

**Applicant:** Schools Assets and Project Manager, C/o NPS Barnsley

**Description:** Erection of single storey extension to school to form 2 additional classrooms, internal site layout configurations including provision of additional car parking and 2.4m high bin store enclosure and landscaping.

**Site Address:** Hunningley Primary School, Hunningley Lane, Stairfoot, Barnsley, S70 3DT

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This report is before Members as it is a Council application.  
No objections have been received from local residents.

### **Site Location and Description**

Hunningley Lane Primary School is situated off Hunningley Lane (B6100) between Stairfoot and Worsbrough Bridge.

The school occupies a triangular piece of land bordered by Hunningley Lane to the west, the Barnsley-Sheffield railway line to the north and east with allotment gardens beyond, and a residential area off Lockeaflesh Crescent and Ardsley Cemetery to the south, and comprises of a number of buff brick buildings in an essentially north-east to south-west alignment, both pitched and flat roofed and with a mixture of roof materials, but mainly blue slate. A more recent flat roof extension to the rear however comprises of a buff facing brick plinth and rendered walls.

Vehicular and pedestrian access to the school buildings, which are set back some 100m from Hunningley Lane, is via a surfaced roadway and fence separated footway through the centre of a grassed area incorporating perimeter tree planting.

School playgrounds are currently to the front of the southern buildings and to the very rear whilst car parking is to the front of the northern buildings, or on the access road, or within a courtyard area to the rear of the frontage buildings.

### **Proposed Development**

The applicant is seeking planning permission for the erection of a single storey, flat roof extension on the frontage of the most forward southern building (partially onto the front playground) to form two additional classrooms, and internal site layout configurations and associated fencing and gating works, including a new staff car park on the remainder of the front playground with associated landscaping, the re-establishment of a playground within the courtyard, a new bin enclosure area, the formation of an access ramp to classroom 4 and general refurbishment.

The new classrooms would assist in accommodating an expected increase in school pupil numbers from 377 to 391 by September 2017. The extension which would link into the flat roof corridor of the existing building would be 8.8m wide x 29.8m long x 4.6m high maximum above ground level. Materials would comprise of a buff brick plinth and alternate sections of cream rendered and Rockpanel clad walls in four shades (Ceramic Oak, Slate Oak, Rinestone Oak and Carbon Oak), and aluminium

windows and door. The extension would be similar in appearance to the modern extension to the rear.

## **Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Policy Planning Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy and saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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

### Barnsley Unitary Development Plan adopted 2000 (UDP) (saved policies):

The site is allocated as 'Existing Community Facility'.

There are no relevant saved policies.

### Barnsley Local Development Framework Adopted Core Strategy (CS):

CSP29 – Design – sets out the overarching design principles for the borough to ensure that development is appropriate to its context and states that high quality development will be expected.

CSP43 – Educational Facilities and Community Uses – states that we will support the provision of schools, educational facilities and other community facilities.

### Publication version of the Draft Local Plan

Proposed allocation: Urban Fabric & School Grounds

### National Policy Planning Framework:

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

Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably

outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Core planning principles relating to high quality design and delivering sufficient community and cultural facilities and services to meet local needs are considered particularly relevant.

Requiring good design.

- Good design is a key aspect of sustainable development.
- Planning policies and decisions should aim to ensure that developments (amongst other things) will function well and add to the overall quality of the area, respond to local character and history and are visually attractive.

Promoting healthy communities.

- Local planning authorities should give great weight to the need to create, expand or alter schools

Supplementary Planning Documents (SPD):

Residential Amenity and the Siting of Buildings – supplements CSP29 and sets out the design principles that will apply to the consideration of planning applications for non- residential buildings in proximity to existing residential properties.

Parking – sets out the parking standards that the Council will apply to all new development.

## **Consultations**

BMBC Highways – Requested clarification with regard to numbers of staff and pupils, an analysis of the proposal against the SPD: Parking, and access for refuse sized vehicles.

BMBC Regulatory Services – No objections or comments.

BMBC Drainage – No objections.

Yorkshire Water Services – No objections.

Ward Councillors – No objections or comments received.

## **Representations**

The application has been advertised as being of Local Interest by way of site notice and neighbour notification. No representations have been received.

## **Assessment**

### Principle of Development

Policy CSP43 makes it clear that the Council will support the provision of the kind of facilities in question and the NPPF promotes the expansion and alteration of schools.

In accordance with the SPD – Residential Amenity and the Siting of Buildings, however, for a development to make a positive impact, it needs to be successfully integrated into the wider built environment in which it is located. New developments must fit in with their surroundings in terms of height, spacing, massing, landscaping and design (e.g. materials, position of windows etc.) and not cause undue loss of amenity to existing residents. In this respect, outlook, amenity, privacy and daylight/sunlight are considered. Developers should consider design led solutions to ensure layouts deliver high standards by avoiding (amongst other things) the proximity of outside compounds or storage areas to existing dwellings and the overbearing or overshadowing effect of new buildings on an existing dwelling or its garden.

