildings have been demolished leaving behind a vacant site including areas of it which are brownfield. The site is separated by an unadopted road between Back Lane and Garden House Close. This road serves Walker Terrace, a row of 6no. terrace properties located centrally in the site which are to remain. The site is a Housing Allocation in the Local Plan (site ref HS14).

The site has boundaries with the highway on Garden House Close to the North and Back Lane to the South West. Back Lane becomes a footpath and continues to the East where it returns to a highway, connecting to Well Lane. Lamb Lane is to the West. This joins Cross Lane and Westgate adjacent to the south west corner of the site. Lamb Lane also provides an entrance into Monk Bretton Park adjacent to the north west of the site.

Existing residential properties boarder the site on all four sides. There is an area of Green Space (allotment land) to the North East of the site to the rear of dwellings on Well Lane. The local housing stock predominantly consists of bungalows and 2 storey semi detached and terraced dwellings of differing sizes, styles and ages.

## **Proposed Development**

Following on from the outline planning permission (Ref: 2019/0991) which had all matters reserved except access, the applicant has now submitted a reserved matters application that is seeking approval of the appearance, landscaping, layout and scale details for the future development.

The outline planning permission was granted to allow a maximum of 82no. dwellings. The plans submitted as part of this reserved matters application propose a total number of 72no. dwellings, which consist of 8no. 1 bedroom apartments, 22no. 2 bedroomed dwellings, 24no. 3 bedroom dwellings and 18 x 4 bedroom dwellings. In total there are 12 different house types proposed across the site.

In terms of layout, 4no. dwellings front Back Lane with a further 11 dwellings accessed via a cul de sac from Back Lane. 12no. dwellings front Garden House Close with the remaining dwellings at a new main cul-de-sac estate road,

with an associated private drive offshoot. The existing terraced row, which the development wraps around, would also be served by the main new internal estate road.

2no. landscape buffers are proposed within the site, one to the North to the rear of properties fronting Garden House Close and a second to the South of the site running along the public footpath linking Back Lane with Well Lane. An area of Green Space is also incorporated to the North East of the site where a surface water drainage attenuation tank would sit below.

## **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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Site Allocation: Housing Site HS14 - Garden House Farm, Garden House Close, Monk Bretton Indicative number of dwellings 70

Other relevant policies include:-

SD1 'Presumption in Favour of Sustainable Development'

Policy GD1 'General Development'

Policy LG2 'The Location of Growth'

Policy H1 'The Number of New Homes to be Built'

Policy H2 'Distribution of New Homes'

Policy H3 – Uses on Allocated Housing Sites

Policy H6 'Housing Mix and Efficient Use of Land'

Policy H7 'Affordable Housing'

Policy T3 'New Development and Sustainable Travel'

Policy T4 'New Development and Transport Safety'

Policy D1 'High Quality Design and Place Making'

Policy HE2 'Heritage Statements and General Application Procedures'

Policy HE3 'Developments Affecting Historic Buildings'

Policy HE6 'Archaeology'

Policy GS1 'Green Space'



Policy GS2 'Green Ways and Public Rights of Way'

Policy BIO1 'Biodiversity and Geodiversity'

Policy GI1 'Green Infrastructure'

Policy CC1 'Climate Change'

Policy CC2 'Sustainable Design and Construction'

Policy CC4 'Sustainable Urban Drainage'

Policy CL1 'Contaminated and Unstable Land'

Policy Poll1 'Pollution Control and Protection'

Policy UT2 'Utilities Safeguarding'

Policy PI1 'Infrastructure and Planning Obligations'

### SPD's

- Design of Housing Development
- Parking
- Sustainable Travel
- Financial Contributions to schools
- Open Space Provision on New Housing Developments

### Other

South Yorkshire Residential Design Guide

### NPPF

The National Planning Policy Framework 2021 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. Where proposals are in accordance with the development plan, permission should be granted without delay.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 59 - To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paras 74-77 - reiterates the importance of a deliverable supply of homes to meet the needs of a district.

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process achieve. Good design is a key aspect

of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Para 131 - Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.

Para 134 - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

## **Consultations**

Biodiversity – No objections subject to conditions.

Conservation Officer – No objections following receipt of amended plans subject to a condition relating to agreeing the details of the facing materials.

Highways – No objections following receipt of amended plans subject to conditions

South Yorkshire Policy ALO – Recommends that the development is built to Secured by Design standards.

SYAS – No objections.

SYMAS – Confirm that the site is not within a referral area, as such, no objections subject to the Coal Authority standing advice informative.

PROW – No objections subject to clarification on the status of the paths through the site and an informative. A condition is proposed.

Regulatory Services – No objections.

Tree Officer – No objections subject to a condition for full landscaping details and tree protection details.

Yorkshire Water – Initially objected given the position of trees within 5m of the public sewer. The trees have since been removed from the easement and the planting specifications for the areas of soft landscaping shown on the layout plan would be the subject of a condition. An existing condition on the outline requires foul and surface water details to be agreed prior to the commencement of development. In addition, a further condition is proposed to be added to the reserved matters to require measures to protect the public sewerage infrastructure to be submitted and approved prior to works starting.

## **Representations**

The application was advertised by individual notification letters and by press and site notices. As a result of the consultation process 11no. objections have been received. The main grounds of concern can be summarised as follows:-

- Loss of outlook
- Increased overlooking/loss of privacy
- Impact on drainage
- Increase in on street parking causing obstruction
- Reduced highway safety
- Increase in traffic within the surrounding area and neighbouring roads
- Development should incorporate more green spaces
- Facilities and services within the area are overstretched
- Increased pollution through traffic reducing health and wellbeing
- No affordable housing incorporated within the development
- Negative impact on the neighbour

- Increased flood risk

## **Assessment**

### Principle of development

The site is allocated for new housing development in the Local Plan (site HS14) and has the benefit of an outline planning permission, including access, for up to 82 dwellings which was approved under planning application 2019/0991. As such, the principle of residential development on the site is already established. This particular application is therefore only about establishing the acceptability of the appearance, landscaping, layout and scale details relating to the future development.

### Scale and Mix of Housing

The application is for 72 dwellings which meets the 40 dwellings per hectare as set out in Local Plan Policy H6 'Housing Mix and Efficient Use of Land' which is expected in Urban Barnsley. In addition, it aligns with the outline of up to 82 dwellings and site specific policy HS14 which sets out an indicative number of 70 dwellings.

Local Plan policy H6 also states that housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. The development is for 72no. dwellings with a mix of 8no. 1 bedroom apartments (11%), 22no. 2 bedroom properties (31%), 24no. 3 bedroom properties (33%) and 18no. 4 bedroom properties (25%) and has been informed by the Strategic Housing Market Assessment (SHMA). As such, it is considered to provide a broad mix of house size, type and tenure, in line with policy H6.

### Appearance/layout

The surrounding area contains a wide variety of different property styles, sizes, ages and designs including 2 storey, brick built semi detached houses along Garden House Close, traditional stone built terraced houses and brick built bungalows along Back Lane, bungalows and recently constructed, stone built dwellings along Lamb Lane and a stone built single and two storey farm complex and associated outbuildings on the corner of Cross Street and Westgate. As such, there is no strict architectural language to follow.

The proposed development interacts with its immediate surroundings with active frontages on both Back Lane and Garden House Close. Therefore, it integrates with the existing housing stock and is not an isolated development turning its back on its surroundings. The remaining dwellings within the site front the newly created highways in accordance with SPD 'Design of Housing Development' which states 'all new streets should be defined by the fronts of plots with buildings orientated to face the public highway to create an active frontage'.

It is noted that plots 3-10 back onto Lamb Lane and plots 58-72 back on to Back Lane and its associated public footpath. However, the development is set lower than the surrounding highways and public vantage points and the rear boundaries are set in from the boundaries with landscape buffers between, as such, the rear elevations and rear garden areas, with their associated paraphernalia, would not be highly prominent.

As outlined in the scale and mix of housing section above there is a good mix of house types proposed which are interspersed throughout the development. This avoids uniformity and provides a more diverse, interesting and legible development. The house types themselves would sit comfortably within their surroundings and offer a mix of materials including brick, render and stone. The front elevations also incorporate interest through porches, projecting gables and the mixing of materials. There are apartments also incorporated within the development and these sit comfortably with the rest of the housing stock being 2 storeys in height with a modest footprint comparable with the semi-detached houses.

The dwellings incorporate soft landscaping to the front with trees proposed along the main estate road to aid soften the development. The prominent corner plots also have areas of planting proposed around the corners to soften side elevations and parking areas. There are also landscape buffers surrounding the site, including one running along the public footpath linking Back Lane with Well Lane. The attenuation tank to the North East of the site would also have soft landscaping above and would sit to the rear of the apartments and the head of a cul de sac.

There are a mix of parking solutions proposed including front of dwelling parking and side parking, with some plots having garages. The front parking is limited to a run of 4no. cars at most which avoids car dominated frontages and streetscenes and is punctuated by soft landscaping. Each plot also has pedestrian access to the rear gardens which allows bins and recycling containers to be stored to the rear of the properties and away from public vantage points.

Given the comments above, the proposed development is of an acceptable design and appearance and would also create a policy compliant layout in its own right, in accordance with Local Plan Policy D1, SPD 'Design of Housing Development' and the NPPF.

### Residential Amenity

The required separation distances of 21m between habitable room windows and 12m from neighbouring habitable room windows to side elevations have been met or exceeded between both existing and proposed dwellings as well as between the proposed dwellings themselves, in accordance with SPD 'Design of Housing Development'. In addition, given the site levels the dwellings to the West and South of the site are lower than the existing neighbouring properties and also have landscape buffers separating them.

In terms of the amenity for the future residents, the proposed house types meet or exceed the required overall internal spacing as set out in the South Yorkshire Residential Design Guide. It is noted that some of the double bedrooms fall below the required 12m, however, they exceed 11m<sup>2</sup> and some of them are secondary bedrooms which may be used as singles. The external garden areas meet or exceed the 50m<sup>2</sup> requirement for a 2-bedroom property and the 60m<sup>2</sup> requirement for 3 bed plus properties.

