

MEETING:	Planning Regulatory Board
DATE:	Tuesday 13 June 2023
TIME:	2.00 pm
VENUE:	Council Chamber, Town Hall, Barnsley

AGENDA

1. Declarations of Interest

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

2. Minutes (*Pages 3 - 6*)

To receive the minutes of the meeting held on 18th April 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 or by telephoning (01226) 772593.

3. Land at Higham Lane, Dodworth - 2022/0916 - For Approval (*Pages 7 - 20*)

4. Lockwood Road, Goldthorpe - 2021/1171 - For Approval (*Pages 21 - 42*)

Planning Enforcement

5. Planning Enforcement Report Quarter 4 2023 (*Pages 43 - 50*)

Planning Appeals

6. Planning Appeals - April 2023 (*Pages 51 - 52*)

7. Planning Appeals - May 2023 (*Pages 53 - 54*)

Member Consultations

8. Member Consultation Report - April 2023 (*Pages 55 - 56*)

To: Chair and Members of Planning Regulatory Board:-

Councillors Richardson (Chair), Bowler, Burnett, Coates, Crisp, K. Dyson, Greenhough, Hayward, Leech, Lofts, McCarthy, Mitchell, Moore, Morrell, O'Donoghue, Peace, Ramchandani, Risebury, Smith, Sumner, Webster, Wilson, A. Wray, C. Wray, N. Wright and P. Wright

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 Mel Bray on email governance@barnsley.gov.uk

Monday 5 June 2023

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

MINUTES

Present

Councillors Richardson (Chair), Bellamy, Cain, Coates, Danforth, Eastwood, P. Fielding, Gillis, Hayward, Leech, Lofts, Mitchell, Moyes, Peace, Tattersall, Webster and Wilson

61. Declarations of Interest

Councillor Tattersall declared a Non-Pecuniary interest in relation to **Planning Application 2021/1690** – 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 at A61 along Wakefield Road, Smithies, Barnsley, as she had previously been the Cabinet Support Member Place (Environment and Transportation).

62. Minutes

The minutes of the meeting held on 14 February 2023 were taken as read and signed by the Chair as a correct record.

63. Former Belmont Care Home and adjacent farmland between Garden Close and Back Lane, Monk Bretton, Barnsley, S71 2DY - 2022/0663 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2022/0663** - 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) at Former Belmont Care Home and adjacent farmland between Garden Close and Back Lane, Monk Bretton, Barnsley, S71 2DY.

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

64. A61 along Wakefield Road, Smithies, Barnsley - 2021/1690 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2021/1690** – 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 at A61 along Wakefield Road, Smithies, Barnsley.

RESOLVED that the application be granted in accordance with the Officer recommendation and subject to the signing of a S106 Agreement and an additional informative to advise developer to liaise with Regulatory Services in relation to the Noise Insulation Regulations.

Councillors Lofts, Gillis and Fielding voted against the recommendation.

65. Birkwood Primary School, Darfield Road, Cudworth - 2022/1291 - For Approval

The Head of Planning and Building Control submitted a report on **Planning Application 2022/1291** – Proposed extension works to form new circulation corridor and catering kitchen at Birkwood Primary School, Darfield Road, Cudworth, Barnsley, S72 8HG.

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

66. Planning Appeals - February and March 2023

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

The report indicated that 5 appeals had been received in February 2023 and 2 appeals had been received in March 2023. No appeals had been withdrawn in either February or March 2023. In February 2023, a total of 3 appeals had been determined which had been dismissed. In March 2023, a total of 3 appeals had also been determined, 1 of which had been allowed and 2 appeals had been dismissed.

The report provided the details of cumulative appeal totals for the whole of 2022/23, which indicated that 35 appeals had been decided since 1 April 2022. Of those, 29 appeals (83%) had been dismissed and 6 appeals (17%) had been allowed.

RESOLVED that the update be noted.

67. Member Consultation Report - February 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 February 2023.

RESOLVED that the report be noted.

68. Member Consultation Report - March 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 March 2023.

RESOLVED that the report be noted.

Chair

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Item 3

2022/0916

Applicant: Sterling Capitol

Proposal: Development of 2no warehouses (floorspace of 9,755m² and 7,804m²) for general industrial and storage and distribution purposes (use classes B2 and B8) with provision of ancillary office accommodation (Reserved matters of the outline part of hybrid planning permission 2019/0286 seeking approval of external appearance, landscaping, layout, and scale)

Site: Land at Higham Lane, Dodworth, Barnsley, S75 3UB

Representations have been received from 3 local residents and former Councillor Peter Fielding at the time that he was a sitting Ward Member prior to standing down before the recent local elections.

Site Location and Description

The site is located off Higham Lane immediately to the northwest of the existing Capitol Park business park at Dodworth. It measures 5.58 hectares in size and slopes west to east towards the M1 motorway. The site is approximately 3km from Barnsley town centre which is located to the east and is in close proximity to the M1 at Junction 37 and the A628 giving it very high accessibility to the strategic highway network.

The site comprises two fields in agricultural use that are divided by a hedge which is to be retained. A single bungalow (Lane Head Farm) is located at the southern corner of the site, with its own access, adjacent to Higham Lane, which is intended to be demolished to facilitate the development.

There are two existing residential properties at Lane Side Farm on Higham Lane which lie on the western boundary of the site and do not form part of the application.

The Higham Lane boundary is lined with trees and there is a further overgrown hedgerow along the eastern boundary, some of which are to be retained. An overhead telecoms line crosses the northern field from the northwest to the east, before continuing to follow the eastern boundary of the southern field. There is also a telecoms transmitter, surrounded by a metal post and chain link fence, in the eastern corner of the site which is intended to remain.

There is an existing track access to the two fields within the site midway along Higham Lane. The site surroundings comprise:

- The northern and northeast boundary is formed by the M1 motorway corridor.
- To the southeast, a cluster of hybrid industrial units that form part of the existing Capitol Park business park.
- To the south, Higham Lane, beyond which is an area of woodland.
- To the west, 2 no. dwellings (Lane Side Farm), beyond which is Higham Lane and further woodland.

The topography of the site is varied, with a high point of 163m AOD to the east of Lane Side Farm, and the low point of 145m AOD adjacent to the motorway beyond the northern edge of the site.

The application site boundary overlaps a small part of the planning permission boundary for previously approved planning application 2020/0040 for highway reconfiguration works to

connect Capitol Close with Higham Lane via the construction of a new roundabout. Those works are still yet to be carried out at this moment in time.

Planning History

2019/0286 Proposal: Hybrid planning application for an extension to Capitol Park comprising a) development of 2no warehouses (floorspace of 9,755m² and 7,804m²) for general industrial and storage and distribution purposes (use classes B2 and B8) with provision of ancillary office accommodation - Outline with all matters reserved apart from means of access; and b) full application for provision of associated earthworks, demolition of existing bungalow and formation of access (amended plans). Granted 5th September 2019. The permission has been implemented following demolition of outbuildings to the bungalow. The application proposed access from Capitol Close.

2020/0040 Highways works comprising the linking of Capitol Close and Higham Lane via a new roundabout, road realignment and widening works throughout, enlargement of existing roundabout located at Capitol Close and Higham Lane and provision of associated footpaths, combined cycle/footpath and verge, land at Higham Lane/Capitol Close and Whinby Rd Barnsley. Granted 25/09/2020. Not yet commenced.

Proposal

This application seeks reserved matters approval of external appearance, landscaping, layout, and scale for the outline part of permission 2019/0286 which granted permission for 2 no. warehouses (Classes B2 and B8), with 5% ancillary office accommodation in each unit.

The northernmost warehouse (Unit 1) would be of 7,804m² (84,000 sq.ft) gross floor space and Unit 2 of 9,755m² (105,000 sq.ft), conforming to the outline permission. The dimensions of unit 1 would be 10m to eaves and 12.75m to ridge. Two storey offices are proposed to east elevation and 8 loading bays to the service yard to south elevation. It would have a 94-space car park.

Unit 2 would be slightly larger at 9,755m² but again this is the same as was proposed in the previous application. The dimensions of unit 2 would be 12m to eaves and 14m to ridge. Two storey offices are proposed to the east elevation with 10 loading bays to south elevation facing the service yard. It would have a 100 space car park.

Both units also have disabled bay, motorcycle and cycle parking. Access to the site is proposed from the southeast corner, extending the existing Capitol Close in compliance with the outline permission. However, an additional layout plan has been submitted to demonstrate that the application could also be served by the roundabout which has been granted permission under 2020/0040, but which has yet to be constructed. This would provide the site with an access onto a new roundabout that would link Capitol Close with Higham Lane.

Substantial landscaping would screen the residential properties adjacent on Higham Lane, with a 13m wide bund and significant structural tree planting to the west of Unit 2 as required in the outline permission. Trees are proposed to be a mix of extra heavy standard, standard and semi mature native species. An existing hedgerow in the centre of the site running approximately east west is to be retained as would some boundary trees, with the addition of new hedgerows to the boundary of the Unit 1 car park with a small attenuation pond on the western boundary of the site close to the dwellings at Lane Side Farm.

When the application was first submitted, the appearance of the buildings was proposed to be of dark grey vertical cladding with lighter grey panels of horizontal cladding. Minimal

contrasting yellow highlights were proposed to two storey office entrance reveals with a goosewing grey roof. This was considered unacceptable in visual appearance terms due to the prominent position of the units so close to the motorway (unit 1) and in an elevated position (unit 2). Improvements to elevations were therefore sought to reduce the landscape and visual impact both nearby and in the wider area. As a result, amended elevation plans were submitted which now propose a mix of greens, to the motorway (north elevation) vertical dark green panels with horizontal panels in shades of green, lightening upwards. A green coloured roof is also proposed. The offices are proposed to be dark green with contrasting flashing and the service yard elevations more predominately mid grey.

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.

The Local Plan

There is a specific policy relating to this site:

Site ES4 Capitol Park Extension 5.4 ha

The development will be expected to:

- Consider the impact on residential amenity and include appropriate mitigation where necessary.
- Provide on and off-site highways infrastructure works and improvements at Junction 37, as necessary.
- Provide off site highway safety enhancements.
- Consider the potential impact on the nearby Hugsett Wood Local Wildlife Site and include appropriate mitigation where necessary.
- Retain, buffer, and manage the existing hedgerows.
- Ensure that development respects the landscape and wider countryside, and where appropriate mitigation measures are incorporated to address impacts on the adjacent Green Belt and countryside; and
- Provide air quality assessments in accordance with Policy Poll 1.

Archaeological remains are known/expected to be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:

- Information identifying the likely location and extent of the remains, and the nature of the remains.
- An assessment of the significance of the remains; and
- Consideration of how the remains would be affected by the proposed development.

SD1 Presumption in favour of sustainable development – Planning applications that accord with other relevant policies will be approved without delay.

LG2 Location of Growth – Urban Barnsley is the highest priority location to accommodate growth in accordance with the adopted settlement hierarchy.

Policy E3 (Uses on Employment Land) on allocated employment sites the Council will allow the following uses: research and development (B1b) and light industry (B1c); general industry (B2); or storage or distribution (B8). The supporting text to the policy advises that the provision of well-located employment land is key to the Borough's future economic growth, and it is therefore essential that both new employment land and land currently in use or last used for employment purposes, is protected, and safeguarded from non-employment uses.

GD1 General Development – This policy will be the starting point for making decisions on all proposals including those shown on the Policies. Proposals for development will be approved if they meet a wide variety of criteria.

Supplementary Planning Documents

Parking

Residential amenity and the siting of buildings

Biodiversity and Geodiversity

Sustainable Travel

Trees and hedgerows

NPPF 2021

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:

Paragraph 111 of the NPPF states that 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.

Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by (inter-alia) preventing new and existing development from contributing to unacceptable levels of soil, air, water or noise pollution or land instability. The paragraph also states that decisions should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Paragraph 179(b) states that plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Consultations

Biodiversity Officer – No objections.

Conservation – No objections.

Coal Authority – No objections

Enterprising Barnsley – Support the application which would provide new industrial units in a strategically important area of the borough, it will also attract future investors and retain growing indigenous local companies, The development is essential in helping to create future employment opportunities as envisaged in the existing strategic and corporate plans.

Forestry Officer – No objections following the receipt of the amended landscaping plans

Highways DC – No objections subject to conditions

Highways Drainage – No objection subject to conditions

National Highways – No objection

Pollution Control – No objections subject to conditions

South Yorkshire Archaeology Service – No objections

South Yorkshire Mining Advisory service –No objections

Superfast Broadband – Gigabit capable broadband is required

Ward Councillors – Former Councillor Peter Fielding raised a number of points whilst he was still a sitting ward member prior to standing down before the recent local elections (see below).

Yorkshire Water – No objections

Representations

The application was advertised by press notice, site notice, by neighbour notification letters and on the Councils website. Representations were received from three local residents (to 23/2/23), two of whom sought clarification of plan revisions. The third resident did not object to the proposal, but raised potential amenity issues such as noise, landscaping, materials, drainage, and visual amenity.

Former Councillor Peter Fielding raised points relating to extent of neighbour consultation and potential upgrading of Capitol Close. Further points were raised relating to travel plan, impact on visual amenity as a result of the proposed height, sustainable travel, biodiversity and mitigation for noise and visual intrusion for local residents. *Capitol Close is proposed to be improved under the plans approved under permission reference 2020/0040. Travel Plan, sustainable travel, biodiversity and noise mitigation for the construction and operational noise were considered and conditioned at the outline stage, as was impact on the visual and residential amenity, resulting in a planning condition setting out maximum building parameters which was agreed by Members at the outline stage.*

Assessment

The principle of development

The site is allocated for new employment development in the Local Plan (site ES4) and has the benefit of an outline planning permission, including access, for 2no warehouses

(floorspace of 9,755m² and 7,804m²), which was approved under planning application 2019/0286. As such, the principle of this form of employment development on the site is already established. This particular application is only about establishing the acceptability of the appearance, landscaping, layout and scale details relating to the future development therefore.

Layout and scale

Indicative layouts were approved at the outline stage which shows two industrial units of modern design: Unit 1 in the northern part of the site closest to the M1 motorway of 84,000sqft (7803sqm), and Unit 2 of 105,000sqft (9290sqm) to the south and west of the site.

Eaves and ridge heights are as approved at outline stage and comply with condition 14 in terms of minimum distance from Lane Side Farm, and maximum height to eaves and ridge of the units. The proposal also complies with the outline condition 14 and would provide appropriate mitigation with the provision of a landscaped bund to the west of unit 2 to protect residential visual amenity. This would be planted with deciduous and evergreen native trees which would provide screening all year round and provide biodiversity interest.

Whilst an objector considers that the floor levels of the building is too high and the floor level and eaves of the building should be lowered by approximately 4m, the height of the development platforms that the buildings would sit on matches that approved on the full part of the previous application. That particular detail has already been approved, therefore. It is also noted that excavations would generate over 37,000 cubic metres of fill to be disposed elsewhere, not including the additional excavations needed to achieve the appropriate gradients for the access road. This is not considered to be a sustainable solution.

The site as a whole would be screened from the west by highway trees, but Unit 1 would lie close to the northbound M1 motorway and be visible from it. Unit 2 would lie at a higher level close to Higham Lane. Service yards are provided to the south of each unit. Unit 1 together with its service yard is set down from the dwellings at Lane Side Farm and the vegetation would screen the access road leading down to it.

Overall, the proposals represent an efficient use of the land whilst mitigating the impacts on the adjacent properties as far as possible in accordance with the site-specific policy ES4 and is also considered to be in accordance with Local Plan Policy D1 and GD1.

External appearance

Materials are proposed to be of profile metal cladding, some horizontal and some vertical with a shallow apex roof and are reminiscent of the remainder of the Capitol Park units.

Colours were initially proposed to be of varying shades of greys, mainly dark, with lighter panels, and some contrasting highlights in yellow. Two storey ancillary offices are proposed with double height glazed entrance. The buildings are going to be highly visible, unit 1 being the key building seen directly adjacent the motorway when entering or leaving Barnsley, and Unit 2 would be located on the top of a slope above the adjacent Capitol Park. Two residential dwellings lay close by on Higham Lane which would be at a higher level than unit 1, but lower than unit 2. While loss of view is not a material planning consideration, the impact of such dark colours on the outlook of the dwellings and the wider landscape and adjacent Gren Belt, together with pale goosewing grey roof was considered unacceptable and the applicant was requested to amend the proposed colours to something less obtrusive, more akin to the pastel palette found in the Hoyland north masterplan area.

Amended plans were submitted with elevations of mix of greens, to the motorway (north elevation) vertical dark green panels with horizontal panels in shades of green, lightening upwards. A green coloured roof is also proposed. The offices are proposed to be dark green with contrasting flashing and the service yard elevations more predominantly mid grey. One objector also objected to initial dark grey colours but has made no comment on the revised colour scheme.

The proposed materials, elevations and the revised colour scheme elevations are now considered to be acceptable. The colours would appear to blend with the landscaping as it matures and as such the proposal would ensure that with the substantial landscaping proposed, the development will as far as possible, respect the landscape and wider countryside and mitigate against the effect on nearby Green Belt. As such the proposal would provide a modern development of high-quality modern design and is considered to conform to Local Plan Policy D1 and site-specific policy ES4.

Landscaping and Trees

A comprehensive landscape scheme has been proposed which includes planting of a range of sizes and species of trees and shrubs, both native and ornamental. Planting would be expected to be in the first available planting season following construction which is standard practice.

One resident raised concerns about tree types and specification, and the timescale of planting. However, the landscape scheme is generally in accordance with the outline condition 14 and the approved indicative landscape plan, which required the formation of the landscaped bund between unit 2 and Lane Side Farm. The proposal meets this condition. However, the Forestry Officer requested that tree species should be replaced by native tree species which has now been done. Additional planting to screen the service yards from the road was also requested and together with the retention of existing trees and hedgerows to the boundary of the site and within the site would result in a satisfactory scheme.

A planning condition is proposed to secure the submission of an amended landscape scheme once the roundabout to the south is completed to ensure that any loss of landscaped areas occurring as a result of the construction of the roundabout is compensated or mitigated and enhanced and the service yards remain well screened.

Overall, the proposals are acceptable on this point and the application is in accordance with Local Plan Policy D1 and BIO1.

Other material considerations

Residential amenity

The location of the two buildings and their service yards were considered and approved by Members at the outline stage. The amount of development was set out by the outline permission for the two units, as is the minimum distance allowed between Unit 2 and Lane Side Farm (37m) and the maximum height of Unit 2 no higher than (12m to eaves and 14m to ridge). This was condition 14.

Potential amenity impacts such as noise/dust impacts would be controlled through planning conditions which were attached to the previous decision notice. One resident has concerns about noise and disturbance from reversing vehicle alarms, and service bays. However, the Pollution Control Officer has no objections subject to the implementation of the planning conditions relating to noise.

The resident also considered that loss of outlook has not been considered. However, this has been discussed above and there is no right to a view. The maximum size and location of the units was agreed at the outline stage with condition 14 requiring a minimum distance between unit 1 and Lane Side Farm which has been adhered to in this application, as has mitigation via provision of a landscaped bund. In addition, the position of the building and its height are such that it would avoid impinging on the upward 25 degree line from the centre point of the lowest window of Lane Side Farm to achieve compliance with the Residential Amenity and the Siting of Buildings SPD.

Given the comments above, the proposed development would maintain the residential amenity of the existing area to an acceptable degree in accordance with Local Plan Policy GD1.

Drainage

One objector has raised issues about drainage from the two adjacent residential dwellings which may be impacted by the proposal. The Authority's drainage engineer considers the drainage proposals to be satisfactory subject to the planning conditions attached at outline stage requiring formal details for foul and surface water drainage. Yorkshire Water Authority concurs. As such the application is in compliance with Local Plan Policy CC1.

Biodiversity

The previous hybrid application was accompanied by a preliminary ecological assessment and a suite of reports regarding protected species. The hedgerow in the centre of the site is to be retained, and the applicant has confirmed that the species rich hedgerow H1 along Higham Common Lane is to be retained as part of this application. There are no objections subject to a condition which was submitted at the outline stage which requires biodiversity details and mitigation/enhancement to be submitted before the development is carried out.

Highway/Transport Considerations

Access would be achieved by extending the existing Capitol Close access and running up the eastern boundary of the site, with a spur to reach unit 2, before turning west along the existing hedgerow to serve the service yard of Unit 1. This would mean that the internal routes would be located at a distance from the residential dwellings and additionally screened by existing and proposed vegetation. Car parking and office accommodation are also located to the far side of the buildings away from the existing dwellings

A Sheffield City Region Investment Fund (SCRIF) funded highway reconfiguration works scheme has been granted under 2020/0040 and consideration has been given to the timing of the implementation of both the highway alterations and the application site to ensure neither are jeopardised by the other. To this end, two access options were submitted with the proposals one accessing from Capitol Close in accordance with the outline permission, and one including a roundabout (granted under 2020/0040) which illustrates the site access following construction of the roundabout. The access road within the site is intended to remain private.

In assessing parking, the number of parking spaces complies with the adopted SPD Parking for B2 use, with additional parking spaces in the yard should the units be used for B8 use, together with disabled parking spaces, motorcycle parking spaces and cycle spaces. The proposed parking is therefore acceptable on this basis.

In reviewing the submitted transport assessment and road safety, there was a slight increase in the number of 2 way vehicle movements in the busy period (an increase of 5no AM peak

period and 4no PM peak period), but the increase is not considered material. However, a planning condition on the outline nevertheless requires an updated assessment to be submitted prior to occupation in case any future any highway improvements, or limitations on vehicle movements to and from the development at peak times become necessary.

Taking into account the above, there are no objections as the proposal complies with Local Plan policies T3 'New Development and Sustainable Travel' and T4 'New Development and Transport Safety'. Conditions are proposed.

Other matters

- One objector considers that Lane Side farm is a non-designated heritage asset and should be considered. This was considered in the officer report at outline stage and neither Historic England nor the South Yorkshire Archaeology Group raised any objections. The Conservation Officer also has no objections as the relative significance of the non-designated assets at Lane Side Farm was explored in 2019/0286 (Capitol Park Extension). As part of that application, it was determined that although there was some harm to the setting of Lane Side Farm the relative low significance of the assets (being undesignated and heavily altered) balanced with other gains meant refusal on this basis was not justified.
- One objector considers the environmental impacts of the development have not been assessed as a Green Belt landscape would be harmed. However, the hybrid application 2019/0286 was screened under the Environmental Impact Assessment (EIA) Regulations and it was determined that, an Environmental Statement was not required. The site was previously Green Belt but was allocated for employment use in the Local Plan in 2019. As the Local Plan itself was subject to an independent examination in public as well as the EIA screening for the hybrid, it is considered that the environmental considerations have been sufficiently taken into account.

