
2017/0251

Applicant: Barnsley MBC, C/o West and Machell Architects

Description: Erection of 32 no. dwellings and access road (Reserved Matters of outline planning permission 2015/1277 - appearance and landscaping details).

Site Address: Site of Former Longcar Conference Centre, Longcar Lane, Barnsley, S70 6BB

The application is referred to the Board as the Council is the applicant. 15 letters of objection have been received from local residents. Members are advised that the application is related to application 2017/0488 which is also on the agenda to be considered at the 27th June meeting.

Site Location & Description

The application relates to the recently demolished Longcar Conference Centre located on the corner of Longcar Lane and Racecommon Road. The site is roughly rectangular in shape and measures approximately 0.87Ha. It is situated within an established residential area and borders residential properties to the East and South, with further dwellings opposite the highways to the North and West. There are a mixture of property designs, styles and ages surrounding the site with traditional terraces to the East, red brick semis to the South and South East and modern 2, 2.5 and 3 storey townhouse to the North.

There are a number of trees and hedges on the site which are generally located around the site's boundary. Vehicular access is taken from Longcar Lane to the North.

Proposed Development

Following on from the approval of the outline planning application (2015/1277) for 32no dwellings (including access, layout and scale) the applicant now seeks approval of the outstanding reserved matters of appearance and landscaping.

The scheme is for 32 dwellings consisting of 22no. 3 bedroom, 2 storey properties and 10no. 4 bedroom 3 storey properties. There are 8 different house types proposed, 30 of those would be semi-detached and 2 would be detached. This differs from the original layout which has also resulted in minor material amendment application 2017/0488 which is also referred to Councillors for determination at the 27th June meeting.

The layout has been designed with 11 of the properties fronting Longcar Lane and Racecommon Road, although the majority, 19 out of 24 would front the new internal access road which has been designed in a loop arrangement. Each property would have private amenity space and access to 2 off road parking spaces.

Planning History

2015/1014 – Demolition of existing building (prior notification) – It was determined 17/09/2015 that prior approval was not required for the proposed works.

2015/1277 – Erection of 32 no. dwellings and access road (outline) – Outline planning permission with conditions was granted on 29th January 2016.

2017/0488 - Proposed variation of condition 2 of outline planning permission 2015/1277 (Erection of 32 dwellings and access road) to enable minor material amendments to the approved site layout plan – This application is also referred to the Board for determination at the 27th June meeting and is recommended for approval by Officers.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy 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 submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Unitary Development Plan

The UDP designation is Existing Community Facility

The Core Strategy

CSP1 Climate Change
CSP3 Sustainable Drainage Systems
CSP 4 Flood Risk
CSP8 The Location of Growth
CSP9 The Number of New Homes
CSP10 The Distribution of New Homes
CSP14 Housing Mix and Efficient Use of Land
CSP15 Affordable Housing
CSP26 New Development and Highway Improvement
CSP29 Design
CSP36 Biodiversity and Geodiversity
CSP39 Contaminated and Unstable Land
CSP40 Pollution Control and Protection
CSP42 Infrastructure and Planning Obligations
CSP43 Educational Facilities and Community Uses

Local Plan Submission Version

Proposed housing allocation (AC36)

Relevant Supplementary Planning Documents and Advice Notes

Designing New Housing
Open Space provision on New Housing Developments
Parking
Financial Contributions to School Places

NPPF

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

Consultations

Drainage – No objections

Yorkshire Water – No objections

Regulatory Services – No objections subject to conditions

Traffic Officer – No objections subject to waiting restrictions

Tree Officer – No objection subject to conditions

Highways DC – No objections

Ward Councillors – Cllr Williams requested a light controlled crossing on Race Common Road

Representations

The application was advertised by way of a site notice and press notice with immediate neighbours being notified by letter. As a result 15 letters of objection have been received. The main points of concern are;

- Increase traffic movements
- Loss of school crossing
- Request Pelican crossing
- Increased overshadowing
- Loss of privacy

Assessment

Principle of Development

The previous decision to grant outline planning permission for application 2015/1277 established that residential development was acceptable in land use planning policy terms and that 32 dwellings was an acceptable amount of development. This is reflected in the submission version of the local plan which identifies the site as housing proposal AC36.

Application 2015/1277 also approved details of the access, layout and scale for the development (now sought to be varied under associated application 2017/0251). As such this application only seeks approval of the details of appearance and landscaping. These will be assessed below.

Appearance

Both the layout of the scheme and the scale, including the inclusion of 3 storey properties, were previously considered and supported within the outline planning permission. However, the indicative house types have changed from the outline. The applicant proposes 8 different house types across the scheme which would deliver a variety of different house types. The majority of the dwellings are relatively traditional in design and would be constructed from stone. This would reflect the area which incorporates some stone built Victorian properties as well as more recently constructed stone town house and apartments on the site to the North.