The main habitable rooms within the proposed dwellings have adequate light and outlook, in accordance with Local Plan Policy GD1. It is noted that some of the plots to the South of the site have retaining walls on the rear boundaries. However, the rear elevations and gardens are south facing. In addition, the retaining structures are relatively modest and those with the tallest retaining walls have smaller close boarded fencing on top to compensate.

In terms of accessibility, all dwellings meet M4(1) standards, but the applicant has confirmed that with minimal adaption the majority of dwellings can be adapted in the future without significant changes to increase the accessibility and functionality of the dwelling to meet M4(2) accessible and adaptable standards.

Given the comments above, the proposed development would maintain the residential amenity of the existing area to an acceptable degree and provide acceptable standards of amenity for future residents, in accordance with Local Plan Policy GD1, SPD 'Design of Housing Development' and the NPPF.

### Highways/active travel considerations

The site is located on land to the south of Garden House Close, a residential cul de sac with a 30mph speed limit and is bounded to the east by allotment gardens and Well Lane, to the west by an area of maintained land that borders Lamb Lane and to the south by Back Lane, a narrow cul

its eastern end approximately half way along the site boundary. The site is bisected by an unadopted lane serving 6 dwellings know as Walkers Terrace.

Highways Development Management have confirmed that the impacts of the development on the highway network were assessed at the outline stage. In addition, the proposed accesses into the site remain the same as what was approved at the outline stage.

The main highways considerations with this application, therefore, have been about ensuring the acceptability of the internal layout and detailed design for the development.

The applicants have been in consultation with the Councils Highways Officers in order to make a number of amendments to the internal layout. Condition 26 of application 2019/0991 requires the provision of a 2m wide footway to the entire site frontage on Lamb Lane tying into the proposed footway on Garden House Lane and the existing footway on Cross Street to improve pedestrian connectivity in the area which has been shown on the revised drawing. The footpath provided between Plots 11 and 72 to provide pedestrian access from Walkers Terrace has been increased to provide a 3m wide shared foot/cycle path to comply with LTN 1/20 Cycle Infrastructure Design. The footpath link from the eastern end of the site to the cul de sac stub between 6 and 8 Well Lane has also been widened to 3m to provide a shared foot/cycle path which will be acceptable.

Other amendments include the 5.5m wide carriageway being served by 2m x 2m footways or 0.675m hard margins where appropriate. Swept path analysis has also been provided demonstrating that a refuse vehicle can pass a large car on some of the tighter corners which is acceptable. Bin collection points have also been provided throughout the site on the adoptable highway where dwellings are located on private drives.

Pedestrian access to the terraced dwellings at Walkers Terrace has been retained with historic access across the rear of the terrace being shown which will provide storage for wheelie bins and refuse/recycling containers.

In terms of parking, SPD Parking requires that 1 parking space is provided for a 1–2-bedroom dwelling and 2 parking spaces are provided for a 3-4 bedroom dwelling. A Parking Analysis has been undertaken for the proposal which shows that an acceptable level of residential parking has been provided for the development. The SPD also states that 1 visitor parking space per 4 dwellings will be required. 19no visitor spaces are proposed throughout the site which exceed this requirement.

The SPD requires that 1 cycle parking space per dwelling is provided which can be provided in the plots with garages, in addition, the remaining plots have been provided with 1 x secure, undercover cycle parking space per dwelling and will be conditioned.

As a result of the above, the proposed plans meet the relevant technical design standards and is considered acceptable in highways terms in accordance with Local Plan Policies T1, T3 and T4. Highways have raised no objections to the proposal subject to conditions.

### Ecology

In order to demonstrate no net loss of biodiversity at the outline application it was agreed to incorporate a buffer strip of retained habitat on the edges of the site adjacent to the footpaths where it can be more accessible and easily maintained. This buffer strip has been included in this reserved matters application and a second strip is also proposed to the North East of the site. Limited details of the planting specifications of this strip, and throughout the site, have been provided however and so a condition is proposed.

The Southern buffer strip would not have any additional boundary treatments separating it from the footpath and would just retain the existing low stone wall. As such, it would be easily viewed by passing pedestrians and would be accessible for maintenance purposes. Details of the maintenance and management of the landscaped areas is the subject of an existing condition imposed on the outline permission. Taking the various provisions into account the proposals are considered to comply with policy BIO1, 'Biodiversity and Geodiversity'.

### Trees

The applicant provided a Tree Survey and Arboricultural Impact Assessment at outline stage and since then demolitions and site clearance works have taken place. The report highlighted that the majority of the site is devoid of trees and those that are on the site have limited value. Given the layout there would be limited scope for retention, however, this could be mitigated through a scheme of replanting. The Tree Officer has raised no objections subject to conditions.

A landscaping scheme was originally submitted with the application, however, a number of layout amendments have been made since then and the Tree Officer questioned some of the species proposed. As such, the planting specifications of the landscaped areas shown on the plans is proposed to the subject of a condition.

### Heritage

The site policy for HS14 states that future development proposals shall need to *'respect the historic setting of the Listed Buildings associated with Manor Farm immediately to the South West'* it goes on to state that *'archaeological remains are known/expected to be present on this site'*.

The setting of Manor Farm (Grade II Listed) is important and needs to be respected. The adjacent Manor Farm complex includes four separately listed buildings. The listing is due to their age, their appearance, architecture, and materials as well as a degree of social / communal value.

Initially the Conservation Officer raised concerns with the plots to the South of the site as they had 3 storey frontages and did not respect the setting. However, the land levels of the site have been significantly amended to the rear of those proposed dwellings which has resulted in all dwellings within the site being a maximum of 2 storeys in height. In addition, there have been significant amendments to the design of the properties bringing them more inline with the local vernacular. Furthermore, stone has been introduced to a number of properties within the development, particularly in close proximity to the heritage assets in order to respect their setting. As such, the Conservation Officer has no objections subject to materials being conditioned.

With regards to archaeology the statement submitted at outline stage concluded *'The overall archaeological potential of the site is considered to be low, particularly for the prehistoric, Roman and medieval periods. There is likely to be some evidence of post-medieval and modern activity within the site, though it is expected to be of low significance. A programme of non-intrusive survey (followed by trial trenching if necessary) should be organised as a planning condition in the event of approval'*. That condition was placed on the outline approval (condition 23) and requires a Written Scheme of Investigation that sets out a strategy for archaeological investigation to be carried out prior to the commencement of development. Taking that into account South Yorkshire Archaeology Service have nothing further to add at the reserved matters stage and do not raise any objections.

## **Other considerations**

### Planning obligation and infrastructure requirements

The outline planning permission was subject to a S106 Agreement to secure contributions towards public open space, primary and secondary school places and sustainable travel. The contributions are secured in line with the formulas in the relevant SPD's. As such, there is some variation in the figures quoted in the outline application report due to the overall number of dwellings being less than the maximum that was indicated at the outline stage (72 dwellings compared with up to 82 indicated at outline).

### Education

In accordance with SPD 'Financial Contributions to Schools' and the requirements of the S106 agreement this development requires contributions for both primary and secondary school places. The development would generate the need for 15no. primary school places and 10 secondary school places. This development would, therefore, generate the requirement for a contribution as follows:

Primary – 15 primary pupils totalling £240,000 (15x £16000)

Secondary – 10 pupils totalling £160,000 (10 x £16000)

A total contribution of £400,000 is therefore required.

### Open Space

The assessment carried out at the outline stage determined that a contribution for public open space enhancements off site was preferred to on site provision due to the amount of greenspace already in the area. Based on the requirements of the S106 agreement and the calculation set out in the SPD a total off site contribution of £121,409.38 is required.

### Sustainable Travel

In accordance with the s106 agreement and the calculation set out in the Sustainable Travel SPD the contribution for this development equates to £51,600.

### Affordable Housing

The S106 Agreement does not contain a requirement for there to be any affordable housing. That position was agreed when the outline was approved following a process of the applicant's viability appraisal being the subject of an independent review.

### Conclusion

Outline planning permission, including means of access, has already been granted and so the reserved matters under consideration as part of this application are layout, design, scale and landscaping. The details submitted have been amended following officer and consultee concerns regarding the original plans. Following these amendments, the layout, design, scale and landscaping are considered acceptable subject to the conditions proposed with the planning obligation and infrastructure requirements already secured by the S106 Agreement that was signed at the outline stage.

Taking into account the relevant development plan policies and other material considerations the application is in accordance with the development plan (most notably policies H6, H14, GD1, D1, GS1, I1, BIO1 & T4) and the relevant SPD's including Designing New Housing Development and is assessed to be a suitable form of development. The application is also considered acceptable in relation to the other considerations set out in the assessment section of the report including

design/appearance/layout, residential amenity, highways matters, biodiversity, drainage and archaeology and heritage subject to appropriately worded conditions.

Based upon the above the proposals are in compliance with the development plan meaning that the presumption in favour of sustainable development set out in Local Plan policy SD1 and in paragraph 11 is considered to apply. In such circumstances proposals that accord with an up to date development plan should be approved without delay.

The recommendation is therefore to approve the reserved matters subject to the conditions listed below.

**Recommendation:-** Grant reserved matters approval subject to the following conditions which supplement those already imposed on outline planning permission 2021/0991:-

1 The development, hereby permitted, shall be begun before the expiration of two years from the date of this approval.

**Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990 and condition 1 of application 2019/0991.**

2 The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved and listed below unless required by any other conditions in this permission.