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 already existing on the current planning permission and the additional ones proposed at the reserved matters 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 ES4, E3, GD1, D1, BIO1 & T4) and the relevant SPD's 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 residential amenity, highways considerations, biodiversity and drainage 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 the related part outline/part full hybrid planning permission 2019/0286:-

1. The development thereby permitted shall be begun before the expiration of 2 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 thereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:

11138-1(P)100_Location

11138-1(P)101_Existing Site plan

11138-1(P)103_Existing Sections

11138-1(P)110 REV E Masterplan amended plan rec 22/05/23

11138-1(P)111REV E Proposed Site plan amended plan rec 22/05/23

11138-1(P)113_Proposed Sections

11138-1(P)114 REV E Proposed Masterplan(showing future roundabout) amended plan rec 22/05/23

11138-1(P)115 REV F Proposed Site plan(showing future roundabout)amended plan rec 22/05/23

11138-1(P)-116 REV C Proposed Unit 1 Site plan

11138-1(P)117 REV E Proposed Unit 2 Site plan amended plan rec 22/05/23

11138-1(P)130-Unit 1 GA Plans

11138-1(P)131-Unit 1 Office Plans

11138-1(P)133-Unit 1 Roof Plan

11138-1(P)135-Unit 2 GA Plans

11138-1(P)136-Unit 2 Office Plans

11138-1(P)138-Unit 2 Roof Plan

11138-1(P)132 REV B-Unit 1 Elevations

11138-1(P)137 REV B-Unit 2 Elevation

11138-1-VL L02 REV D Landscape Plan - Layout 1 of 2 amended plan rec 190523

11138-1-VL L03 REV D Landscape Plan - Layout 2 of 2 amended plan rec 190523

3533-100-SK-1000 REV D swept path analysis and visibility rec 180523

3533-100-SK-1001 REV D swept path analysis and visibility rec 180523

Arboricultural Method Statement by Tree21 ref 220825-1.0-CPB-AMS-T21

Planning Statement dated August 2022

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. On commencement of engineering/construction operations, details of any temporary lighting (if proposed to be used) shall be submitted to and approved by the Local Planning Authority. Details shall include the location, orientation, angle, and luminance of the lighting including lux levels plans and shall be designed to ensure light pollution does not affect residential amenity or harm wildlife. Thereafter the approved details shall be implemented in full.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection

4. Prior to the occupation of any building hereby approved, full details of permanent external lighting shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the location, orientation, angle, and luminance of the lighting including lux levels plans and shall be designed to ensure light pollution does not affect residential amenity or

harm wildlife. The approved details shall be implemented on each plot prior to occupation of the building of the use and retained as such thereafter.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection

5. Vehicular and pedestrian gradients within the site shall not exceed 1:12

Reason: To ensure safe and adequate access in accordance with Local Plan Policy T4.

6. All in plot planting, seeding, or turfing comprised shall be carried out on each plot no later than the first planting and seeding season following the occupation of the plot and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making

7. All out of plot planting, seeding, or turfing shall be carried out in full in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority upon commencement of development. Thereafter the landscaping shall be carried out in accordance with the approved details and timescales and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar No development or other operations being undertaken on site shall take place until tree protection is erected on site in accordance with the Arboricultural Method Statement by method statements in the approved Arboricultural Impact Assessment Tree21 ref 220825-1.0-CPB-AMS-T21. Thereafter the development shall be implemented in accordance with the approved documents.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality size and species and in the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making.

8. Upon completion of construction of the roundabout granted under 2020/0040, an amended landscape scheme shall be submitted to the Local Planning Authority for approval in writing. The scheme shall detail additional/replacement planting to ensure that the Unit 2 service yard is well screened by trees/shrubs when viewed from the adjacent public highway, and shall include full details of 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 landscaping scheme shall include large growing native tree species. Thereafter the approved scheme shall be implemented in full during the first available planting season. Any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To avoid losses in existing or proposed landscaping as a result of the construction of the roundabout and in the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity

9. The access road taken from Capitol Close (shown on plan 100-SK-1001 Rev D) shall be amended to provide access from the northern arm of the roundabout approved under 2020/0040 (shown on plan 100-SK-1000 Rev D) in accordance with detailed engineering,

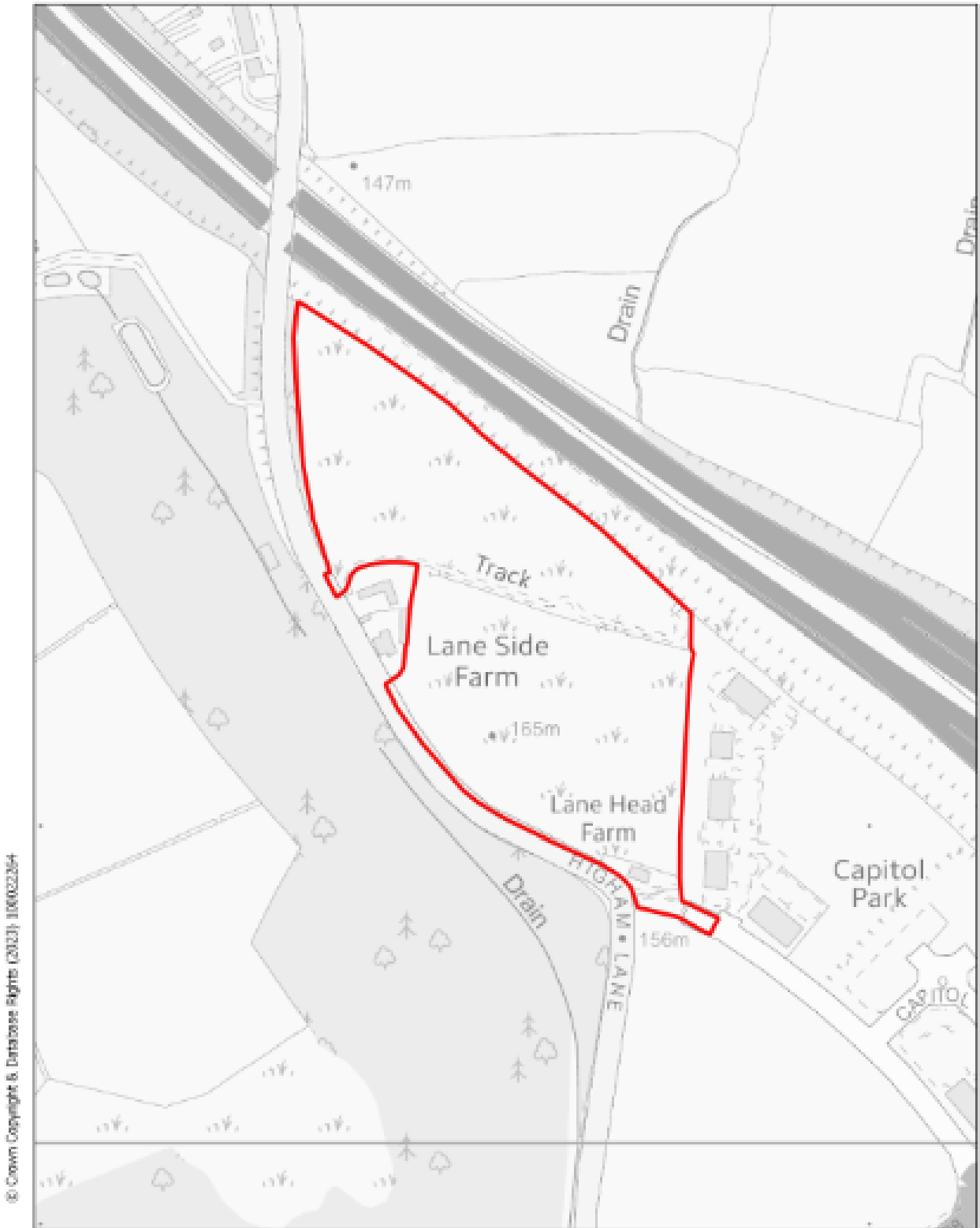
drainage, street lighting, constructional details and a programme of works to be submitted to and approved in writing by the LPA. The timing of these works shall be commensurate with the programme for the highway works secured under planning approval 2020/0040.

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

10. Development shall not commence until arrangements have been entered into to secure such works to mitigate the effect of the development, and thereafter the approved scheme of works shall be completed prior to the development being brought into use. Such works shall comprise of:

- a) Measures for controlling parking on the access road within the development.
- b) Any necessary amendments to signing/lining

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



BARNSLEY MBC - Regeneration & Property



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Item 4

2021/1171

Applicant: Gleasons

Description: Erection of 125, 2, 3 and 4 bed dwellings with associated access and landscaping.

Address: Lockwood Road, Goldthorpe, Rotherham, S63 9JY

Site Description

The subject site of this application is a parcel of land to the north of Goldthorpe, south of the A635 and Phoenix Park. The subject site was previously a mixed area of grassland, vegetation, and former allotments. The site is subdivided by various boundary treatments and has a gentle fall in topography from north to south and has a developable area of 10.06 acres.

The site is allocated for Housing under the Local Plan (site reference HS46) with an indicative number of dwellings of 125.

To the northern and north-west boundaries there is a mature, widespan landscape buffer of foliage which sits in between the site and the A635. To the south-east there are existing residential dwellings, to the south an existing school and an existing Grade II Listed Church (St John & Mary Magdalene) and Convent site to the West off Lockwood Road. The site is bound in part by Lockwood Road to the North-West.

The existing access to the site is from a back lane situated off Hamilton Road which leads to an unmade track within the site, however this would not be a suitable proposed access point for the development in question. There is an additional existing pedestrian access to the West of the site from Lockwood Road into the grassed field portion of the site.

Proposed Development

This application seeks full planning for the erection of 125, 2, 3 and 4-bedroom dwellings with associated access and landscaping. The application has been amended since its initial submission with notable amendments being the reduction in number of dwellings from 137 to 125 and an amended layout which has introduced a central area of public open space (POS) with a locally equipped area for play (LEAP).

In terms of the housing mix, the application proposes 8 2-bedroom, 87 3-bedroom and 30 4-bedroom dwellings. Included in this mix there will be 13 affordable units.

Several documents have been submitted to support the application which are listed as follows:

- Air Quality Assessment
- Archaeological Desk-Based Assessment
- Built Heritage Statement
- Biodiversity Metric
- Design and Access Statement
- Updated Ecological Impact Assessment
- Flood Risk Assessment- Revision 01
- Geotechnical Investigation
- Noise Assessment
- Planning Statement Addendum
- Tree Survey Report

- Transport Assessment

History

No relevant planning history.

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 Allocation

Site HS46: Land North of East Street, Goldthorpe Indicative number of dwellings 125.

The allocation states the following.

The development will be expected to:

Retain and manage habitat at the north-east part of site (grassland, herbs and trees) plus hedgerows on the site;

Respect the historic setting of the listed Church of St. John and St. Mary Magdalene by the use of appropriate site layout, sympathetic design that reflects the setting, scaling, massing, details and materials;

Comply with the Goldthorpe Masterplan; and

Provide appropriate acoustic treatment to mitigate against road noise.

Archaeological remains are known to be present on this site. The developable site area has been reduced to allow flexibility in the development to ensure the remains can be preserved in situ if necessary.

SD1 'Presumption in Favour of Sustainable Development'.

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

LG2 'The Location of Growth'

H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546

H6 'Housing Mix and Efficient Use of Land' proposals for residential development are expected to include a broad mix of house size, type and tenure.

H7 'Affordable Housing' seeks 10% affordable housing in this area

HE1 'The Historic Environment'

HE2 'Heritage Statements and general application procedures'

HE3 'Developments affecting Historic Buildings'

T3 'New Development and Sustainable Travel'.

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

GS1 'Green Space' requires new development to provide or contribute towards green space in line with the Green Space Strategy.

BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

PI1 'Infrastructure and Planning Obligations'

SPD's

- Design of Housing Development
- Parking
- Open Space Provision on New Housing Developments
- Sustainable Travel
- Financial Contributions for Schools
- Trees and Hedgerows
- Affordable Housing
- Biodiversity and Geodiversity
- Planning Obligations

Other

South Yorkshire Residential Design Guide

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

Consultations

Affordable Housing Officer- Satisfied that the provision of 13 affordable units meets the 10% requirements of the relevant policy.

Air Quality Officer- Data input for the Air Quality Assessment was queried however further information has been supplied and on this basis no further issues were raised.

Archaeology- Approval subject to conditions.

Biodiversity Officer- Approval subject to conditions.

Conservation Officer- Update to layout and setting assessment ensures the application accords with site policy, Framework 194, 199 and HE1, HE2, and HE3 and therefore there are no objections.

Contaminated Land Officer- Geotechnical and Geo-environmental Site Investigation has identified elevated contamination issues that require remediation works as part of the development. Condition required requesting a remediation strategy.

Education- Education contribution of £720,000 required for 125 dwellings.

Forestry Officer- If the application is recommended for approval, the retained trees on site will require protection during the development works and as such an arboricultural method statement (AMS) will be required. Conditions required regarding tree protective barrier details, protection plan and AMS in addition to landscaping details.

Highway Drainage- Conditional approval is appropriate.

Highways DC- All highways issues have been addressed and therefore the scheme is acceptable subject to conditions.

Parks Supervisor- Location of Public Open Space (POS) is acceptable. POS should be fenced so it is useable as a play space.

Pollution Control- Updated Noise Impact Assessment received. This has been assessed and no objections are raised subject to the imposition of conditions to secure the noise mitigation measures outlined in the report

Public Rights of Way- Recommend condition to ensure private streets and landscaped areas are appropriately managed and maintained to ensure the safety of all users.

South Yorkshire Archaeology Service – Raised no objections subject to imposition of condition.

South Yorkshire Mining Advisory Service - Standing advice is applicable in this instance.

Superfast South Yorkshire- Standard condition requiring details of measures to facilitate gigabit-capable full fibre broadband for the development recommended.

Yorkshire Water Services Limited- Flood Risk Assessment is acceptable. Recommend approval subject to conditions to protect the local aquatic environment and Yorkshire Water infrastructure.

Representations

The application was publicised by notices in the press, on site and by individual neighbour notification, with 71 properties being notified.

At the time of writing this report, seven objections from separate households were received, in addition to one comment that raised concerns whilst also writing in support of the scheme. The issues raised are summarised as follows:

- Lack of privacy
- Trees to be removed
- Loss of enjoyment of home
- Access to dwelling reduced at side.
- Noise, dust and disturbance from development.
- Hedge at rear of vicarage garden boundary will become an issue with new houses.
- Works will adversely affect stability of property.
- Value of house will be affected.
- Increase in anti-social behaviour and crime
- Amount of housing is ridiculous for area
- More traffic to area
- No amenities in Goldthorpe
- Sewage system can't take anymore
- Want plots re-orientated
- Lack of sunshine and sunsets.
- Land ownership

One of the representations did state that they fully supported the scheme and thought it was a significant step in development in Goldthorpe.

Assessment

Principle of Development

The Presumption in Favour of Sustainable Development remains at the heart of the National Planning Policy Framework (NPPF) and the Local Plan as set out in Policy SD1. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

The site is allocated for housing in the Local Plan under site specific policy HS46. The policy sets an indicative number of dwellings of 125 and states that the development will be expected to:

- Retain and manage habitat at the north-east part of site (grassland, herbs, and trees) plus hedgerows on the site
- Respect the historic setting of the listed Church of St. John and St. Mary Magdalene by the use of appropriate site layout, sympathetic design that reflects the setting, scaling, massing, details and materials
- Comply with the Goldthorpe Masterplan; and
- Provide appropriate acoustic treatment to mitigate against road noise.

Given the allocation, the principal of residential development is acceptable at this location. The proposal puts forward a quantum of development that matches the policy indication. The allocation will have taken into account the Goldthorpe Masterplan when it was put forward and allocated as such. The development will therefore provide for a good quality scheme of housing development in the Goldthorpe area which will match the aims of the Masterplan for providing attractive, deliverable and sustainable development.

In terms of the other aspects of the policy relating to ecology, impact on the historic setting, and noise issues, these are dealt with in more detail in the relevant sections in the remainder of this reports.

Design/Appearance/Layout

The proposed main point of vehicular access is from East Street, utilising the position of the existing road terminus against the site boundary, creating a continuation of the highway into the site.

The site layout has been designed around a clear hierarchy of roads which runs from the proposed access at East Street into a branch formation which includes a combination of estate roads and shared private access roads. There is a surface water attenuation basin in the north-western part of the site and there are areas of public open space in the north-western and north-eastern parts of the site, in addition to an area of POS that is centrally located with a LEAP.

The LEAP is considered to meet the Open Space Provision on New Housing Developments SPD as it is overlooked by plots 62-66, has been specifically designed for younger children of early school age to meet the NPFA standard for Local Equipped Areas for Play (LEAP) as per the specification sheet provided to support the application, it has a minimum play zone of 400sqm and has five items of play equipment.

The 'Design of Housing Development' SPD states that 'all new streets should be defined by the fronts of plots with buildings orientated to face the public highway, space or private street space to create an active frontage'. The SPD goes onto state that blank street elevations facing onto streets should be avoided.

The majority of dwellings have been positioned with their plot orientated to front the road hierarchy or to the public open space to the north of the development. The odd instance where a blank elevation would be visible from the street is mitigated by an extensive landscaping plan proposed, including street trees which helps to break up the street and ensure these side elevations are not overly prominent or detrimental to the visual amenity of the street scene.

The proposal includes 13 house types comprising a mix of detached and semi detached houses with accommodation set over 2 stories as urban elevational styles. The varied house types create a diverse and interesting street scene. It should also be noted that the affordable housing units have been dispersed around the site and would therefore be indistinguishable from market housing, as is good practice. Furthermore, the design of the market and affordable house types themselves are appropriate for the site and sit comfortably within their surroundings, in accordance with the SPD and Local Plan Policy D1.

The majority of properties have small gardens to the front or areas to incorporate soft landscaping. Further proposed landscaping details have shown a reasonable mix of native species proposed and a reasonable mix of species sizes, carefully selected to suit their locations which will aid to soften the development and result in an attractive, greener street scene to the benefit of visual amenity. Additionally, the proposed layout shows a number of street trees proposed in accordance with paragraph 131 of the National Planning Policy Framework.

The layout shows a mix of parking solutions proposed including front of dwelling parking, side parking and garages.

When taking all of the above into consideration, the proposed development would maintain the visual amenity of the existing area and also puts forth a policy compliant layout and high quality house types in accordance with Local Plan Policy D1, SPD 'Design of Housing Development' and the NPPF.

Conservation and Archaeology

The site policy states that any application must,

'Respect the historic setting of the listed Church of St. John and St. Mary Magdalene (a listed building) using appropriate site layout, sympathetic design that reflects the setting, scaling, massing, details, and materials'.

The Conservation Officer originally had concerns with the application with the main issue being that one of the previous layouts showed plots 28 and 29 in very close proximity to the western boundary in the churchyard. As such, it was suggested that development in the corner should be moved away or omitted to give space to the setting of the listed Mary Magdalene Church, which was within 20m of this part of the development. Additionally issued were raised regarding the boundary treatments, materials, and general lack of landscaping in this part of the site. Furthermore, whilst an archaeological assessment was submitted to support the proposal, no setting assessment or wider heritage impact assessment relating to the setting of the grade II St John & Mary Magdalene had been submitted to accompany the application.

Revisions has been sought to the layout and the plots in the southwestern corner have been moved further away from the boundary with space given to the garden to provide a buffer for the church setting. Additionally, the number of dwellings, general density and urban grain has been reduced. As such the Council's Conservation Officer is satisfied that the proposal adequately respects the setting of the listed church in line with relevant local and national planning policy.

South Yorkshire Archaeology Service (SYAS) were consulted on this application and have deemed it to have potential archaeological implications. During the Local Plan allocation, a brief scoping assessment of the Site was made and reported that "due to the proximity of the Site to known heritage assets identified by cropmarks from aerial photographs there is an increased likelihood of encountering remains from the Iron Age/Romano-British period". In order to help assess the archaeological potential, an archaeological desk-based assessment (DBA) was undertaken by Trent and Peak Archaeology and submitted as supporting information with the application. The DBA summarised there was moderate potential for late prehistoric and Roman period remains to exist in the northern part of the site but that due to modern disturbance, archaeological potential on the remainder of the site was low. SYAS agrees with this assessment but is confident that a suitable condition providing a written scheme of investigation of works to be submitted and approved can ensure that the site can proceed to be developed in a suitable manner to protect any remains. SYAS have therefore raised no objections to the scheme and the proposal is considered to be in compliance with Local plan policies HE1 and HE3.

Highways

This site is bounded by a landscaped strip and the A635 to the North and Lockwood Road to the West. To the South the site is bounded by both residential streets and Dearne Goldthorpe Primary School. The application proposes a single vehicular access point into the site via East Street, mid-way along the southern boundary. East street is a residential road that also serves the aforementioned Primary School and is the minor arm of a priority junction with Doncaster Road at its southern extent. Visibility at the junction is good in both directions along Doncaster Road. The site is reasonably well served by public transport and can be readily accessed by pedestrians and cyclists and therefore there are no concerns regarding the sustainability of the site.

An amended Travel Plan and Transport Assessment have been submitted to support the application and concluded that the proposals are in keeping with both the local and national transport and the land use planning policy. The East Street junction with Doncaster Road has been assessed as part of the Transport Assessment and the modelling shows that it operates well within capacity even when the proposed development traffic is extended up to the design year of 2027. In regard to the Barnsley Road/Doncaster Road/High Street signalised junction, this has been assessed and is shown to operate within capacity.

In addition, amended plans were received during the application and notably include a proposed extension to the existing traffic regulation order (TRO) on East Street whereby the double yellow lines will continue into the site along both sides of the site access and around the radii adjacent Plots 3 and 123. A pedestrian link through to the Public Right of Way (Footpath no.13) in the north-western corner of the site has now been provided in order to improve pedestrian accessibility. 12 designated visitor parking spaces are also shown within the site and the remaining visitor parking is to be accommodated on-street. It is evident that the site layout has been assessed in terms of having sufficient carriageway width to allow a refuse vehicle and a car to pass. Lastly, plans have been submitted to show the garages have the minimum dimensions to be considered as a parking space to serve the dwellings.

Taking the above into consideration, all highways related issues have now been satisfactorily addressed and as such the proposals are considered acceptable from a highways development control perspective subject to relevant conditions and informative notes. The scheme is therefore considered to be in compliance with Local Plan Policy T4

Residential Amenity for existing occupiers

There are no existing residential properties to the north of the site towards Phoenix Park or to the east of the site towards the church/covenant, however there are existing dwellings to the south/southeast of the site which are primarily comprised of residential terraced rows. The gable end of the terraced rows is a blank elevation. The proposed dwellings facing onto these rows have habitable rooms and are more than 12m as stipulated by the Design of Housing Development SPD and are therefore acceptable. The backs of properties on Kathleen Grove do face the site however in these cases the separation distances within the SPD have been met

It is acknowledged that there will be disruption works from the construction phase of the development on these near neighbours. To mitigate this, a condition restricting hours of work on the site has been recommended.