There are 6no. 3 storey properties fronting Longcar Lane in a relatively prominent position. However, each side of the semi-detached pair is different with the left half incorporating a dormer within the roof plain and the right half having a gable above the eaves height. This adds to the mix of the streetscene and reduces the dominance of the dwellings as the second floor accommodation is within the roof space. The dormers and gables would not be out of character of the street scene as both the Strata development to the North and the period properties to the East incorporate the two elements.

The properties would sit comfortably in their setting as they would each have front boundaries to create defensible spaces and have front gardens containing soft landscaping to aid soften the buildings. Furthermore, the existing tree to the North East corner of the site would be retained and incorporated within the front garden of plot 31. The tree provides an important visual element to the streetscene and further helps to soften the development. In addition it provides an important vista at the junction between Spring Gardens and Longcar Lane.

There are a number of corner plots throughout the development, resulting in side elevations on both existing and proposed roads. The house types have been carefully chosen for those plots to ensure there are features and fenestrations on both elevation fronting the highway to create 2no. active frontages and avoid large areas of blank stone work.

Car parking has been integrated into the scheme to minimise the amount of plots with spaces to the front. The majority of the parking space would be to the side of the properties, partially hidden from the highway. In addition the properties would have front garden areas to aid soften the vehicles and hard landscaping.

Overall the plans are considered that the development would achieve a high standard of appearance that would comply with the policy aims of CSP29 and the Designing Residential Development SPD.

Landscaping

A Tree Report was been submitted with the outline application and the Councils Tree Officer raised no objections to the proposal. As with the previous approval this application would retain the majority of the trees, with new tree planting also proposed as part of the scheme. The majority of the existing trees are category 'C' and the only 'B' category tree, an Ash to the front of plot 31 and adjacent to Longcar Road would be retained given its prominent location and contribution to the street scene. In addition the plans commit to planting new trees throughout the development and shrubs and hedges, although as planting specifications have not been submitted with the application a condition would be required to agree the precise details.

An Ecological Impact Assessment was submitted with the original outline planning application. The survey identified that the site was of a low ecological value. A series of enhancement measures, such as bat roof boxes, are proposed which align with the objectives of the NPPF and policy CSP 36. These measures have been conditioned on the outline approval.

Residential amenity

As has already been explained layout was approved at the outline stage and are also under consideration within associated application 2017/0488. Indicative elevations were provided. However as appearance was a reserved matter it is the elevation plans that have submitted under this application which are under assessment as part of this application.

The most sensitive considerations are with regards to the relationships between plot 5-14 and the properties and the existing dwellings which are located to the rear of the site on Frederick Avenue as the existing and proposed properties would be located directly behind one another back to back. Having assessed this issue however I am satisfied that the proposed relationships will be very similar in nature to what was approved at the outline stage. In summary the separation distances were judged acceptable taking into account that over 10m would be achieved from the rear of the existing properties to the boundaries of the gardens of the houses on Frederick Avenue. In some cases the separation distances were below the 21m distance sought by the SPD. However it was felt that as the application site is on a lower level and to the north suitable relationships would be provided. It is also the case that half of the first floor windows would be obscured glazed bathroom windows.

Highway Safety

Access was determined at the outline planning application stage. It is not within the scope of the reserved matters to revisit this therefore. It is acknowledged that a number of residents, as well as a ward member, stated that a crossing should be considered on Racecommon Road. This suggestion was put forward to Traffic Officers but it is not something that they would pursue. Instead there would be provision of waiting restrictions at the junction of Racecommon Road and Longcar Lane.

Others

Education, Green Space and Affordable Housing

The outline planning application established a need for contributions towards primary school places and the provision of green space and affordable housing. This is covered by conditions 15, 16 and 17 of the outline. Provisions are to include 4 on site affordable housing units, a contribution of £56,330 towards recreation/green space and £49,168 towards primary school places.

Drainage

Preliminary site investigation reports identify that the underlying geology is unlikely to be suitable for soakaway drainage. This will be investigated further by an intrusive survey, in the event that ground conditions are unsuited then an onsite retention system would be required that controls runoff as per the requirements of CSP4. The Council's Drainage Engineer and Yorkshire Water have raised no objections subject to the safeguarding of the recommended conditions which will address SUDS techniques.

Biodiversity

The application is not accompanied by biodiversity mitigation proposals. As such the condition on the outline planning permission cannot be relied upon meaning that a new condition is required to agree the details prior to the commencement of development.