- 0026-001-NIE-SI-ZZ-DR-A-005-P32  
- PL\_100-P2 'House Type A'  
- PL\_101-P1 'House Type A2'  
- PL\_104-P1 'House Type D'  
-PL\_105-P1 'House Type E'  
-PL\_107-P1 'House Type G'  
-PL\_109-P1 'House Type I'  
-PL\_112-P1 'Apartments A/B'  
-PL\_116-P1 'House Type G Variant'  
-PL\_119-P1 'House Type D(AS)-Semi  
-PL\_122-P3 'House Type M'  
PL\_123-P3 'House Type N'  
PL\_124-P1 'Double Garage'  
MKB-NIE-SI-ZZ-DR-A-90\_108-P6 'Street elevations'  
MKB-NIE-SI-ZZ-DR-A-90\_109-P1 'Site Section Key'

**Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

3 Before any dwelling is first occupied the roads and footways shall be constructed to binder course level from the dwelling to the adjoining public highway at Garden House Lane and Back Lane in accordance with details of a completion plan to be submitted and approved in writing by the LPA. Thereafter the development shall be constructed in accordance with the approved details and specifications.

**Reason: To ensure streets are completed prior to occupation and satisfactory development of the site.**

4 Notwithstanding the details indicated on the submitted drawings the development hereby approved shall not be occupied until a detailed scheme for the off-site highway works as indicated on drawing 0026-001-NIE-SI-ZZ-DR-A-005 P32 Proposed Site Layout has been submitted to and approved in writing by the LPA. The works shall be installed in accordance with the approved details prior to first occupation of the development.

**REASON: To ensure that the highway works are designed to an appropriate standard in the interest of highway safety**



5 Prior to the first occupation of the development a scheme for the parking of bicycles shall be submitted to and approved in writing by the LPA. The scheme shall be fully implemented in accordance with an agreed timetable and thereafter retained for this purpose.

**Reason: In interests of encouraging use of sustainable modes of transport.**

6 Prior to the first occupation of the development hereby permitted 2 x vehicular accesses and pedestrian/cyclist accesses shall be provided and thereafter retained in at the position shown on Drawing 0026-001-NIE-SI-ZZ-DR-A-005 P32 Proposed Site and constructed in accordance with the BMBC highway specification. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

**Reason: To ensure satisfactory access into the site and avoid the carriage of extraneous material or surface water from or onto the highway and in the interests of highway safety.**

7 Prior to the first occupation of the development, details of bin collection points shall be submitted to and approved in writing by the LPA. The works shall be installed in accordance with the approved details and timetable and thereafter retained as such.

**Reason: To ensure that highways are not obstructed and in interests of highway safety.**

8 Development shall not commence until details of retaining structures have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.

**Reason: In the interest of highway safety, in accordance with Local Plan Policy T4 New Development and Transport Safety.**

9 Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4m x 43m shall be provided as measured to back from the centre line of the access or give way point and extending 43m along the nearside carriageway edge to each side of the access and such splays with no obstruction exceeding a height of 1.05m above the level of the adjacent carriageway

**Reason: In interests of highway safety.**

10 No building or use hereby permitted shall be occupied until details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths and landscaped areas not put forward for adoption as maintainable at public expense within the site have been submitted to and approved in writing by the LPA. On occupation of the first dwelling within the site, the streets shall be maintained in accordance with the approved management and maintenance details.

**Reason: To ensure that all private streets and landscaped areas are appropriately managed and maintained to ensure the safety of all users.**

11 No building hereby permitted shall be occupied until a visitor car park management plan setting out how the visitor car parking will be managed, secured and retained has been prepared, submitted to and approved in writing by the LPA. The measures shall thereafter be implemented in accordance with the approved visitor car park management plan for the lifetime of the development.

**Reason: To prevent obstruction on the highway and in the interests of highway safety**

12 No building hereby permitted shall be occupied until a management plan setting out how trees will be managed, secured and retained has been prepared, submitted to and approved in writing by the LPA. The measures shall thereafter be implemented in accordance with the approved visitor car park management plan for the lifetime of the development.

**Reason: To ensure the future maintenance and retention of trees**

13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 ( or any Order revoking and / or re-enacting that Order), the garage/car parking spaces hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with residential occupation of the property and ancillary domestic storage without the grant of further specific planning permission from the LPA.

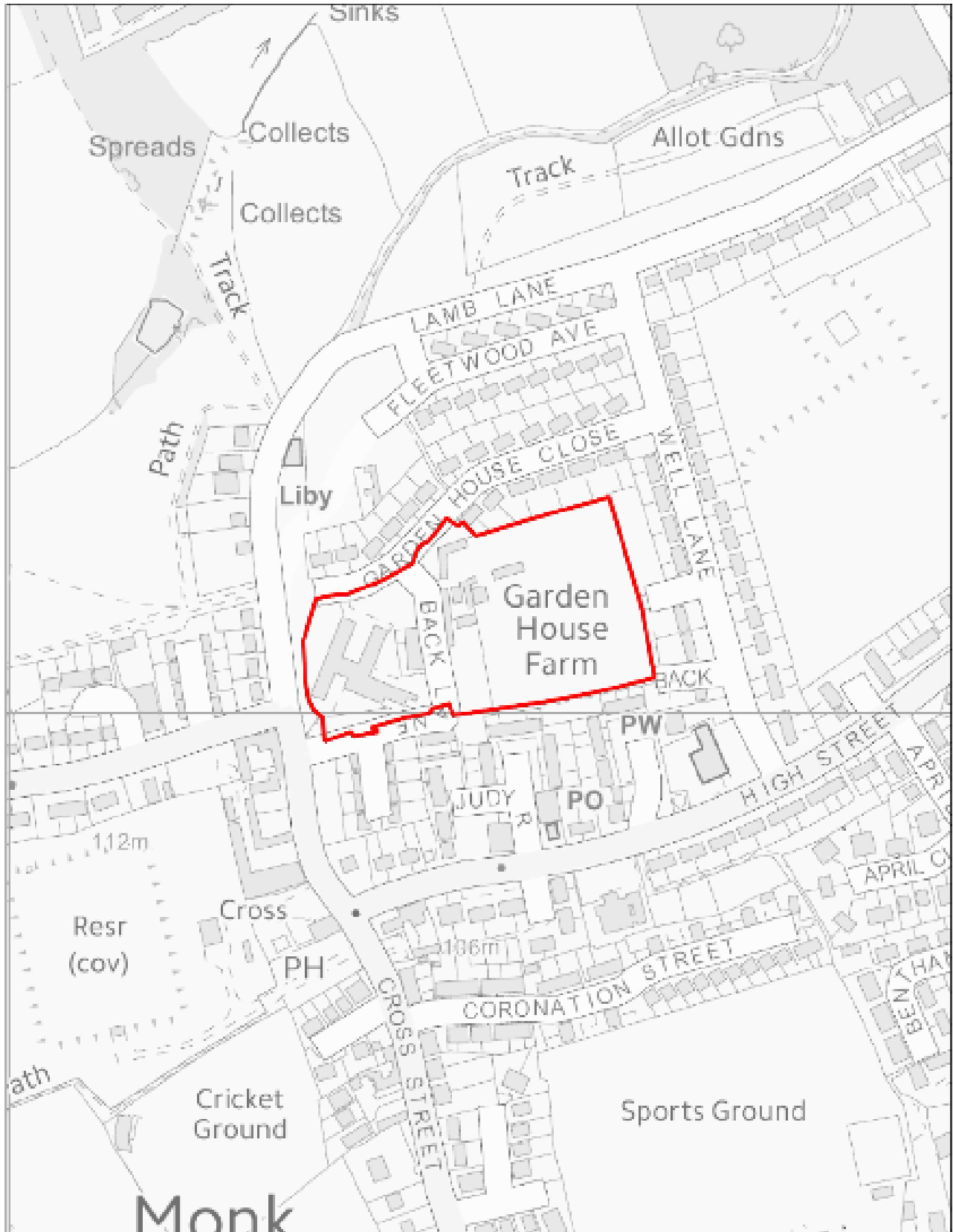
**REASON: To retain the garage / car spaces for parking purposes**

14. 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(s).

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.**

15. No construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. Thereafter the development shall be carried out in accordance with the approved details.

**Reason: In the interest of public health and maintaining the public sewer network**



**BARNSELY MBC - Regeneration & Property**



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**2021/1690**

Applicant: South Yorkshire Mayoral Combined Authority (SYMCA)

Description: Widening of the A61 along Wakefield Road to deliver four traffic lanes including provision of new footways on the east side, pedestrian crossings, retaining structures at the back of footways and reconfiguration of accesses and car parks to the east

Site Address: A61 along Wakefield Road, Smithies, Barnsley

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7no. letters of objection have been received.

## **Site Description**

The application relates to a 400m section of Wakefield Road, part of the A61 corridor which links Barnsley with Wakefield and forms part of the Local Strategic Highway Network. This section of Wakefield Road includes the junctions with Smithies Lane and Carlton Road (B6132) to the North of Barnsley Town Centre. The road is currently 2-3 lanes including right filter lanes. At present there is a layby serving the bus stop heading northbound on Wakefield Road, but there is not one serving the bus stop on the south bound side heading towards Barnsley Town Centre which causes a blockage of the road on each occasion a bus is stationary to pick up passengers.

Along Wakefield Road to the South of the site are a mix of commercial units including a vet, a pet store, a takeaway restaurant with a drive through, trade sales units and car sales garages/forecourts. To the North of the site is a mixture of residential properties and commercial/industrial uses.

## **Background**

The A61 route currently suffers from congestion, significant delay and journey time variation for buses and general traffic.

Arup undertook a feasibility study in 2017 to assess the impacts of a range of potential interventions along the A61 corridor in terms of improving journey times and traffic flow. This application follows the approval given by Members in October last year of application 2021/1660 for widening and improvement works to Old Mill Lane and the bridge over the River Dearne to include a new dedicated bus lane heading southbound towards Barnsley Town Centre.

Upgraded pedestrian footways would also aid sustainable travel modes including walking and cycling.

## **Proposed Development**

The applicant seeks permission to widen the A61 at Wakefield Road south of Carlton Road and including its junction with Smithies Lane. The existing road currently comprises three traffic lanes including right turn filter lanes (i.e., one traffic lane in any direction), and a pedestrian footway on either side.