Amenity of future occupiers

In terms of internal amenity, all dwellings proposed meet the overall internal space standards recommended in the South Yorkshire Residential Design Guide. There are some instances throughout the house types where there are small shortfalls in internal amenity, however they are only the shortfall is only between 0.2-1sqm in a few rooms throughout the entire development and as such this is not considered to be sufficient to refuse the scheme. The internal amenity is considered therefore to be acceptable. Furthermore, the dwellings all accord with the national space standards and beyond this the following house types accord to the M4 (2) accessibility standards: 250, 252, 360 and 360. The types account for 29 of the total units proposed meaning 23% of the dwellings meet this particular accessibility standard.

In terms of daylight, all habitable rooms of the development are served by large windows to allow for adequate light and sunshine.

The required separation distances of 21m between habitable room windows (back to back) and 12m where elevations face a road where dwellings are of the same storey and will achieve a streetscape that reflects local character have been met in almost all instances albeit there are a few instances where there is 0.5-1m short, however this is not considered sufficient to refuse the scheme on as a good standard of amenity is still achieved

The Designing New Housing Development SPD states that rear gardens of proposed dwellings should be at least 50m² in the case of two-bedroom houses and 60m² for houses with three or more bedrooms. A rear garden analysis has been undertaken which shows that all gardens meet the standards as stipulated in the SPD.

The residents also have access to on site public open space and there will be a LEAP centrally located to allow for a good standard of amenity.

In accordance with Policy HS46 noise issues have been closely looked at. An Noise Impact Assessment was submitted which provides a noise mitigation strategy considering the types of noise impacting on the proposed development, as well as the noise insulation and noise control requirements for the proposed plots. The mitigation scheme that has been proposed satisfies guidelines for internal noise levels in accordance with BS 8233:2014 and WHO Guidelines for Community Noise through the use of standard double glazing units and hit and miss trickle ventilators. Two metre high close boarded timber fences have been proposed around the gardens of Plots 69, 81, 82, 86, 89, 90, 91 to ensure that environmental noise does not cause significant adverse impacts on health or the quality of life. As such the proposal is considered to be in compliance with HS46 and Policy POLL1.

Scale and mix of housing

The application is for 125 dwellings which equates to approximately 32 dwellings per hectare. Local Plan Policy H6 'Housing Mix and Efficient Use of Land' states that a density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns and 30 dwellings per hectare net in the villages. In this case, the development has a lower density than expected by policy H6 however the policy states that lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons. In this case, the reduced density ensures a high quality design where a good standard of residential amenity is achieved.

Local Plan Policy H6 also states 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 125 dwellings with a mix of 2 bed (8 units (6.4%)), 3 bed (87 units (69.6%)) and 4 bed (30 units (24%)) properties.

In terms of Affordable Housing, the policy requirement for the area is 10%. This would equate to 13 affordable units needing to be provided. The applicant has agreed to this provision.

Biodiversity

An updated Ecological Impact Assessment, in addition to an updated Metric, were submitted to support the application. A summary of potential impacts, proposed mitigation, and residual effects is provided for each important ecological feature is included in addition to a summary of proposed biodiversity enhancements.

In terms of Policy H46 the proposal aims to retain and manage the most important ecological aspects in the north-eastern part of the site and this will be managed through a management company that will also manage the other public open spaces within the site. The proposal does result in the loss

of a number of hedgerows but to compensate for this 248 linear metres of species- rich native hedgerow planting is proposed along with 239 linear metres of beech and hawthorn hedgerows. The hedgerow unit increase will equate to a 65.9% rise due to this. The Council's biodiversity is happy with this due to the uplift in hedgerows on the site. In addition rich native scrub will be planted along the northern site boundary and wildflower grassland will be created within the Public Open Space using a suitable species rich mix. It is also proposed that bird and bat boxes will be integrated into 10% of the proposed dwellings or garages

Whilst the ecology improvements referred to above are welcomed the Biodiversity Net Gain shows there will still be a 2.86 unit loss . In agreement with the Council's biodiversity officer this BNG shortfall shall be offset by enhancing third party land. It is intended that this small shortfall will be delivered within New Park Springs, in collaboration with the Land Trust and will include the planting of deciduous broad-leaved woodland and native species-rich scrub. The off-site mitigation site is considered appropriate, being located within the Dearne Valley Green Heart Nature Improvement Area, as is the proposals site. This will be secured via the S106..

It is considered taking the above into account that the application would be in accordance with Policy BIO1 subject to conditions.

Trees

An Arboricultural Impact Assessment has been submitted to support the proposal which identifies some trees will need to be removed to adequately accommodate the proposed development and one tree would lie close to new dwellings, as such it is suggested that the crown of three trees is reduced to reduce conflict between them and the adjacent development. An amended landscaping plan was submitted which shows that a number of trees on site will be retained and as such the forestry officer has recommended that if the application is to be approved, the retained trees would require protection during the development works and as such an arboricultural method statement would be required.

The proposed landscape details are sufficient and it is considered there is a reasonable mix of native species proposed and a reasonable mix of species sizes which have been carefully selected to suit their locations. The landscaping plan will be conditioned as per any approval.

Furthermore, to ensure the continued well being of the trees and in the interests of the amenity of the locality a condition requiring tree protective barrier details, a tree protection plan and arboricultural method statement, prior to the commencement of the development is recommended.

Public Rights of Way

The site does not have any recorded Public Rights of Way (PROW)within it, however PROW Dearne 13 runs alongside the proposed development site to the western edge. The scheme does provide for footpath links to this PROW as well as footpath links to an existing non-PROW to the north and onto St Mary's Road to the south. These will all be contained within the relevant Section 38 agreement for the adoption of the roads. This means that pedestrian access to leisure walking to the north and access to the facilities within Goldthorpe to the south will be provided for.

Drainage

The site is located within Flood Zone 1 (low risk); however, the site lies within Surface Water Flooding according to the Environment Agency Surface Flood Maps.

The application has been accompanied by a detailed Flood Risk Assessment which was amended in January 2023 with an updated surface water discharge rate. Surface water will discharge to the diverted public surface water sewer which crossed the site at a maximum rate of 5 litres per second.

Further, a 225mm diameter public surface water sewer runs through the centre this site which the developer has shown on the attached plans which will require an easement

Recommendations have been made in the FRA for a detailed drainage design to be submitted prior to construction of the development and additionally, the flood risk management measures recommended in the report should be implemented in the design and construction of the development. Yorkshire Water consider that the FRA is acceptable and have recommend approval of the application subject to conditions. Further, the Council's Drainage officer has also recommended conditional approval of the site. As such, it is considered the development is acceptable from a drainage/flood risk point of view in accordance with Local Plan Policy POLL1.

Air Quality and Noise

A qualitative assessment of the potential dust impacts during the construction of the development has been undertaken following the Institute of Air Quality Management (IAQM) guidance. The site was found to have at worst 'Medium Risk' in relation to dust soiling effects on people and property, and 'Low Risk' in relation to human health impacts.

It is considered, providing mitigation measures are implemented, residual effects from dust emissions arising during the construction phase are considered to be 'not significant'. Further, given the short-term nature of the construction phase, there is considered to be an insignificant effect on air quality from construction-generated vehicle emissions.

In regard to noise, a Noise Impact Assessment, was submitted which includes 2m high close boarded timber fences around the gardens of Plots 69, 81, 82, 86, 89, 90, 91 to ensure that environmental noise does not cause adverse impacts neighbouring amenities as required by Policy POLL1. Pollution Control have raised no objections subject to a suitable condition.

Geotechnical/Coal

A Geotechnical and Geo-environmental Site Investigation, as prepared by Eastwood and Partners, was submitted to support the application. The report competently covers the mining position for the proposals with no further works anticipated from the coal mining legacy aspect. This is consistent with the fact that the site is not located in a Coal Authority High Risk referral area, with no shallow coal seams or mine entries known to affect the land and therefore, the Coal Authorities Standing Advice will be applicable here.

Regarding the contaminated land issues, the report has identified some elevated contamination issues that will require remediation works as part of the development. As such, a condition requiring a detailed remediation strategy to bring the site to a condition suitable for the intended use in accordance with Local Plan Policy CL1, Contaminated and Unstable Land is recommended.

Sustainability

The site is located to the north of Goldthorpe. The site is well situated for access to public transport with the nearest bus stops to the south of the site, with regular local services to both Doncaster, Barnsley and locally to the centre of Goldthorpe. Goldthorpe Station is approximately 0.7 miles from the site access by road. Additionally, the retail centre of Goldthorpe has a number of local amenities and there are a number of schools and parks nearby. As such, the site is considered to be in a sustainable location with a good access to a range of services and facilities.

S106 Agreement

The following contributions will be secured by S106 in order to make the development acceptable:

Education – £720,000 – the proposal would generate the need for 26 primary pupil places and 19 secondary school places

Sustainable travel –£93,750

Public Open Space –£145,460.86 – some open space is provided for on-site but this would not meet the full 15% requirement for public open space provision. There is also the need to provide a contribution for formal sports facilities in accordance with the SPD. The combination of these two equates to the need for a contribution of the amount given.

Affordable Housing – 10% - 13 units to be provided for on site.

Biodiversity – To secure the off-site mitigation works as referenced earlier in the report

These S106 obligations are compliant with the requirements of Policy I1 Infrastructure and Planning Obligations which states that development must contribute as necessary to meet all onsite and off-site infrastructure requirements to enable development to take place satisfactorily.

Conclusions

This detailed scheme will deliver 125 homes, public open space and a LEAP throughout the site, in addition to biodiversity mitigation and enhancements. Further, suitable contributions related to education, sustainable travel, open space will be secured through the S106 agreement.

Overall, the design accords with the Local Plan and is recommended for approval subject to the signing of the S106 and the following conditions;

Recommendation

Grant

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

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

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

- 3228-1-001-KK
- 250 type – drawing ref. 21-250-U-0001 rev C02 – submitted 28/03/2023
- 252 type – drawing ref. 21-252-U-0001 rev C03 – submitted 28/03/2023
- 253 type – drawing ref. 21-253-U-0001 rev C02 – submitted 28/03/2023
- 350 type – drawing ref. 21-350-U-0001 rev C03 – submitted 28/03/2023
- 352 type – drawing ref. 21-352-U-0001 rev C03 – submitted 28/03/2023
- 354 type – drawing ref. 21-354-U-0001 rev C04 – submitted 28/03/2023
- 355 type – drawing ref. 21-355-U-0001 rev C04 – submitted 28/03/2023
- 358/359 type – drawing ref. 21-358-U-0001 rev C01 – submitted 28/03/2023
- 360 type – drawing ref. 21-360-U-0001 rev C03 – submitted 28/03/2023
- 450 type – drawing ref. 21-450-U-0001 rev C02 – submitted 28/03/2023
- 451 type – drawing ref. 21-451-U-0001 rev C01 – submitted 28/03/2023
- 452 type – drawing ref. 21-452-U-0001 rev C03 – submitted 28/03/2023
- Detailed landscaping plan 1 of 3 ref. 3710-2 rev H – submitted 04/05/2023

- Detailed landscaping plan 2 of 3 ref. 3710-3 rev H – submitted 04/05/2023
- Detailed landscaping plan 3 of 3 ref. 3710-4 rev H – submitted 04/05/2023
- Rear garden analysis drawing ref. 3228-1-002-A – submitted 04/05/2023
- Trees in relation to development plan ref. 3710-5 rev B – submitted 04/05/2023
- Affordable Housing Layout – same ref as main layout, but annotated/labelled with AH units – submitted 04/05/2023
- Location plan 3228-1-000 Rev A – submitted 05/06/2023
- 3x6m single garage detail ref. SD1700 – submitted 30/03/2023
- 3x6m double garage detail ref. SD1701 – submitted 30/03/2023
- 1800mm fence detail
- 600mm fence detail
- Swept path analysis drawing T-1008 – submitted 04/05/2023
- Vis Splay drawing V-1002 Rev B – submitted 28/04/2023
- Swept path analysis drawing T-1002 Rev B – submitted 28/04/2023
- Swept path analysis drawing T-1003 Rev C – submitted 28/04/2023
- Swept path analysis drawing T-1004 Rev B – submitted 28/04/2023
- Swept path analysis drawing T-1005 Rev B – submitted 28/04/2023
- Swept path analysis drawing T-1006 Rev C – submitted 28/04/2023
- LEAP “picture sheet”
- ECIA and BNG Metric – ref. 424.03044.00188 vers 6 – submitted 15/05/2023
- AIA ref. 3710 dated 05 May 2023 – submitted 05/05/2023
- Noise Assessment ref. RK3551/20444/Rev 2 – submitted 04/05/2023

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. Upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

4. Notwithstanding the details as submitted and prior to the commencement of the development hereby approved, details of boundary treatments to the central area of Public Open Space shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site can be used as a play opportunity and in the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making and the open space provision on new housing developments supplementary planning document.