Conclusion

The previous decision to grant outline planning permission for application 2015/1277 established that residential development was acceptable in land use planning policy terms and that 32 dwellings was an acceptable amount of development. This application seeks approval of the appearance and landscaping reserved matters, details of which have been assessed to be acceptable taking into account of the relevant policies and guidance which include policy CSP29 and the Designing New Housing Development SPD, as have changes to the layout proposed under application 2017/0488. The application is recommended for approval by Officers accordingly.

Recommendation:

Grant approval of reserved matters subject to conditions:-

- 1 The development hereby approved shall be carried out strictly in accordance with the plans (Nos 3382(4)001B, 3382(1)003D, 3382(2)003B, 3382(2)004B, 3382(2)005B, 3382(2)006, 3382(2)007 & 3382(2)008) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.
- 2 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.
- 3 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.

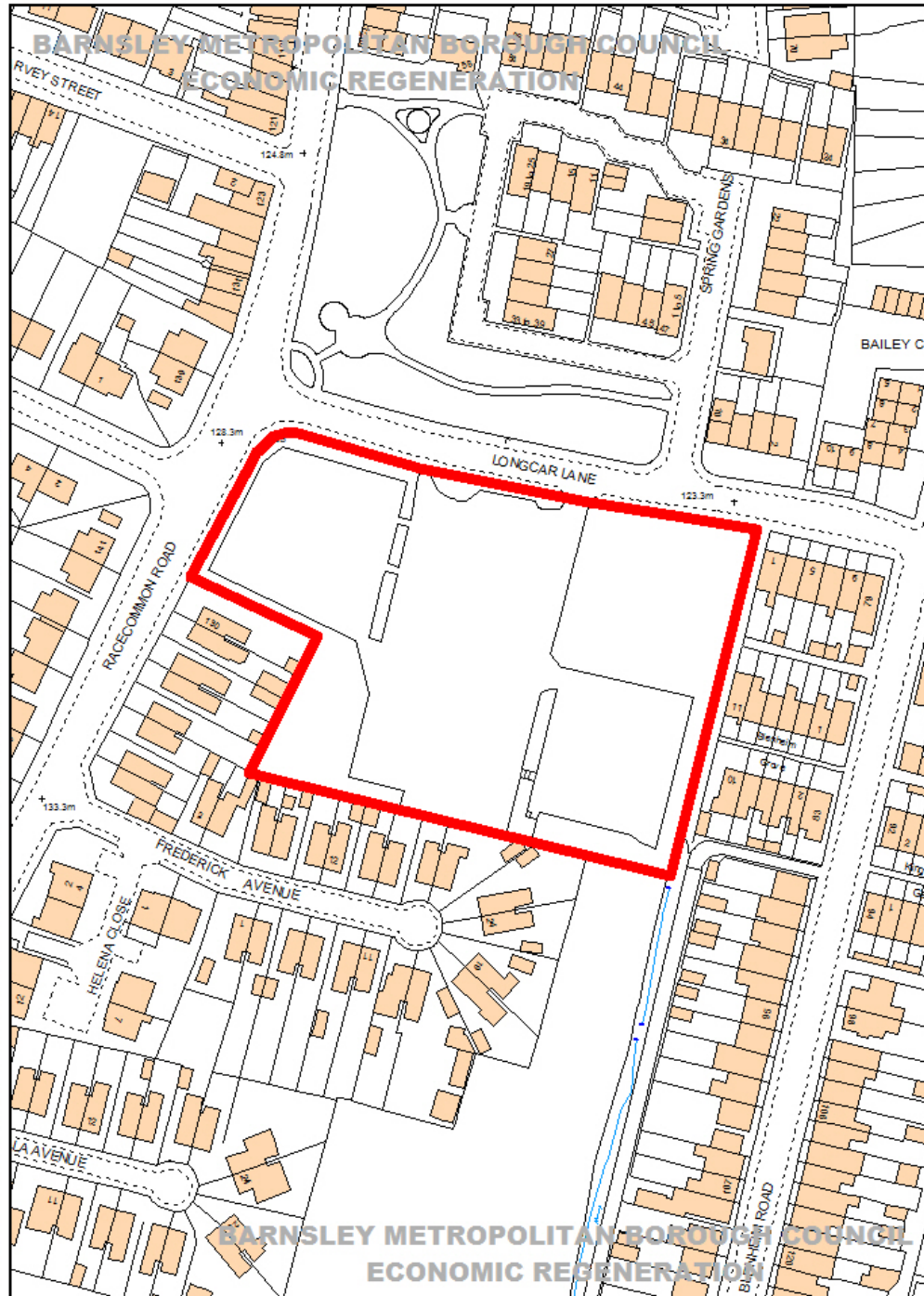
- 4 Prior to commencement of development full details of the mitigation measures identified in the Ecological Survey, including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.

PA Reference:-

2017/0251

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