Wakefield Road would be widened by approximately 7.5m and the highway layout would be re-configured to provide four traffic lanes (two heading straight on along the A61 north and south and two considerably longer right turn lanes onto Carlton Road and Smithies Lane). Existing pedestrian paths would be retained on both sides of the road. The scheme retains two bus stops with the reconfigured layout including a new pull in at the bus stop on the south bound side making it easier for other vehicles overtake stationary buses heading in the direction of Barnsley Town Centre and it retaining the bus stop layby on the northbound side. The total new width for the road would increase to approximately 20m.

Retaining structures are required at the back of the footways. The development would result in the loss of 13 car parking spaces from the commercial use car parks to the south east to support the road expansion.

## **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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation: Local Strategic Road Network and Urban Fabric

Relevant policies are as follows:-

Policy LG1 The Location of Growth

Policy T1 Accessibility Priorities

Policy T4 New development and Transport Safety

Policy T5 Reducing the Impact of Road Travel

Policy SD1 Presumption in favour of Sustainable Development

Policy GD1 General Development

Policy GS2 Green Ways and Public Rights of Way

Policy D1 High Quality Design and Place Making.

Policy HE6 Archaeology

Policy Poll1 Pollution Control and Protection

Policy BIO1 Biodiversity and Geodiversity

Policy CC2 Sustainable Design and Construction

Policy CC3 Flood Risk

### SPD's

Those of relevance to this application are as follows:

- Sustainable Travel
- Trees and Hedgerows
- Biodiversity & Geodiversity

## NPPF

The National Planning Policy Framework 2021 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. Where proposals are in accordance with the development plan, permission should be granted without delay.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 100 – Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including national trails.

Para 105 - The planning system should actively manage patterns of growth. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 174 – Planning policies and decisions should contribute to and enhance the natural and local environment.

Para 180 - When determining planning applications, local planning authorities should apply the following principles: [...]

d. development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

## **Consultations**

Biodiversity – No objections subject to conditions and a S106 agreement to secure a contribution to ensure no net loss of biodiversity.

The Coal Authority – No objections subject to conditions

Drainage – No objections subject to condition

Highways – No objections subject to conditions

SYAS – No objection subject to a 2 part condition

SYMAS – No objection subject to condition

PROW – No objections subject to an informative

Regulatory Services – No objections subject to a condition

Yorkshire Water – No objections subject to conditions

## Representations

Letters were sent to 105no. neighbouring properties, a site notice was erected within the area and a press notice was published in the Barnsley Chronicle. 7no. letters of objection have been received. The main points of concern are;

- Noise, disturbance and delays during construction
- Restriction of access to existing dwellings
- Negative impact on access to existing businesses
- Loss of land for neighbouring businesses/residents
- Businesses may have to relocate
- Proposed works would not address the current issues
- Impact the delivery of application 2019/1277 for 24 apartments and access alterations

## Assessment

### Principle of development

The Accessibility Priorities Diagram accompanying Policy T1 identifies Urban Barnsley within the Accessibility Improvement Zone (AIZ). The proposals are supported by modelling evidence which demonstrates that the development would improve sustainable transport and circulation in the AIZ and part of the core bus network. In particular, this would provide improved journey times, bus connections which are more reliable and would encourage more sustainable travel through walking and cycling. Accordingly, the development helps to achieve the accessibility priorities set out in Policy T1 of the Local Plan.

In terms of Local Plan policy T5 'Reducing the Impact of Road Travel' the scheme would provide improvements for a range of modes of travel and ensuring the road system is used more efficiently. In particular, the bus will become a more attractive option, supporting a transition from reliance on the private car and reducing the overall impact of road travel.

### Highway's considerations

As outlined earlier in the report, the proposal stems from a feasibility study undertaken in 2017 to assess the impacts of a range of interventions along the A61 corridor, a strategic arterial route linking Barnsley to Wakefield and the M1 motorway. The overall aim of the proposal is to reduce congestion and delay and improve journey time reliability along this key route.

Transport modelling has been undertaken to identify resultant journey time benefits and a Transport Statement has been submitted in support of the application. In addition, as part of the submission and continued design refinement both Stage 1 and Stage 2 Road Safety Audits have been undertaken and reviewed by the Local Highway Authority.

The Transport Statement that has been submitted with the application is summarised below in terms of highway capacity and highway safety:

Highway Capacity / Scheme Impact Assessment:- The applicant seeks permission to widen the Wakefield Road (A61) carriageway between the Carlton Road and Smithies Lane junction to accommodate 4no traffic lanes including 2no right turn lanes. The scheme would also reconfigure some of the pedestrian crossings including replacing the straight-ahead pedestrian crossing at the Smithies Lane junction with a staggered crossing. Furthermore, the southbound carriageway side bus stop would be relocated in closer proximity to the Carlton Road junction and would include a pull in, which would make it easier for other vehicles to pass on the occasions that buses need to stop to pick up passengers. The scheme extent also includes approximately 100 metres of Smithies Lane to the West and alteration to 4no commercial accesses on the east side of the A61.

In terms of detail, the development would widen Wakefield Road by approximately 7.5m to the East. The resultant width of the road would increase to approximately 20 metres to accommodate the additional carriageway and replacement footway to the east of the road (with the existing footways to the west of the road retained). The proposal results in a loss of 13no parking spaces in the businesses to the east of Wakefield Road and includes some retaining structures to the back



of footway. The loss of the 13no parking spaces indicated (10 from the pet supplies shop and 4 from the KFC car park) would not be significant based upon the size of their existing car parks and would be outweighed by the benefits to the highway network.

The 2017 feasibility study assessed the impacts of a number of potential interventions along the A61 strategic route. This study included capacity enhancement and adjustments to signal controlled junctions at several locations, tested both in isolation and in combination to provide options which reflected the greatest benefit for improving journey times and enhanced flows for buses and general traffic. The first phase of the proposed corridor interventions was approved under application 2021/1660 which removes a major “pinch point” on the network by widening the highway including Old Mill Lane bridge from 3 lanes to 5 lanes including the provision of a dedicated bus lane. This scheme, Phase 2, has been developed to increase highway capacity on the A61 and improve the signal operation at the Smithies Lane and Carlton Road junctions in order to further achieve the aims of improving traffic flow, reducing congestion and delay and improve bus journey time reliability.

Transport modelling has been undertaken using a microsimulation model to identify the resultant journey time benefits and a Transport Statement has been submitted with the application providing the requisite information pertaining to scheme benefits. The performance of the scheme and local highway network was undertaken using the same microsimulation model used for the testing of the Old Mill Lane Bridge scheme previously approved under application 2021/1660. The extent of the model is Old Mill Lane and A61 to the south, Bar Lane and A61 Wakefield Road to the north Smithies Lane to the west and Laithes Lane and B6132 Carlton Road to the east. The model covers the two periods of greatest traffic impact i.e. weekday PM peak (16:30-17:30) and Saturday peak (12:15-13:15).

To assess the impact of the development on the performance of the highway network, model outputs were produced. This includes vehicle journey times for a number of routes (subpaths) through the model as well as system statistics outputs for the model as a whole. The results demonstrate that the proposed scheme leads to improved journey times along the assessed routes in both future years (2023 & 2040).

The flow statistics indicate a higher number of vehicles are able to pass through the modelled network as a result of the scheme and therefore the development would deliver improvements. Accordingly, the development would help to achieve the accessibility priorities set out in Policy T1 of the Local Plan.

Highway Safety:- The existing conditions of the local highway network have been examined within the Transport Assessment report, with a review of the scheme in context to overall site. The review concluded that it was considered that there are not any road safety concerns on the local highway network that are likely to be exacerbated by the scheme. Notwithstanding this review, the proposal shall be subject to the full independent Road Safety Audit process in accordance with the requirements of the relevant standards. A Stage 1 and 2 Road Safety Audit has been completed by independent Road Safety Auditors and agreed by the Local Highway Authority as part of the detailed design process. Further stages (Stage 3 and 4) of the Road Safety Audit process will be undertaken as part of the Highways S278 Agreement process (condition 10).

As such, in highways terms, the proposed development provides improvements to the capacity of the local highway network at this locality and network resilience for the future. Furthermore, there are no objections to the proposals in highway safety terms. Accordingly, the proposals are considered to comply with Local Plan policies T1, T3 and T5 subject to suitably worded conditions.

### Residential Amenity

It is noted that there are some residential properties adjoining the site as well as an extant permission for 24no. apartments. However, the uses immediately adjacent to the proposed improvement works are generally more commercial in nature. In any case, the improvement works are not anticipated to generate additional traffic but to allow the existing traffic to flow through the area better, as such, arguably the proposed works would be of benefit to local residents and neighbouring land users, in accordance with Local Plan policy GD1.

The proposed development would require land from the approved apartment scheme and could impact its delivery as approved. However the applicants are dealing with the land acquisition process separately and any subsequent changes to the approved layout would need be subject to a separate planning application at a later date. It should also be noted that the development for the 24no apartments was originally granted approval in 2009 (2008/1700) and the development is yet to come forward. Some minor works did start on site to implement the permission but that was many years ago.

Conditions would need to be imposed to limit noise and disturbance during construction during the construction period.

As a result of the comments above, the amenity of neighbouring residents and occupants would be maintained, in accordance with Local Plan Policy GD1.

### Visual Amenity

As outlined above, the area to the South of the site is relatively commercial in nature and the area to the North is a mixture of residential and commercial. There have been similar road improvement schemes within the immediate area including to the south of the site at the junction between Wakefield Road, Old Mill Lane, Burton Road and Old Tannery Lane. In addition, members will recall the recent approval of a widening scheme under application 2021/1660 on the A61 adjacent to ASDA. This application is to work in conjunction with that permission, and the previous approvals, to improve the A61 corridor.

There are some areas of landscaping immediately adjacent to the back edges of pavements which would be impacted by the development, but a replanting scheme is proposed to mitigate the loss. The impact on biodiversity and trees will be explored further under the headings below.

As a result of the comments above, the visual amenity of the area would be maintained to an acceptable degree in accordance with Local Plan Policy D1.