Similarly, policy CSP29 and the NPPF require development to be of high quality and appropriate to its context.

### Design/Residential/Visual amenity

It is considered that the proposals essentially meet the criteria set out in the above policies, SPD and planning policy statements; in particular:

- The extension would successfully integrate/fit in with the existing mix of pitched and flat roof school buildings in terms of height, spacing, and massing. Whilst the design, including materials would not match the majority of the existing school buildings, some continuity would be provided by the inclusion of the buff brick plinth and it would match the modern extension to the rear. The extension would also provide a fresh modern element to a tiring façade and add interest with a mixture of materials and textures.
- There would be no loss of outlook, privacy, daylight/sunlight, or any overbearing/overshadowing effect, or any other adverse impact on residential amenity, as the extension would be single storey and the curtilage of the nearest residential property would be some 16m away off Lockeafish Crescent. Furthermore, the proposed extension and new car park would be screened from residential properties by the existing school buildings and a mature tree screen along the boundary between the respective uses and the proposed landscaping. The new bin enclosure area would be located on the northern boundary adjacent to the railway line; well away from any residential area. Windows on the extension would face into the school or out towards Hunningley Lane 100m distant.
- The proposed extension would have no significant impact on more general visual amenity, being of an attractive modern design and in any event, not being readily viewed from public areas.

However, to safeguard residential amenity during the construction period, it is proposed that a condition be imposed on any grant of planning permission in respect of working days/hours.

### Drainage

The Council's Drainage Section having inspected the proposals with respect to the temporary and permanent drainage of the site is satisfied with the information submitted.

Following the receipt of further information indicating amongst other matters that there would be a building stand-off distance of at least 3 metres from the centre line of a public sewer, Yorkshire Water also has no objections.

### Highway Safety

The Council's SPD – Parking requires one car parking space to be provided per three teaching/non-teaching staff. The number of staff employed at the school is 53 resulting in a minimum parking requirement of 18 spaces. The proposals include 25 new parking spaces and there are 10 existing providing a total of 35.

Refuse sized vehicles already access the northern part of the site for waste disposal and the kitchen area and are able to exit the site in forward gear.

In the circumstances, it is considered that there are no adverse impacts in terms of highway safety.

### Conclusion

The planning policy background supports the provision and expansion of educational facilities subject to design and there being no adverse impact on residential amenity. The proposed classroom extension and other site improvements substantially comply with the policy requirements.

### **Recommendation**

Grant subject to conditions:

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

**Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.**

2. The development hereby permitted shall only be carried out in accordance with the following documents:

- a) Drawing titled 'Topographical Survey', numbered NPS-DR-A-(00)-014 Rev C1;
- b) Drawing titled 'Location Plan', numbered NPS-DR-A-(00)-015 Rev P1;
- c) Drawing titled 'Block Plan', numbered NPS-DR-A-(00)-016 Rev P1;
- d) Drawing titled 'Proposed Site Plan and External Works', numbered NPS-DR-A-(00)-020 Rev P2;
- e) Drawing titled 'Existing Plan Classroom Block', numbered NPS-DR-A-(00)-021 Rev P1;
- f) Drawing titled 'Proposed GA Plans', numbered NPS-DR-A-(00)-022 Rev P1;
- g) Drawing titled 'Existing Elevations', numbered NPS-DR-A-(00)-025 Rev C1;
- h) Drawing titled 'Proposed Elevations', numbered NPS-00-00-DR-A-(00)-026 Rev P1;
- i) Drawing titled 'External Door and Window Schedule', numbered NPS-DR-A-(00)-29 Rev P1; and
- j) Drawing titled 'Proposed Roof Plan', numbered NPS-DR-A-(00)-034 Rev P1.

Reason: For the avoidance of doubt and to accord with CS policy CSP29, the relevant planning policy statements in the NPPF relating to requiring good design and SPD – Residential Amenity and the Siting of Buildings.

3. The development shall not be brought into use until the parking/manoeuvring facilities shown on the approved plan, have been made available for the parking and manoeuvring of motor vehicles and shall be retained for that sole purpose at all times.

**Reason: To ensure that satisfactory off-street parking/manoeuvring are provided, in the interests of highway safety and the free and safe flow of traffic in accordance with CS policy CSP26 and the SPD – Parking.**

4. Construction of the development hereby permitted shall only be carried out between the hours of 0800 to 1800 Monday to Friday and 0800 to 1300 on Saturdays, and at no time on Sundays and Bank/Public Holidays.

