
Ref 2022/1291

Applicant: Mr Ben Taylor (BMBC)

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

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

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

Site Description

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

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

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

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

Proposed Development

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

History

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

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

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

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

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

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

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

Local Plan

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

SPDs

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

National Planning Policy Framework

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

Consultations

Ecology Officer – No objections subject to condition

Pollution Control – No objections subject to condition

Drainage – No objections

Highways – No objections

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

Yorkshire Water – No objections subject to condition

Representations

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

Assessment

Principle of Development

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

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

Design

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

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

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

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

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

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

Residential Amenity

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

Trees

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

Ecology

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

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

Highways

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

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

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

Drainage

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

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

Conclusion

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

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

Recommendation

Grant subject to conditions

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

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

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

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

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

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

Tree protective barrier details
 Tree protection plan
 Arboricultural method statement

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

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

5. Prior to occupation of development, full details of integral bat roost features, which shall include 3no bat boxes shown on a site plan and a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details

Reason: To conserve and enhance biodiversity in accordance with Local Plan Policy BIO1.

6. During construction or demolition works, activity shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

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

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

PA Reference:-

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