### Trees

An Arboricultural Report and Arboricultural Impact Assessment has been submitted alongside the application. The tree survey revealed 20 items of woody vegetation, comprised of 15 individual trees and 5 groups of trees or shrubs or hedges. All trees and groups on the site are retention category 'C'. The significant tree cover within the site consists of small boundary and adjacent groups of trees along the length of the road, mostly within parking areas and scrub land or in adjacent gardens.

As a result of the development 9 trees and one tree group will require removal as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable.

The report concludes that due to the low value of the trees to be removed the removals would have only a negligible negative arboricultural impact. In addition, the trees selected for retention, as well as new planting, will provide an important element of green infrastructure. The proposed landscaping and the protection of the retained trees would be subject of suitably worded conditions.

### Biodiversity

The application is accompanied by a Preliminary Ecological Appraisal and Biodiversity Net Gain Report and Metric. The habitats on site consist predominantly of hardstanding with small pockets of grassland, vegetation, hedgerows and trees. The report concludes that some areas of retention are possible, but where loss is unavoidable there should be mitigation through replanting. Landscaping and replanting is proposed to be secured via a suitably worded condition.

The Biodiversity Net Gain Metric and associated report submitted with the application indicate a loss of 1.17 Habitat Units and 0.7 hedgerow units, which equates to a total loss of 1.87 units. As such, the applicant would need to enter a Section 106 agreement with the Council to pay a tariff which would be used for appropriate off-site mitigation projects. The tariff is currently £25000 per unit, as such, the payment in this instance would equate to £46,750.

The Biodiversity Officer has raised no objections to the proposal subject to a S106 agreement and suitably worded conditions.

### Coal Mining

The application site falls within the defined Development High Risk Area. The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically both actual and probable shallow coal mine workings. Coal Authority records also indicate the presence of five recorded mine entries within, or within 20m of (shafts and adits) the planning boundary.

The applicant has obtained appropriate and up-to-date coal mining information for the proposed development site. This information has been used to inform the Geotechnical and geo-environmental desk study (10 December 2021, prepared by Arup).

Based on this review of information obtained, the report confirms that site investigations are necessary to check for the presence of near surface coal workings and mine shafts and to inform any necessary remedial measures. These are proposed to be conditioned.

On the basis of the information submitted, and the professional opinions of the report authors, the Coal Authority and SYMAS have raised no objections to the proposed scheme subject to suitably worded conditions.

### Drainage

The site is wholly in Flood Zone 1, an area at the lowest risk of flooding. The Council's Drainage Officer and Yorkshire Water have been consulted on the application and have raised no objections subject to suitably worded conditions relating to surface water and the protection of public sewerage infrastructure.

### Air Quality

The site is not within an Air Quality Management Area. The proposed scheme would relieve congestion and the effect on local air quality is therefore not considered to be significant.

### Archaeology

An archaeological desk-based assessment and monitoring of preliminary ground investigation works has been undertaken and accompanies the application. An assessment of the significance of any recorded heritage assets within a 500m zone has been undertaken, together with an assessment of any potential impacts.

The desk-based assessment established that there is potential for buried archaeological features of interest to be encountered during the proposed works. As such, given the potential archaeological implications South Yorkshire Archaeological Service (SYAS) have not raised objections to the proposal, but have requested a suitably worded condition requiring the submission and approval of a Written Scheme of Investigation (WSI).

### Public Rights of Way

Public footpath no. 58 meets the pavement / footway on the western side of the proposed development area and would not be directed affected by the plans. As such, the Council's Public

Rights of Way Team have not raised any objections to the scheme, subject to an informative regarding any temporary closures required.

## Summary

The Accessibility Priorities Diagram accompanying Policy T1 identifies Urban Barnsley within the Accessibility Improvement Zone (AIZ). The proposals are supported by modelling evidence which demonstrates that the development would improve sustainable transport and circulation in the AIZ and part of the core bus network. In particular, this would provide improved journey times, bus connections which are more reliable and would encourage more sustainable travel through walking and cycling. Accordingly, the development helps to achieve the accessibility priorities set out in Policy T1 of the recently adopted Local Plan.

In terms of Local Plan Policy T5 'Reducing the Impact of Road Travel' the development would put measures in place to enable the road system to be used more efficiently, providing sustainability benefits to a range of road users and associated benefits on the local environment. In particular, the bus would become a more attractive option, supporting a transition from reliance on the private car and reducing the overall impact of road travel.

Policy LG2 encourages development in Urban Barnsley as the main focus for housing, employment, shopping, health, leisure, business and public services in the region. The A61 currently forms a key route connecting Barnsley Town Centre south to Wakefield and north to the M1. The proposals would help address existing traffic congestion issues along this section of highway following the advice of paragraph 105 of the NPPF which states the planning system should actively manage patterns of growth. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health.

The application is also considered acceptable in relation to the other considerations set out in the assessment section of the report including visual and residential amenity, drainage, coal mining risk, Air Quality, Archaeology and the relationship with the adjacent Public Right of Way subject to appropriately worded conditions.

It is acknowledged that the development would result in the loss of some vegetation and habitat. However, the value of that has been established to be low (category C) and the Planning Ecologist is content that this can be compensated for via the payment of a commuted sum of £46,750 to pay for off site enhancements to arrive at a position of no net loss.

Based upon the above the proposals are in compliance with the development plan meaning that the presumption in favour of sustainable development set out in Local Plan policy SD1 and in paragraph 11 is considered to apply. In such circumstances proposals that accord with an up to date development plan should be approved without delay. The recommendation is therefore to approve the application subject to the conditions listed below.

## **Recommendation**

**Grant** subject to a S106 agreement (compensation to ensure no net loss of biodiversity) and conditions

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

**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**

2. The development hereby approved shall be carried out strictly in accordance with the plans (Nos A61-ARUP-GY-XX-SK-CH-00021(1), A61-ARUP-GY-XX-SK-CH-0025(2), A61-ARUP-GY-XX-SK-CH-0026(1), A61-ARUP-GY-XX-SK-CH-0027 & A61-ARUP-XX-XX-RP-CG-0001 LR) 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 Local Plan Policy D1 High Quality Design and Place Making.**

3. No development shall take place unless and until 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.

**Reason: To ensure the proper drainage of the area**

4. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

**Reason: To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network**

5. No construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times.

**Reason: In the interest of public health and maintaining the public sewer network**

6. 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.

Part B (pre-occupation/use)

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.**

7. No development shall take place until a survey of the condition of the adopted highway condition to be used by construction traffic has been submitted to and approved in writing by the LPA. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken. The survey must consist of:
  - A plan to a scale of 1:1250 showing the location of all defects identified
  - A written and photographic record of all defects with the corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of survey.

On completion of the development, a second condition survey of the adopted highway shall be carried out to identify defects attributable to the traffic associated with the development. It shall be submitted for the written approval of the Local Planning Authority. 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: To ensure that any damage to the adopted highway sustained throughout the development process is identified and subsequently remedied at the expense of the developer in interests of highway safety and in accordance with Local Plan Policy T4**

8. No construction works shall commence until a phasing plan and arrangements have been submitted to and agreed in writing with the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details and timescales.

**Reason: In the interest of highway safety, in accordance with Local Plan policy T4.**

9. No construction 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:

Working times

The parking of vehicles of site operatives and visitors

Routing of and means of access for construction traffic

Identification of agreed access point

Contractors method for controlling construction traffic, adherence to routes and temporary signage.

Loading and unloading of plant and materials

Storage of plant and materials used in constructing the development

The erection and maintenance of security hoarding

Measures to control mud and dust being transferred to the public highway

Measures to protect the watercourse within and close to the site

**Reason: In the interests of highway safety, in accordance with Local Plan policy T4**

10. Prior to any works commencing on site full details shall be submitted to and approved in writing by the Local Planning Authority that secure the following works:

Full highway engineering construction details

Provision of / any alterations to highway drainage

Provision of / any alterations to street lighting

Any necessary signing / lining details

Any necessary resurfacing / reconstruction

Measures to prevent/control parking and loading

Provision of / any alterations to bus stops

Signal controlled pedestrian crossing and signal controls

The works shall subsequently be constructed in accordance with the approved details and timetable to be submitted to and approved in writing by the Local Planning Authority.

**Reason: In interests of highway safety, in accordance with Local Plan Policy T4.**

11. No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

Tree protective barrier details

Tree protection plan

Arboricultural method statement

No development or other operations shall take place except in complete accordance with the approved methodologies.

**Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.**

12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved landscaping details shall be implemented in the first planting season following the completion of the works