5. 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 details and the tree protection fencing shall be installed in accordance

with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality in accordance with Local Plan Policy BIO1.

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.

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. Prior to the commencement of the development hereby approved, , the noise mitigation measures described in report 'Noise Assessment produced by Spectrum Acoustic Consultants dated 03.05.23 ref: RK3241/20444/Rev 2, shall be implemented so that environmental noise does not cause significant adverse impacts on health or the quality of life as required by noise planning policy, especially to those living and working in the vicinity. This includes:
 - 2m high close boarded timber fences around the gardens of Plots 69, 81, 82, 86, 89, 90, 91.

The scheme shall be maintained and not altered without the prior permission of the Local Planning Authority.

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

8. No development (including construction, land raising and demolition if required) shall be carried out other than in accordance with a Construction Environment Management

Plan (CEMP) that is first submitted to, and approved in writing by, the local planning authority. The CEMP is expected to include measures to control noise and dust.

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

9. Upon commencement of development details of measures to facilitate the provision of gigabit-capable full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure compliance with Local Plan Policy I1.

10. Upon commencement of construction works, details of electric vehicle charge points (EVCPs) shall be submitted and approved in writing by the LPA. The EVCPs will have a minimum "Mode 3" (7 kW, 32 AMP) capability and shall be installed in accordance with the approved details prior to first occupation of the development and thereafter in accordance with the approved details.

Reason: To ensure the new units are provided with infrastructure that conforms with the requirements of LP Policy T3 – New Development and Sustainable Travel.

11. 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 (or building) 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 in accordance with Local Plan Policy T4

12. No works shall commence on the site until the status and future maintenance of any footpaths / cycleways / bridleways on site are resolved. Constructional details and future maintenance plans shall be submitted and agreed in writing by the LPA. The development shall, thereafter, be constructed in accordance with the approved details.

Reason: In the interests of the accessibility of the site and its surroundings in accordance with Local Plan Policy T1

13. No development works shall begin until a report, endorsed by a competent engineer experienced in ground contamination and remediation, has been submitted and agreed with the Local Planning Authority. The report shall, amongst other matters, include the following:-

-A survey of the extent, scale and nature of contamination.

-An assessment of the potential risks to human health, property, adjoining land, groundwaters and surface waters, ecological systems and archaeological sites and ancient monuments.

-An appraisal of remedial options, and proposal of the preferred option(s).

-A remediation statement summarising the works to be undertaken (if required).

-The development shall thereafter be undertaken in full accordance with the submitted report. For further information, see BMBC's Supplementary Planning Guidance 28, "Developing Contaminated Land".

Reason - To protect the environment and ensure the site is suitable for the proposed use in accordance with Local Plan Policy POLL1.

14. The development shall be carried out in strict accordance with the details indicated within the submitted Flood Risk Assessment Report- 20/032.01 Revision 01, dated 16th January 2023.

Reason: (In the interest of satisfactory and sustainable drainage in accordance with Local Plan Policy CC3.

15. The site shall be developed with separate systems of drainage for foul and surface water on and off site, details of which shall have been submitted to and agreed in writing prior to the commencement of development, with the maximum surface water discharge rate shall be restricted to no greater than 5 (five) litres per second, to the public surface water sewer network . The separate systems should extend to the points of discharge to be agreed. The development shall then proceed in accordance with the approved details.

Reason: In the interest of satisfactory and sustainable drainage in accordance with Local Plan Policy CC3.

16. No building or other obstruction including landscape features shall be located over or within :

- 3 (three) metres either side of the centre line of the 225 mm diameter public surface water sewer that crosses the site i.e. a protected strip width of 6 (six) metres;
- 3.5 (three point five) metres either side of the centre line of the 525 mm diameter public surface water sewer, that crosses the site i.e. a protected strip width of 7 (seven) metres.
- 5 (five) metres either side of a tree.

Furthermore, 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 . If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer , the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that , prior to construction in the affected area, the approved works have been undertaken

Reason: In the interest of public health and maintaining the public sewer network in accordance with Local Plan Policy POLL1 and CC3.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or

without modification), no ancillary building structures shall be constructed to the rear of plots 118, 119 and 120.

Reason: To ensure the protection of the sewer for the lifetime of the development in accordance with Local Plan Policy CC3.

18. No development shall commence until full construction, engineering, drainage and street lighting details of the streets proposed for highway adoption have been submitted to and approved in writing by the LPA. The development shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of highway safety, in accordance with Local Plan policy T4 – New Development and Transport Safety.

19. 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 in accordance with details submitted to and subsequently approved in writing by the LPA.

Reason: To ensure satisfactory development of the site and in the interests of highway safety, in accordance with Local Plan policy T4 – New Development and Transport Safety.

20. The gradient of individual vehicular accesses/driveways shall not exceed 1 in 12 as measured from edge of the adjacent carriageway.

Reason: In interests of the safety of persons using the access and users of the highway in accordance with Local Plan Policy T4.

21. Pedestrian visibility splays having dimensions of 2m x 2m shall be safeguarded at driveway entrances/exits. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.6m to the rear of the footway/verge which would obstruct the visibility splay. The visibility splay shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: In the interests of highway safety, in accordance with Local Plan policy T4 – New Development and Transport Safety.

22. Areas to be used by vehicles shall be surfaced in a solid bound material (i.e. not loose chippings) and adequate measures shall be so designed into these areas to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

23. Prior to the first occupation of the development hereby permitted, visibility splays at internal junctions shall be provided in full accordance with the details indicated on the approved plans. The splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05m above the level of the adjacent highway carriageway.

Reason: In interests of highway safety in accordance with Local Plan Policy T4 New Development and Transport Safety.

24. No works shall commence on site until a scheme for the parking of bicycles has been submitted to and approved in writing by the LPA. The scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: In the interests of encouraging use of sustainable modes of transport in accordance with Local Plan Policy T5.

25. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
- i. The parking of vehicles of site operatives and visitors
 - ii. Means of access for construction traffic including measures to prevent, so far as is reasonably practicable, the arrival/departure of construction traffic at school drop-off/pick-up times.
 - iii. Loading and unloading of plant and materials
 - iv. Storage of plant and materials used in constructing the development
 - v. Measures to prevent mud/debris being deposited on the public highway.
 - vi. Measures to minimise dust.

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

26. 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:
- i. A plan to a scale of 1:1250 showing the location of all defects identified
 - ii. 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 in accordance with Local Plan Policy T4.

27. The Travel Plan hereby approved shall be implemented in accordance with the measures set out therein. Within three months of first occupation, evidence of the

implementation of measures set out in the Travel Plan shall be prepared, submitted to, and agreed in writing with the LPA, unless alternative timescales are agreed in writing.

Reason: To support sustainable transport objectives, reduce reliance on the private motor car as a primary form of transport and to reduce the impact of travel and transport on the environment in accordance with Local Plan Policy T3.

28. Development shall not commence until details of the siting of the sales cabin, and parking for staff and customers visiting the site, have been submitted and approved in writing by the Local Planning Authority, and such facilities shall be retained for the entire construction period.

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

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

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

30. Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority. The CEMP-B shall include, but not necessarily be limited to, the following:

- Risk assessment of potentially damaging construction activities;
- Identification of 'biodiversity protection zones';
- Detail of pre-commencement surveys required;
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
- The times during construction when specialists ecologists need to be present on site to oversee works;
- Responsible persons and lines of communication;
- The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s);

Reason: To conserve and enhance biodiversity in accordance with Local Plan BIO1 Biodiversity and Geo Diversity and the SPD's Biodiversity and Geodiversity, and Trees and Hedgerows.

31. Prior to commencement of the development, an appropriately experienced and qualified Ecological Clerk of Works (ECoW) shall be appointed by the applicant/developer. The ECoW shall be in post during appropriate stages of the development, as agreed in

writing with the Local Planning Authority. The ECoW's scope of work shall include monitoring compliance with the mitigation measures as detailed within the Report, and the conditions of the planning permission.

Reason: To conserve and enhance biodiversity in accordance with Local Plan BIO1 Biodiversity and Geo Diversity and the SPD's Biodiversity and Geodiversity, and Trees and Hedgerows.

32. A Biodiversity Enhancement Management Plan (BEMP) for on-site habitats, completed by a suitably qualified ecologist will be submitted to the Local Planning Authority prior to the commencement of works on site. The BEMP will include the following:

- A recent landscape plan detailing the location of mitigation works and the size of each habitat area to be enhanced and/or created;
- Management aims and prescriptions detailing the methods required to create and/or enhance each habitat at the required quality for a period of 30 years;
- A timetable of delivery for each habitat created and/or enhanced;
- A schedule of ecological monitoring for a minimum 30 year period, identifying when key indicators of habitat maturity should be achieved;
- Details on the monitoring of habitats and the provision of a report, which shall be provided to the LPA on the 1st November of each year of monitoring (years one-three after creation, years five, and ten and every ten years thereafter), which will assess the condition of all habitats created and/or enhanced and any necessary management or replacement/remediation measures required to deliver the Net Gain values set out in the BEMP for each habitat;
- A schedule of actions to be undertaken in case signs of failing are identified; the schedules must include details of technique(s) to be used, equipment to be used, roles and relevant expertise of personnel and organisations involved and timing of actions including submission of monitoring report to the Council.

The BEMP will also include a scheme for biodiversity enhancement such as the incorporation of permanent bat roosting feature(s) and nesting opportunities for birds (in 50% of proposed units) and access for hedgehogs. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

The scheme shall include, but not limited to, the following details:

- Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- Materials and construction to ensure long lifespan of the feature/measure;
- A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken; and,
- When the features or measures will be installed within the construction, occupation, or phase of the development.

Reason: To conserve and enhance biodiversity in accordance with Local Plan BIO1 Biodiversity and Geo Diversity and the SPD's Biodiversity and Geodiversity, and Trees and Hedgerows.

33. Notwithstanding the submitted details, before above ground works commence, details of external/internal lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall be provided by a suitably qualified ecologist and clearly demonstrate that lighting will not adversely impact wildlife using key corridors, foraging and commuting features and roosting sites. The details shall include, but are not limited to, the following:

- A drawing showing sensitive areas, dark corridors and buffer areas;
- Technical description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;
- A description of the luminosity of lights and their light colour;
- A drawing(s) showing the location and where appropriate the elevation and height of the light fixings;
- Methods to control lighting control (e.g. timer operation, Passive Infrared Sensors (PIR)); and
- Lighting contour plans, both horizontal and vertical where appropriate, taking into account hard and soft landscaping.