**Reason: In the interests of residential amenity.**

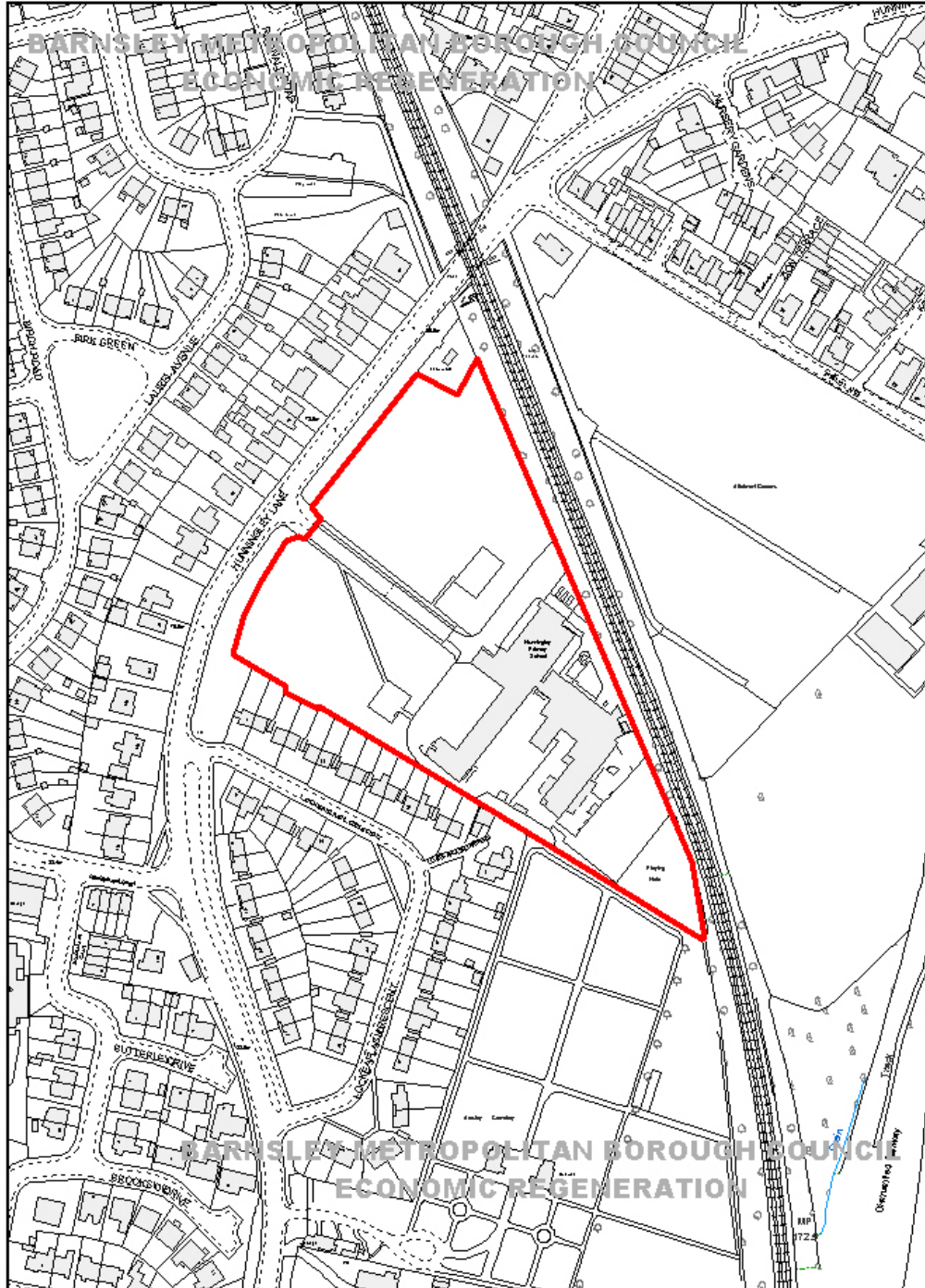
5. Within 6 months of the date of this permission, a landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall provide details (plant species, size, planting distance, numbers and planting method) of tree and shrub planting to be carried out. All tree and shrub planting as approved in the scheme shall be carried out in the first planting season following the completion of the development. Any trees or shrubs planted as part of the scheme which are removed, or in the opinion of the Local Planning Authority become severely damaged or are found to be dying or seriously diseased within five years of planting shall be replaced within the next available planting season with trees or shrubs of a similar size and species to the satisfaction of the Local Planning Authority.

**Reason: To ensure that a landscaping/planting scheme is submitted and implemented in the interests of visual amenity and to accord with CS policy CSP29 and the relevant planning policy statements in the NPPF.**

PA Reference:-

2016/1479

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Scale 1: \_\_\_\_\_