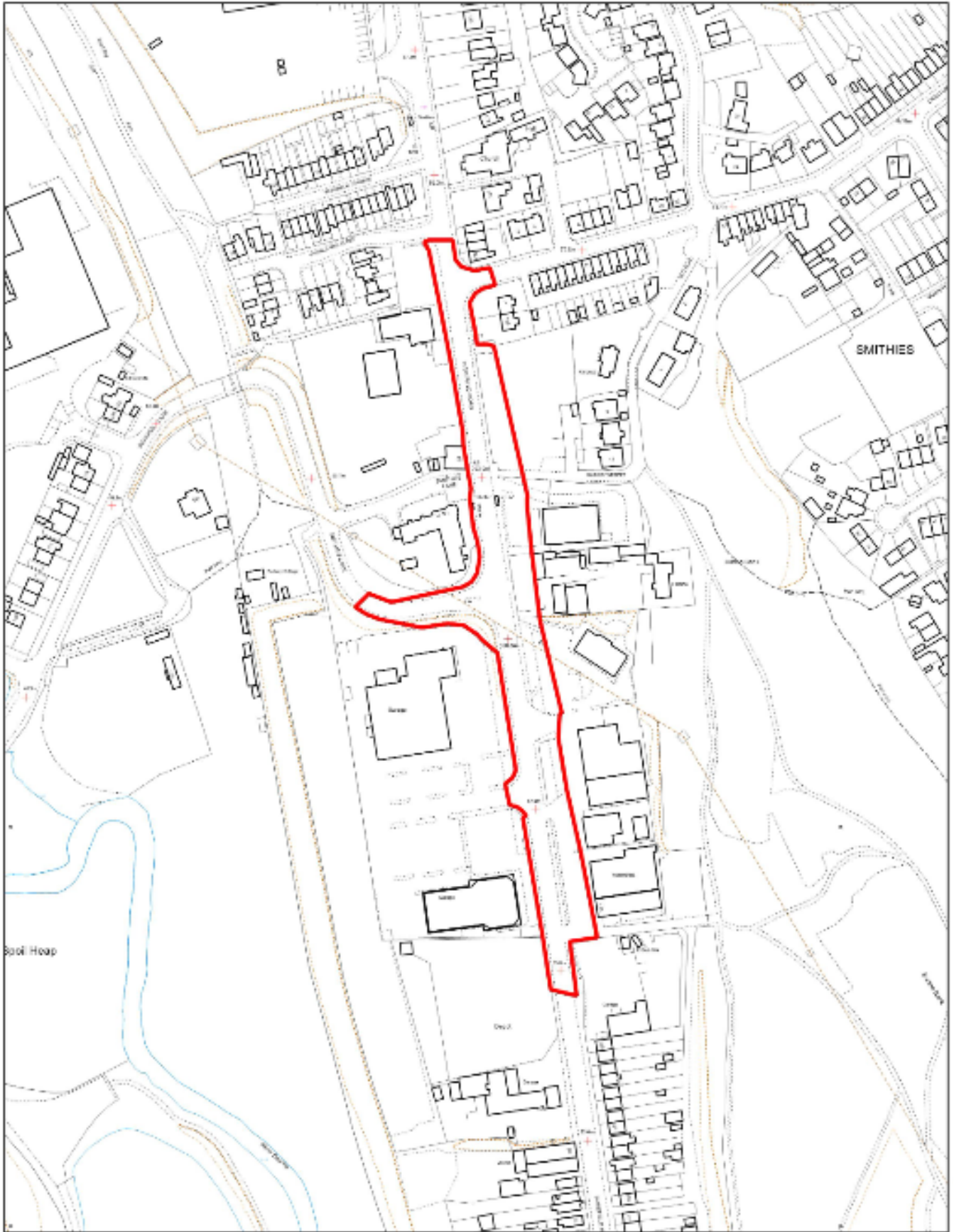
**Reason: In the interests of the visual amenities of the locality.**

13. The development shall be completed in strict accordance with the recommendations in Section 5 of the Preliminary Ecological Appraisal Report (File Reference 0-15-08) and the Biodiversity Net Gain Assessment Report. The recommendations shall be implemented in full according to the timescales laid out in the recommendations.

**Reason: In accordance with Local Plan Policy BIO1 'Biodiversity and Geodiversity'.**

14. The development shall be carried out in accordance with the following biodiversity mitigation measures. The measures listed below shall be implemented in full throughout the construction period.
  - a. Site clearance and construction shall be carried out to ensure minimal impacts to species. Therefore a precautionary method of working with regards to small mammals and badger will be adhered to at all times. All excavations will be covered and exposes pipes will capped off at night to prevent animals entering and becoming trapped.

**Reason: In accordance with Local Plan Policy BIO1 'Biodiversity and Geodiversity'.**



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**BARNSELY MBC - Regeneration & Property**



Scale: 1:2400



# Item 5

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**Ref 2022/1291**

Applicant: Mr Ben Taylor (BMBC)

Description: Proposed extension works to form new circulation corridor and catering kitchen.

Site Address: Birkwood Primary School, Darfield Road, Cudworth, Barnsley, S72 8HG

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No objections have been made. The scheme is before Members as it is a Council application.

## **Site Description**

This site is located within Cudworth and is to the west of, and fronts onto, Darfield Road. It is occupied by a red/buff brick building with a slate and tiled roof which functions as a school.

The current school sits within a 1.06-hectare site. The school sits centrally on the site and wraps a central playground on 3 sides. There is a large playing field, a MUGA as well as on-site car parking for staff. The boundaries of the site are secured by a palisade fence. Trees occupy various boundaries and aid in screening the school building from the adjoining houses. The site is bound by existing residential properties to the north-east, north-west and south-east with allotments sited to the south-west.

The existing primary school provides education for children from ages 4- 11 and also has an internal nursery. There are bus stops outside the school on Darfield Road, which are served by the number 32 bus, which runs from Cudworth into Barnsley Town Centre via Monk Bretton every 20 minutes. Cudworth is located just off the A628 Dearne Valley Parkway, which provides links to Barnsley, Doncaster, Rotherham and Sheffield. Cudworth has a number of local amenities within 1km of the site including shops, health centres and recreation facilities including the Dorothy Hyman Sports Centre.

The site is accessed from Darfield Road via a single carriageway access road which serves the school car park at the rear of the building and the allotments. Pedestrian access is direct from the highway on Darfield Road. There are no plans to alter the access to the school as part of the development works.

## **Proposed Development**

The application as originally submitted also included an additional classroom extension but concerns were raised about the impact of this part of the scheme on the existing MUGA. In order to not hold up the remainder of the development the additional classroom extension has been removed from the plans subject of this application and will be submitted as a separate application in due course. The application before Members therefore consists of a single storey extension to the rear of the school to accommodate a new, larger catering kitchen and a link corridor around the existing hall to improve circulation around the school and to see the school used in a more effective manner.

## History

2012/0371- Erection of 3 no extensions to primary school to provide additional classrooms, toilets and a staffroom (Part Retrospective)- Granted 27/06/2012

2007/2071- Construction of a multi-use games area- Approve with conditions- 05/03/2008

B/03/2194/CU- Erection of single-storey link extension to school and new nursery/children's centre- Approve with conditions.

B/00/0640/CU- Erection of 2.1m high palisade fencing to front boundary- Approve with conditions.

## 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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

## Local Plan

Policy GD1 General Development  
Policy D1 High Quality Design and Place Making  
Policy T3 New Development and Sustainable Travel  
Policy T4 New development and Transport Safety  
Policy I2 Educational and Community Facilities  
Policy Poll1 Pollution Control and Protection  
Policy BIO1 Biodiversity and Geodiversity  
Policy GI1 Green Infrastructure

## SPDs

Supplementary Planning Document – Parking  
Supplementary Planning Document – Sustainable Travel  
Supplementary Planning Document- Trees and Hedgerows  
Supplementary Planning Document- Residential Amenity and the Siting of Buildings  
Supplementary Planning Document- Biodiversity and Geodiversity

## National Planning Policy Framework

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.

### Consultations

Ecology Officer – No objections subject to condition

Pollution Control – No objections subject to condition

Drainage – No objections

Highways – No objections

Sport England – Initially raised concerns on the classroom extension and its impact on the MUGA. This part of the scheme no longer forms part of this application and as such these concerns have been resolved.

Yorkshire Water – No objections subject to condition

### **Representations**

The application was advertised by neighbour notification letters and site notice. One comment was received from a nearby neighbour clarifying where the works are to take place and commenting that there is a lot of wildlife in the trees.

### **Assessment**

#### Principle of Development

The proposed site is an existing community facility and is within an area of Urban Fabric and therefore has no specific allocation within the Local Plan.

Local Plan Policy I2, Educational and Community Facilities supports the provision of schools, educational facilities and other community facilities. One of the borough's ambitions is to invest in education and skills to support the development of the economy and increase educational attainment and the importance of access to a good education is emphasised. As such, the proposed extensions are acceptable in principle subject to an assessment of other policies within the Local Plan.

#### Design

The proposed extensions are both infill extensions and are modest in their size. They have been designed to complement the existing building. The corridor extension to the east of the existing building measures approximately 2.7m in width, 13.11m in depth and 2.7m in maximum height with a flat roof. The kitchen extension is to the rear of the school measures 13m in width, 6.1m in depth and 3.16m in maximum height with a flat roof with a small chimney and new extract ductworks. The kitchen extension will sit below the roofline of the existing building. Further, the works to form the kitchen extension will see the demolition of the existing water tower which is considered a betterment and will improve the overall appearance of the building. Both extensions are to be constructed from materials to match the existing building including brickwork facades, UPVC windows and curtain walling. The link corridor has a UPVC curtain wall façade to maximise daylight and to tie in with the existing elevation treatments facing the playground.

The site layout has taken the existing school into consideration. The link corridor has been routed around the main hall on the northwest side of the playground to provide improved internal circulation and to facilitate easier management of the school. The catering kitchen sits between the existing staff room and the boiler house and will make use of an area that was previously unusable for the school.

The existing mature trees to the south-west boundary will be retained, as will the existing playing field area. The catering kitchen infill and the link corridor extensions will be constructed on existing hard landscaped areas. The areas surrounding these two elements will remain as hard landscaping, tied into the existing. There are no new boundary walls or fences to construct as part of the works.

The extensions will not affect the Darfield Road Street scene due to their position well within the boundaries of the site.

The extensions will enhance the overall appearance of main school building as they will follow the form of existing extensions/additions, be constructed from matching materials, and have similar sized openings. Further, as they are modest in scale and will be lower in height than the main body of the building, they will appear as subordinate and appropriate additions.

Given the above the proposal is considered to be of a high-quality design, in accordance with Local Plan Policies D1 and GD1.

#### Residential Amenity

There will be no detrimental impact on residential amenity as the proposed extensions are located approximately 40m from the nearest residential property to the north-west and east. The siting of the proposal therefore meets the guidelines of the SPD on Residential Amenity and the Siting of New Buildings. A condition is recommended to restrict the hours of construction work. This is in line with the advice from Pollution Control who have raised no objections to the scheme subject to this condition. The proposals are therefore acceptable from a residential amenity perspective in accordance with Policy POLL1 of the Local Plan.

#### Trees

The corridor extension will not affect any existing trees. The kitchen extension will extend out towards trees on the boundary of the site but will be no closer than the existing school building as it will infill a gap in the school layout. It is therefore not considered that the proposal would be of detriment to the trees subject to a suitable condition for an arboricultural method statement to ensure protection of the trees. The proposal therefore satisfies the requirements of Local Plan Policy BIO1 and the Trees/Hedgerows SPD.