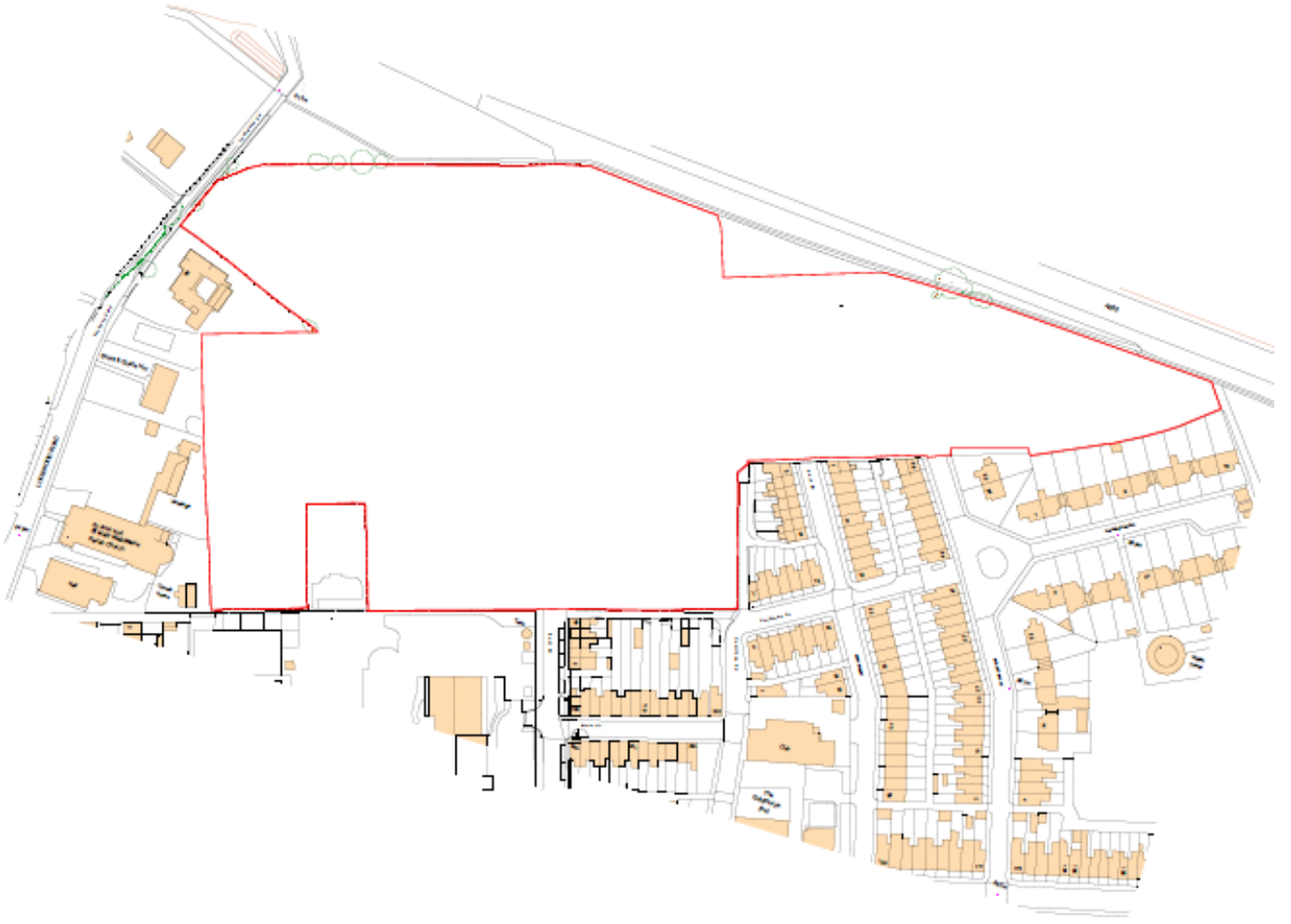
Reason: To conserve and enhance biodiversity in accordance with Local Plan BIO1 Biodiversity and Geo Diversity and the SPD's Biodiversity and Geodiversity, and Trees and Hedgerows.

34. 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

PA REFERENCE:-

2021/1171



Item 5

Planning Enforcement Report to Planning Regulatory Board

Quarter 4 January – March 2023 Inclusive

Introduction

This report is to provide elected members with an update on Planning Enforcement service activity covering the Quarter 4 of the last reporting period 2022/2023 (January 2023 – March 2023). The report includes a breakdown of the requests for service received and includes details of key actions and enforcement case outcomes during the quarter.

Overall number of Planning Enforcement service requests Quarter 4:

January	2023	40
February	2023	36
March	2023	46

Total number of requests for service Quarter 4 2022/23 **122**

	Cases Received	Investigated/Resolved	Under Consideration
Quarter 4 (22/23)	122	79	43

A comprehensive update and benchmarking against other local authorities was provided in the QTR 2 (July-Sep 22/23) report to planning board in January. This latest report brings planning board up to date on formal actions taken in QTR 4 and the details of cases with formal actions are outlined below.

Summary of Case Activity

(a) Issuing of Formal Notices (displayed in order of date issued)

<u>Case Reference & Location</u>	<u>Breach of Planning Control</u>	<u>Details of Service/Appeal</u>
2023\ENQ\0013 30 Fullshaw Bank, Penistone, S36 6GB	Without planning permission, the material of change of use of the Land to a mixed use of a dwellinghouse and a cat breeding business (use classes C3, and Sui Generis).	Enforcement notice served 12 th January 2023 requiring: (i) Cease the unauthorised use of the Land as a cat breeding business (ii) Remove from the Land all cages and any other items associated with the

		<p>unauthorised use of the Land, as a cat breeding business.</p> <p>Notice Effective 11th February 2023</p> <p>Time period for compliance 3 Months</p> <p>Status: Notice complied with - resolved</p>
<p>2023\ENQ\0005</p> <p>Darley Cliff Hall, Kingwell Road, Worsbrough, Barnsley, S70 4AG</p>	<p>The carrying out of any further works on the Land consisting of;</p> <ul style="list-style-type: none"> i. excavation of soil ii. earthmoving iii. the construction of a retaining wall. 	<p>Temporary Stop Notice Issued 12th January 2023 requiring all works to cease</p> <p>Notice complied with</p>
<p>2020\ENQ\00385</p> <p>Land on the North side of Holly Bush Drive, Thurnscoe, Rotherham, S63 0LU otherwise known as Railway House, Holly Bush Drive, Thurnscoe, Rotherham, S63 0LU</p>	<p>Without planning permission, the material change of use of the Land for the:</p> <ul style="list-style-type: none"> (i) storage of a caravan (ii) importation and storage of building materials (iii) the storage of vehicles (iv) importation, and storage of wood, metal, tyres, plastic, and other materials. 	<p>Enforcement Notice served 13th January 2023 requiring:</p> <ul style="list-style-type: none"> (i) Cease the unauthorised use of the Land specified (ii) (Remove all unauthorised items materials and vehicles specified from the Land; restoring it to its previous condition, prior the breach of planning control taking place. (iii) cultivate the Land by adding topsoil and spreading with agricultural grass seed. <p>Effective 12th February 2023.</p> <p>Time period for compliance Seven Months</p>

		Status: Site Monitoring taking place, still within compliance period.
2023\ENQ\00070 Land lying to the East of Silkstone Lane	Without planning permission; The material change of use of the Land to a mixed use for agriculture and as a base for an enclosed pet exercise and play area..	<p>Enforcement Notice served 3rd March 2023 requiring:</p> <ul style="list-style-type: none"> (i) Cease the unauthorised change of use relating to the enclosed dog exercise enclosure at the Land and ensure that the only dogs present at the site are those registered to the landowners and their respective tenants. No further dogs should attend the site for any other purposes. (ii) Remove any items associated with the unauthorised change of use cited in Paragraph 3. (iii) Restore the land to its previous condition prior to any breach of planning control taking place. <p>Time Period for compliance: One Month</p> <p>Status: Site Monitoring taking place;</p>

<p>2023\ENQ\00069</p> <p>Land on the north east side of Mackey Lane, off Barnsley Road, Brierley, Barnsley, S72 9LD</p>	<p>The breach of planning control is the undertaking of operational development including works to the land to alter the profile of the land, works to create a new access, the erection of boundary walls for the purposes of siting stables and caravans.</p>	<p>Temporary Stop Notice issued 16th March 2023 requiring all works to cease</p> <p>Notice complied with</p>
<p>2023\ENQ\00095</p> <p>Land lying to the East of Silverstone Avenue, Cudworth, Barnsley, S72 8LZ (“the Land”)</p>	<p>Without planning permission, the material change of use of the Land for:</p> <ul style="list-style-type: none"> i. The importation and storage of automobiles. ii. The importation, storage and processing of scrap automobile parts and other materials. iii. The operation of an automobile ‘breakers’ scrap parts business. iv. The operation of a waste transfer site. v. The importation and storage of miscellaneous detritus. 	<p>Enforcement Notice served 15th March 2023 requiring:</p> <ul style="list-style-type: none"> i) Cease the unauthorised uses and activity specified in paragraph 3 (i-v) at the Land. ii) Remove all unauthorised materials specified in paragraph 3 (i-v) from the Land; restoring it to its previous condition, prior the breach of planning control taking place. iii) Cultivate the parcel of land edged red and hatched green on the attached plan marked “EN1” with topsoil and spread agricultural grass seed.. <p>Effective 15th April 2023</p> <p>Time period for compliance; Six Months</p> <p>Status: Still within compliance period</p>

(b) S215 Untidy Land and Buildings Action

<u>Case Reference & Location</u>	<u>S215 Notice Details</u>	<u>Details of Service/Appeal</u>
2022-ENQ-00027 Thurnscoe Hotel, Houghton Road, Thurnscoe S63 0JX	Clearance & maintenance of of Land – Dilapidated Demolition Required	10 th February 2023 3 months for demolition of the Building Phone masts now removed and preparation for demolition of building taking place
2022\ENQ\00043 Sammies Bar 37 Wombwell Road, Platts Common, Barnsley	Clearance & maintenance of of Land	24th February 2023 3 Months to improve/maintain land
2022\ENQ\00408 28 Old Mill Lane, Barnsley, S70 2LB	Clearance & maintenance of of Land	26 th February 2023 4 weeks to improve/maintain land
37 Canberra Rise, Bolton on Dearne, S63 8DN	Clearance & maintenance of of Land	14 th March Six weeks to improve/maintain land

(c) Legal action

<u>Case Reference & Location</u>	<u>Case Details</u>	<u>Prosecution Status</u>
2020\ENQ\00202 27 Ashbourne Road, Mapplewell, Barnsley, S71 3DQ	Non-compliance with S215 Notice	Court Hearing: September 2022 Magistrates adjourned hearing until 23 rd February 2023 to allow property owner to complete remedial works. Court will review progress thereafter and council officers to visit property prior to court hearing. Further adjourned until June 2023 when either the site has to be cleared or matter will proceed to trial

<p>Land at Clayton Lane, Thurnscoe, S63 0BG</p>	<p>Unauthorised use of land for residential occupation of caravans</p>	<p>Court hearing 26th January 2023, interim injunction granted to prevent further works to the land and for the use of the land to cease.</p> <p>Status: injunction granted pending planning appeal determination</p>
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(d) Enforcement Appeals