#### Ecology

The application was supported by a bat survey report, detailing the findings of a building inspection and a single emergence survey undertaken in August 2022. The survey indicated a likely absence of roosting bats within the buildings to be affected by the proposals. The evaluation and conclusion section for the report suggests that integral bat roost features are incorporated within the proposals, which will be secured by way of planning condition. The Council's Ecology Officer has looked over the report and is satisfied with the conclusions.

In taking all of the above into consideration, the application will be in accordance with Local Plan Policy BIO1, Green Infrastructure policy GI1, and the SPDs Biodiversity/ Geodiversity and Trees/ Hedgerows.

### Highways

The school benefits from a 32-space car park that will not be affected by the scheme. Barnsley MBC's Parking SPD recommends that schools should provide off-street parking at a rate of one space per three members of teaching staff and an additional space per three members of non-teaching staff. The 32-space car park is more than adequate to accommodate the suggested number of staff when assessed using this guidance.

There are bus stops outside the school on Darfield Road, which are served by the number 32 bus, which runs from Cudworth into Barnsley Town Centre via Monk Bretton every 20 minutes. Cudworth is located just off the A628 Dearne Valley Parkway, which also provides links to Barnsley, Doncaster, Rotherham and Sheffield.

Given this, the scheme is acceptable from the perspective of highways and no specific conditions are deemed necessary. As such, the proposal will be in accordance with Local Plan Policy T4 New Development and Transport Safety.

### Drainage

No objections have been raised from drainage consultees to the scheme. Yorkshire Water are satisfied that a 2-inch private supply pipe within the redline boundary to the Northeast of the site will not be affected by extension works.

Planning permission is therefore recommended subject to condition to protect the local aquatic environment and Yorkshire Water infrastructure in accordance with Local Plan policy POLL1.

### Conclusion

The proposed development is for two modest infill extensions to the existing Primary School. The extensions assimilate well with the existing school and are modest in scale. Suitably worded conditions will be used to ensure the development will not have a detrimental impact to trees, biodiversity, residential amenity or drainage and there will be no impact to the highway network.

Therefore, it is the view of officers that the proposed is acceptable and approval should be granted.

### **Recommendation**

Grant subject to conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**
2. The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved:

- PO1- Site Location Plan
  - PO4- Existing Elevations
  - 101- Existing Plan
  - PO2- Existing Site Plan
- STE/22/14/01- Drainage Proposals
- STE/22/14/02- Soakaway and Catchpit Details
- STE/22/14/03- Impermeable area to Soakaway
- BC2202 10-APP-XX-XX-DR-M-000601- Mechanical Building Services - Zone 1 Proposed Layout
- P05- Proposed Site Plan REV P2
- 120- Proposed Plan REV P2
- P07- Proposed Elevations REV P2
- Design and Access Statement REV A- March 2023
- ER-6406-01A Bat Survey by Brooks Ecological
  - 117284- Kitchen Ventilation System REV A

**Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

3. The external materials shall match those specified within the plans outlined in Condition 2.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.**

4. No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

Tree protective barrier details  
 Tree protection plan  
 Arboricultural method statement

Once approved all works should be undertaken in accordance with the approved plans with protective barriers in place for the duration of the development.

**Reason: To safeguard existing trees, in the interest of visual amenity, in accordance with Local Plan Policy BIO1 and the Trees and Hedgerows Supplementary Planning Document.**

5. Prior to occupation of development, full details of integral bat roost features, which shall include 3no bat boxes shown on a site plan and 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 Local Plan Policy BIO1.**

6. During construction or demolition works, activity 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: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1**

7. The site shall be developed with separate systems of drainage for foul and surface water on and off site. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

**Reason: To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network in accordance with Local Plan Policy POLL1.**

PA Reference:-

2022/1291





# Item 6

## BARNSELY METROPOLITAN BOROUGH COUNCIL

### PLANNING APPEALS – February and March 2023

#### APPEALS RECEIVED

5 appeals were received in February 2023

Reference	Details	Method of Appeal	Committee/ Delegated
2022/0770	Erection of a detached two-bedroom bungalow (outline with all matters reserved) 69 Welland Crescent, Elsecar, Barnsley, S74 8AE	Written Representation	Delegated
2022/1273	Freestanding illuminated digital poster advertisement unit measuring 6.4m x 3.4m (standard 48 sheet size) for the display of static poster designs. Wynsors World Of Shoes, 90 Doncaster Road, Barnsley, S70 1TW	Written Representation	Delegated
2021/0427	Detached outbuilding in rear garden (Part Retrospective) 10 Acorn Avenue, Thurnscoe, Barnsley, S63 0AU	Written Representation	Delegated
2022/0515	Erection of one and a half storey detached dwellinghouse with living accommodation in the roof space and provision of integral double garage Hangman Stone Bar Farm, Moor Lane, Birdwell, Barnsley, S70 5TY	Written Representation	Delegated
2022/0342	Outline application for erection of community facility and café Land off Mortimer Road, Midhopton, Sheffield, S36 4GW	Written Representation	Delegated

2 appeals were received in March 2023

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee / Delegated</u>
2022/0937	Erection of single storey side/rear extension and erection of chimney stack positioned on roof plane of the extension (Amended plans compared with previously approved application 2022/0098). <b>3 Hall Place, Monk Bretton, Barnsley, S71 2EX</b>	Written Representation	Delegated
2022/1243	Installation of a 48 sheet freestanding digital advertisement signboard. <b>The Time and Place, Old Mill Lane, Barnsley, S71 1LL</b>	Written Representation	Delegated

## APPEALS WITHDRAWN

0 appeals were withdrawn in February 2023

0 appeals were withdrawn in March 2023

## APPEALS DECIDED

3 appeals were determined in February 2023

<u>Reference</u>	<u>Details</u>	<u>Decision</u>	<u>Committee/Delegated</u>
2022/0782	Upward extension of roof ridge and eaves height at side and rear of dwelling to create attic bedroom within the roofspace, rear dormer extension and rooflights to front <b>3 Colster Close, Gawber, Barnsley, S75 2LR</b>	Dismissed 20/02/2023	Delegated
2022/0732	Erection of 1no. dwelling following demolition of stables <b>Land off Old Anna Lane, Work Bank Lane, Thurlstone, Sheffield, S36 9RR</b>	Dismissed 22/02/2023	Delegated
2022/0466	Conversion and alterations of former barn to residential tourist accommodation <b>Little Doubting Farm, Hartcliff Hill Road, Penistone, Sheffield, S36 9FS</b>	Dismissed 24/02/2023	Delegated

3 appeals were determined in March 2023

<u>Reference</u>	<u>Details</u>	<u>Decision</u>	<u>Committee/Delegated</u>
2022/0061	Erection of detached garage and associated works <b>Rockside, Cliff Road, Darfield, Barnsley, S73 9HR</b>	Allowed 09/03/2023	Delegated
2022/0496	Variation of condition 1 of application 2021/1175 (Erection of detached garage (Part Retrospective)) to allow for alteration to roof. <b>343 Darton Lane, Mapplewell, Barnsley, S75 6AW</b>	Dismissed 10/03/2023	Delegated
2022/1273	Freestanding illuminated digital poster advertisement unit measuring 6.4m x 3.4m (standard 48 sheet size) for the display of static poster designs <b>Wynsors World Of Shoes, 90 Doncaster Road, Barnsley, S70 1TW</b>	Dismissed 20/03/2023	Delegated

## 2022/2023 Cumulative Appeal Totals

- 35 appeals have been decided since 01 April 2022
- 29 appeals (83%) have been dismissed since 01 April 2022
- 6 appeals (17%) have been allowed since 01 April 2022

	<b>Audit</b>	<b>Details</b>	<b>Decision</b>	<b>Committee/ Delegated</b>
1	2021/0713	Wrap around balcony to rear of house <b>34 Staincross Common, Staincross, Barnsley, S75 6NA</b>	Dismissed 01.04.2022	Delegated
2	2021/1243	Display of double-sided freestanding 48-sheet sized digital LED advertising unit <b>Land at Westway, Corner of New Street, Barnsley, S70 1SW</b>	Dismissed 29.04.2022	Delegated
3	2021/1335	Erection of front porch and creation of access to parking space to front (Part Retrospective) <b>4 Sycamore View, Sheffield Road, Oxspring, Barnsley, S36 8YW</b>	Allowed 29.04.2022	Delegated
4	2021/1276	Change of use of agricultural building to dwellinghouse (C3) (Prior Notification) <b>Elmhirst Farm, South Lane, Cawthorne, Barnsley, S75 4EF</b>	Dismissed 17.05.2022	Delegated
5	2021/1108	Erection of extension to eaves and roof height of dwelling to create attic bedroom within the roofspace and provision of associated rooflights <b>3 Colster Close, Gawber, Barnsley, S75 2LR</b>	Dismissed 09/06/2022	Delegated
6	2021/1221	Erection of detached outbuilding (Lawful development certificate for a proposed development) <b>Gransden House, Church Street, Royston, Barnsley, S71 4QZ</b>	Allowed 06/06/2022	Delegated
7	2021/1075	Erection of 1.8m high timber horizontal slat fence (Retrospective) <b>3 Fieldhead Manor, The Granary, Elmhirst Lane, Dodworth, Barnsley, S75 4LD</b>	Dismissed 01/07/2022	Delegated
8	2021/1258	Erection of 1.8m high timber horizontal slat fence (Listed Building Consent - Retrospective) <b>3 Fieldhead Manor, The Granary, Elmhirst Lane, Dodworth, Barnsley, S75 4LD</b>	Joint Decision with 2021/1075 As LB Consent is not required no further action to be taken	Delegated (Not counted in total).
9	2021/1244	Replacement of garage doors. <b>The Granary, 3 Fieldhead Manor, Elmhirst Lane, Dodworth, Barnsley, S75 4LD</b>	Dismissed 01/07/2022	Delegated
10	2021/1377	Replacement garage doors (Listed Building Consent). The Granary, 3 Fieldhead Manor, Elmhirst Lane, Dodworth, Barnsley, S75 4LD	Dismissed 01/07/2022	Delegated
11	2020/1221	Residential development of 28 no dwellings and associated works <b>Land south of New Smithy Avenue, Thurlstone, Sheffield, S36 9QZ</b>	Allowed 19/07/2022	Committee
12	2022/0140	New pair of free standing illuminated 48-sheet digital advertisement displays. <b>Land at Shambles House, Shambles Street, Barnsley, S70 2RN</b>	Dismissed 25/07/2022	Delegated
13	2021/0892	Demolition of existing detached treble garage and erection of replacement one and a half storey outbuilding with a first floor located within the roof space.	Dismissed 27/07/2022	Delegated

		<b>362 Pontefract Road, Lundwood, Barnsley, S71 5JY</b>		
14	2022/0243	Removal of existing 96 sheet advert and replacement with 48 sheet advert to support a freestanding digital poster and installation of new 48 sheet advert. <b>Wombwell Lane Adj. Tesco Barnsley, S70 3NS</b>	Split decision by Council upheld by Inspector. Appellant's case dismissed 01.08.2022	Delegated
15	2021/0791	Erection of bungalow <b>Rear of 109 Barnsley Road, Wombwell, Barnsley, S73 8JH</b>	Dismissed 09/08/2022	Delegated
16	2021/0940	Erection of detached outbuilding to rear housing garage and garden room at ground floor and store within roof space <b>21 Mount Vernon Crescent, Worsbrough Common, Barnsley, S70 4DN</b>	Allowed 17/08/2022	Delegated
17	2022/0141	The erection and display of a single wall-mounted 48-sheet sized digital LED advertising unit. <b>92 Sheffield Road, Near Junction with Taylor Row, Barnsley, S70 1HY</b>	Dismissed 17/08/2022	Delegated
18	2022/0214	Additional level to part of building and associated alterations. <b>The Cottage, The Kennels, Renald Lane, Hoylandswaine, Sheffield, S36 7JX</b>	Dismissed 18/08/2022	Delegated
19	2021/1156	Erection of 1no dwelling (Outline with All Matters Reserved) - Resubmission of application 2021/0465 <b>11 Willow Bank, Barnsley, S75 1EF</b>	Dismissed 30/08/2022	Delegated
20	2022/0159	Change of use of part of house (garage) to beauty salon with external changes <b>7 Longwall Close, Mapplewell, Barnsley, S75 6NY</b>	Dismissed 27.09.2022	Delegated
21	2021/1437	Change of use from residential (C3) to guest house (C1) <b>131 Dodworth Road, Barnsley, S70 6HL</b>	Dismissed 30.09.2022	Delegated
22	2021/1465	Erection of 20m high telecommunications monopole with wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works (Application to determine if prior approval is required) <b>Vernon Road, Worsbrough, Barnsley, S70 5BB</b>	Dismissed 18.10.2022	Delegated
23	2021/1195	Change of use from use class C3 dwellinghouse to use class C4 - 5 no. bedroom House of Multiple Occupation (Retrospective) <b>4 Spencer Street, Kingstone, Barnsley, S70 1QX</b>	Dismissed 27.10.2022	Delegated
24	2021/1472	Demolition of 49 Woodstock Road and residential development of 5no dwellings (Outline with matters reserved apart from means of access) <b>49 Woodstock Road, Wilthorpe, Barnsley, S75 1DX</b>	Allowed 31.10.2022	Delegated
25	2021/1619	Erection of 20m high telecommunications monopole, 12no. antennas, equipment cabinets	Dismissed 15.11.2022	Delegated

		and associated ancillary development to replace existing rooftop installation adjacent <b>SW Houghton Road, Houghton Road, Thurnscoe, Rotherham, S63 0JX</b>		
26	2022/0316	Erection of single storey extensions to the front, side and rear of existing detached garage and upward extension to the roof height to a create double garage with storage rooms to the rear <b>28 Tenters Green, Worsbrough, Barnsley, S70 5HG</b>	Dismissed 09.12.2022	Delegated
27	2021/1673	Change of use of agricultural building to dwellinghouse (Prior Approval) <b>Land at the rear of 24 Common Road, Brierley, Barnsley, S72 9ES</b>	Dismissed 28.09.2022	Delegated
28	2022/0482	Proposed telecommunications installation: 16m high monopole with wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works (Application to determine if prior approval is required) <b>Birk Avenue, Kendray, Barnsley, S70 3DJ</b>	Dismissed 12.01.2023	Delegated
29	2022/0571	Erection of two storey side extension to dwelling <b>119 Worsbrough Road, Birdwell, Barnsley, S70 5RF</b>	Dismissed 25.01.2023	Delegated
30	2022/10495	Two storey side extension to dwelling <b>5 Park View Road, Staincross, Barnsley, S75 6LD</b>	Dismissed 27.01.2022	Delegated
31	2022/0782	Upward extension of roof ridge and eaves height at side and rear of dwelling to create attic bedroom within the roofspace, rear dormer extension and rooflights to front <b>3 Colster Close, Gawber, Barnsley, S75 2LR</b>	Dismissed 20/02/2023	Delegated
32	2022/0732	Erection of 1no. dwelling following demolition of stables <b>Land off Old Anna Lane, Work Bank Lane, Thurlstone, Sheffield, S36 9RR</b>	Dismissed 22/02/2023	Delegated
33	2022/0466	Conversion and alterations of former barn to residential tourist accommodation <b>Little Doubting Farm, Hartcliff Hill Road, Penistone, Sheffield, S36 9FS</b>	Dismissed 24/02/2023	Delegated
34	2022/0061	Erection of detached garage and associated works <b>Rockside, Cliff Road, Darfield, Barnsley, S73 9HR</b>	Allowed 09/03/2023	Delegated
35	2022/0496	Variation of condition 1 of application 2021/1175 (Erection of detached garage (Part Retrospective)) to allow for alteration to roof. <b>343 Darton Lane, Mapplewell, Barnsley, S75 6AW</b>	Dismissed 10/03/2023	Delegated
36	2022/1273	Freestanding illuminated digital poster advertisement unit measuring 6.4m x 3.4m (standard 48 sheet size) for the display of static poster designs <b>Wynsors World Of Shoes, 90 Doncaster Road, Barnsley, S70 1TW</b>	Dismissed 20/03/2023	Delegated

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# Item 7


## BARNSLEY METROPOLITAN BOROUGH COUNCIL

### SUMMARY OF OUTCOMES - PLANNING APPLICATIONS AGENDA PACKS ISSUED AS BOARD MEMBER CONSULTATIONS IN ADVANCE OF THE FEBRUARY 2023 PLANNING REGULATORY BOARD MEETING

#### LIST OF APPLICATIONS WITHIN THE AGENDA PACKS:-

<u>Reference</u>	<u>Details</u>	<u>Committee/ Delegated</u>
2022/1298	Erection of free-standing piece of public art (Billy and Kes Sculpture), at <b>Greenspace located at the corner of Hoyland Road and Stead Lane, Hoyland Common, Barnsley, S74 0AA</b>  Summary of consultation comments received:-  1. One response indicating they were happy for application to go ahead.	To proceed delegated for approval in accordance with the officer recommendation, and the conditions set out in the officer report.
2022/1222	Single storey extension to the rear/side of existing dwelling with formation of access ramp and surrounding footpath around the extension to create a level access to 2no rear doors, at <b>14 Worsbrough Road, Birdwell, Barnsley, S70 5QR</b>  Summary of consultation comments received:-  1. One response indicating they were happy for the application to go ahead.	To proceed delegated for approval in accordance with the officer recommendation, and the conditions set out in the officer report.

**Signed:**



**Joe Jenkinson**  
**Head of Planning and Building Control**

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# Item 8

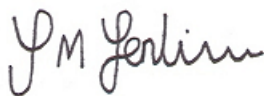
## BARNSLEY METROPOLITAN BOROUGH COUNCIL

### SUMMARY OF OUTCOMES - PLANNING APPLICATIONS AGENDA PACKS ISSUED AS BOARD MEMBER CONSULTATIONS IN ADVANCE OF THE MARCH 2023 PLANNING REGULATORY BOARD MEETING

#### LIST OF APPLICATIONS WITHIN THE AGENDA PACKS:-

<u>Reference</u>	<u>Details</u>	<u>Committee/ Delegated</u>
2022/1335	<p>Alterations to dwellinghouse consisting of conversion of existing integral garage into living accommodation, single storey extension in front of converted garage and to create new porch; and formation of square box window in front of ground floor living room with roof canopy above at <b>19 Fleet Hill Crescent, Smithies, Barnsley, S71 1XJ.</b></p> <p>Summary of consultation comments received:-</p> <ol style="list-style-type: none"><li>1. One response indicating they have no issues with the application.</li></ol>	To proceed delegated for approval in accordance with the officer recommendation, and the conditions set out in the officer report.
2023/0036	<p>Installation of louvre grille in Mill Cottage (Listed Building Consent) at <b>Worsbrough Mill Museum, Worsbrough Mill, Park Road, Worsbrough, Barnsley, S70 5LJ</b></p> <p>Summary of consultation comments received:-</p> <ol style="list-style-type: none"><li>1. One response indicating they have no issues with the application.</li></ol>	To proceed delegated for approval in accordance with the officer recommendation, and the conditions set out in the officer report.
2022/1211	<p>Works to replace existing failed masonry, concrete and rip-rap platforms on the north and south banks of Worsborough Reservoir and associated enabling works including provision of temporary access routes and footpaths at <b>Worsbrough Country Park, off Park Road, Worsbrough, Barnsley, S70 5LJ</b></p> <p>Summary of consultation comments received:-</p> <ol style="list-style-type: none"><li>1. One response indicating they have no issues with the application.</li></ol>	To proceed delegated for approval in accordance with the officer recommendation, and the conditions set out in the officer report.

**Signed:**



**Joe Jenkinson**  
**Head of Planning and Building Control**

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