<u>Case Reference & Location</u>	<u>Breach of Planning Control</u>	<u>Appeal Decision</u>
<p>APP/R4408/C/22/3304164</p> <p>Land at Lund Hill Lane, Royston, Barnsley S71 4BD otherwise known as Monckton Colliery Site, Lund Hill Lane, Royston, Barnsley S71 4BD)</p>	<p>The breach of planning control as alleged in the notice is the material change of use of the Land for the importation and storage of construction and other waste materials (the Unauthorised Works).</p>	<p>Appeal Decision Issued 20th February 2023</p> <p>Appeal dismissed</p> <p>Furthermore, there is clear evidence from the Council that the alleged breach has occurred. This includes the complaints received, detailed photographic evidence taken by complainants showing large piles of construction and waste materials across parts of the site and aerial photographs which show how materials have accumulated on parts of the site since May 2019.</p> <p>The aerial photographs also appear to show vehicle tracks from the main vehicular access across the site to the area where materials have been deposited in the northern area of the Land in question. It is also my understanding the enforcement action has been taken following investigations including a multi-agency meeting between the Council, The Environment Agency, South Yorkshire Fire and</p>

		<p>Rescue and South Yorkshire Police.</p> <p>Therefore, in the absence of clear evidence and based on the information before me and my own site observations, construction and other waste materials have been</p> <p>Time period for compliance 8 Months (from 20th Feb 2023)</p>
<p>2021/ENQ/00354</p> <p>APP/R4408/C/22/3302325</p> <p>Dance Lane Farm, Dance Lane, Crane Moor, Sheffield S35 7AW</p>	<p>The breach of planning control as alleged in the notice is without planning permission; The material change of use of the Land to a mixed use for agriculture and as holiday accommodation (the accommodation also described as a Shepherd's Hut).</p>	<p>Appeal Decision issued 6th December 2022</p> <p>Appeal dismissed</p> <p>“The development is inappropriate development in the Green Belt. This is harmful by definition and to which I attach substantial weight. The development would reduce the Green Belt’s openness, which gives rise to additional harm, and it does not assist in safeguarding the countryside from encroachment. The substantial harm renders the development contrary to the requirements of the Council’s Development Plan policies and in conflict with the Framework.</p>

Compliance Monitoring

Enforcement Notices served 2022/23 (year to date)	Enforcement Notices Complied with 2022/23
44	26

The remaining notices may be subject to revised planning applications, appeals or where partial compliance has already been achieved. Most Enforcement notices are usually complied with in the specified period, but on occasion it will be necessary for the service to pursue legal action.

Timescales for Determination of Appeals

The Planning Inspectorate is taking on average 41 weeks to determine enforcement appeals by written representation and longer for matters considered under the informal hearing and public inquiry procedure. These delays are leading to frustration for complainants, the Council and those wishing to appeal enforcement notices. The Planning Inspectorate has advised us they are working to improve this performance by recruiting additional planning inspectors to deal with appeals. The information above shows that increasing numbers of appeals have been moving through the system with several appeal decisions now received. A number of formal hearings have now taken place or dates have been set which should allow these cases to progress.

Website and customer contact improvements

Recent improvements have been made to the council's website in accordance with the Digital First agenda and it is now easier for customers to report breaches of planning control on-line. A new e-form enables us to identify the specifics of the complaint more easily and includes the ability for customers to attach photographs of the issues which are causing concern. This improved functionality helps the service assess the issue more quickly and improves customer service. The revised webpage can be found by following this link:

<https://www.barnsley.gov.uk/services/planning-and-buildings/carrying-out-building-work-without-planning-permission/>

Conclusion

Quarter 4 of 22/23 has continued to see consistent high demand for investigations and enforcement action which is reflected in the high level of development taking place within the borough. The service now ranks 4th highest nationally (excluding London Authorities) in terms of formal actions taken to ensure effective enforcement. The service has issued 63 enforcement notices in the last financial year (2021/22) and will seek to continue to work with elected members and local communities to achieve the desired outcomes. The number of formal actions undertaken by the service has significantly increased prior to additional resources being devoted to planning enforcement and this is filtering through to an increase in appeal work and the number of appeal decisions being received.

Please contact the service through the details provided below should you wish to make further enquires in respect of specific cases.

Email: Planningenforcement@barnsley.gov.uk

Customer Services 01226 773555

Item 6

BARNSELY METROPOLITAN BOROUGH COUNCIL

PLANNING APPEALS – April 2023

APPEALS RECEIVED

2 appeals were received in April 2023

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
2022/0293	Change of use of land to form surface car park (116 marked bays) and installation of associated traffic light-controlled junction within Old Mill Lane Land at Old Mill Lane, Barnsley, S71 1PJ	Written Representation	Delegated
2022/0949	Outline application for erection of detached dwelling with all matters reserved 59 Huddersfield Road, Darton, Barnsley, S75 5NG	Written Representation	Delegated

APPEALS WITHDRAWN

1 appeal was withdrawn in April 2023

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
2021/1173	Raising of roof height to enable loft conversion, dormer window extension to rear, provision of roof lights to front and new second floor window to side of dwelling Wentworth View, 57 Wentworth Road, Blacker Hill, Barnsley, S74 0RP	Written Representation	Delegated

APPEALS DECIDED

2 appeals were determined in April 2023

<u>Reference</u>	<u>Details</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
2022/0344	Demolition of existing garage outbuilding and erection of 2no semi-detached dwellings and associated works including access from Rother Croft (Outline seeking approval over means of access and layout) Land to the rear of 55 Market Street (fronting Rother Croft), Hoyland, Barnsley, S74 0ET	Dismissed 14/04/2023	Delegated

2022/0361	Conversion of existing detached garage into granny flat residential annex with associated internal and external alterations including new windows and doors Ivy Cottage, 14 First Avenue, Royston, Barnsley, S71 4DA	Allowed 14/04/2023	Delegated
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2023-24 Cumulative Appeal Totals

- 2 appeals have been decided since 1st April 2023
- 1 appeal (50%) has been dismissed since 1st April 2023
- 1 appeal (50%) has been allowed since 1st April 2023

	Audit	Details	Decision	Committee/ Delegated
1	2022/0344	Demolition of existing garage outbuilding and erection of 2no semi-detached dwellings and associated works including access from Rother Croft (Outline seeking approval over means of access and layout) Land to the rear of 55 Market Street (fronting Rother Croft), Hoyland, Barnsley, S74 0ET	Dismissed 14/04/2023	Delegated
2	2022/0361	Conversion of existing detached garage into granny flat residential annex with associated internal and external alterations including new windows and doors Ivy Cottage, 14 First Avenue, Royston, Barnsley, S71 4DA	Allowed 14/04/2023	Delegated

Item 7

BARNSELY METROPOLITAN BOROUGH COUNCIL

PLANNING APPEALS – May 2023

APPEALS RECEIVED

3 appeals were received in May 2023

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
2022/0709	Erection of 1 no. detached dwelling Land adjacent 15 Beaver Lane, Gawber, Barnsley, S75 2RP	Written Representation	Delegated
2022/1082	Change of use of outbuilding to allow use for recreational activities as a personal trainer 12 Newark Close, Staincross, Barnsley, S75 6NN	Written Representation	Delegated
2022/1295	Erection of detached outbuilding (garden room) 9 Tenter Hill, Thurlstone, Sheffield, S36 9RG	Written Representation	Delegated

APPEALS WITHDRAWN

No appeals were withdrawn in May 2023

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

APPEALS DECIDED

1 appeal was determined in May 2023

<u>Reference</u>	<u>Details</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
2022/0532	Change of use of agricultural land to allow for caravan storage Land at Hazelhead Hall Farm, Lee Lane, Millhouse Green, Sheffield, S36 9NN	Dismissed 05/05/2023	Delegated

2023-24 Cumulative Appeal Totals

- 3 appeals have been decided since 1st April 2023
- 2 appeals (67%) have been dismissed since 1st April 2023
- 1 appeal (33%) has been allowed since 1st April 2023

	Audit	Details	Decision	Committee/ Delegated
1	2022/0344	Demolition of existing garage outbuilding and erection of 2no semi-detached dwellings and associated works including access from Rother Croft (Outline seeking approval over means of access and layout) Land to the rear of 55 Market Street (fronting Rother Croft), Hoyland, Barnsley, S74 0ET	Dismissed 14/04/2023	Delegated
2	2022/0361	Conversion of existing detached garage into granny flat residential annex with associated internal and external alterations including new windows and doors Ivy Cottage, 14 First Avenue, Royston, Barnsley, S71 4DA	Allowed 14/04/2023	Delegated
3	2022/0532	Change of use of agricultural land to allow for caravan storage Land at Hazelhead Hall Farm, Lee Lane, Millhouse Green, Sheffield, S36 9NN	Dismissed 05/05/2023	Delegated

Item 8

BARNSELY METROPOLITAN BOROUGH COUNCIL

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

LIST OF APPLICATIONS WITHIN THE AGENDA PACKS:-

<u>Reference</u>	<u>Details</u>	<u>Committee/ Delegated</u>
2023/0113	Installation of external wall insulation to the gable end and rear of the property at 94 Sackville Street, Barnsley, S70 2BY. Summary of consultation comments received:- 1. No comments received.	To proceed delegated for approval in accordance with the officer recommendation, and the conditions set out in the officer report.
2021/1505	Outline application for one dwelling with all matters reserved apart from access at Plot B, Site off Dance Lane, Crane Moor, Summary of consultation comments received:- 1. No comments received.	To proceed delegated for approval in accordance with the officer recommendation, and the conditions set out in the officer report.
2022/1300	Erection of 'Individual sheep sculpture' at Penistone Church F.C., Church View Road, Penistone, Sheffield, S36 6AT Summary of consultation comments received:- 1. No comments received.	To proceed delegated for approval in accordance with the officer recommendation, and the conditions set out in the officer report.
2022/1308	Erection of 'Long bench sheep sculpture' at Land adjacent Talbot Road, Penistone, Sheffield, S36 6BA Summary of consultation comments received:- 1. No comments received.	To proceed delegated for approval in accordance with the officer recommendation, and the conditions set out in the officer report.
2022/1309	Erection of 'Individual sheep sculpture' at Penistone Leisure Centre, Thurlstone Road, Penistone, Sheffield, S36 9EF Summary of consultation comments received:- 1. No comments received.	To proceed delegated for approval in accordance with the officer recommendation, and the conditions set out in the officer report.
2022/1310	Erection of 'Long bench sheep sculpture' at Penistone Library, High Street, Penistone, Sheffield, S36 6BR Summary of consultation comments received:- 1. No comments received.	To proceed delegated for approval in accordance with the officer recommendation, and the conditions set out in the officer report.

2022/1311	Erection of 'Sheep seat sculpture' at The Barn, Back Lane, Penistone, Sheffield, S36 6AB Summary of consultation comments received:- 1. No comments received.	To proceed delegated for approval in accordance with the officer recommendation, and the conditions set out in the officer report.
2022/1312	Erection of 'Individual sheep sculpture' at Penistone Paramount, Shrewsbury Road, Penistone, Sheffield, S36 6DY Summary of consultation comments received:- 1. No comments received.	To proceed delegated for approval in accordance with the officer recommendation, and the conditions set out in the officer report.
2022/1313	Erection of 'Sheep seat sculpture' at Land adjacent Back Lane, Penistone, Sheffield, S36 6AB Summary of consultation comments received:- 1. No comments received.	To proceed delegated for approval in accordance with the officer recommendation, and the conditions set out in the officer report.
2022/1314	Erection of 'Individual sheep sculpture' at Penistone Train Station, Penistone, Sheffield, S36 6HP Summary of consultation comments received:- 1. No comments received.	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