
2017/0509

Applicant: Fred Silverwood

Description: Demolition of former butchers shop and erection of 1 no. block of 3 flats.

Site Address: 322 - 324 Barnsley Road, Cudworth, Barnsley, S72 8TD

No objections from local residents

Councillors Houghton and C. Wraith have objected to the scheme due to the number of flats in the vicinity and the social issues they raise.

Site History

There are no past applications of relevance to this scheme on the application site. However, planning permission was granted in 2016 for the erection of a two storey building containing two shops at ground floor and two apartments at first floor at 326 - 330 Barnsley Road, Cudworth, (2016/0175)

Description

322-324 Barnsley Road is a detached former butchers shop located adjacent to a parade of existing shops on Barnsley Road, Cudworth. The building is a single storey, red brick building with pitched roof and double shop front. There is a gated vehicular access to the side of the building and an open yard to the rear.

There is a row of 6 terraced properties to the south of the site which are all currently occupied by retail/service uses. To the north, there is a new development of two shop units with flats above (not completed) and a terrace of 6 properties beyond this occupied by a carpet store. A health centre is located to the rear. Properties directly opposite on Barnsley Road are residential.

Proposed Development

It is proposed to demolish the butchers shop and erect 3, one bedroom flats on the site with parking to the rear. The proposed building will be a two-storey building with a pitched roof and undercroft vehicular access through the middle of the building.

Each flat has a separate pedestrian access to the rear. The accommodation of two of the flats is over two storeys with the third apartment located on one level at first floor. No pedestrian access is proposed to the front.

Materials are proposed to be red brick with grey roof tiles.

Policy Context

Planning decision 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 the 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).

Saved UDP Policies

UDP notation: Housing Policy Area

H4 'Development on Housing Sites' promotes residential development.

H8A 'Existing Residential Areas'.

Core Strategy

CSP10 'The Distribution of New Homes'

CSP14 'Housing Mix and Efficient Use of Land'

CSP26 'New Development and Highway Improvement'

CSP29 'Design'

Publication Draft Local Plan

The site is allocated as being within the Urban Fabric as shown on the emerging Local Plan Proposals Map.

Policy SD1: Presumption in favour of Sustainable Development and GD1: General Development applies, promoting sustainable development.

The site is not located in Cudworth District Centre which has been reduced in the Local Plan process. Cudworth is described in the Local Plan as: "*one of the smaller district centres with the main retail and service provision located along the main Barnsley Road. It is average in terms of vitality and viability. Its strengths include the amount of shopping floorspace, the absence of floorspace outside the centre, the lack of charity shops and good pedestrian flows and availability of public transport..... The strategic direction for Cudworth is to intensify, (that is to realise its potential within its existing boundaries by redeveloping and reconfiguring to intensify the level of current town centre uses)*".

SPDs/SPGs

'Designing New Residential Development' sets out the standards that will apply to the consideration of planning applications for new housing development.

'Parking' states that the parking standards for new housing development shall be 1 space for dwellings under 3 bedrooms in size and 2 spaces for 3 bed dwellings and above.

The South Yorkshire Residential Design Guide has been adopted as a best practice guide by the Council and covers issues relating to sustainability, local distinctiveness and quality in design and is underpinned by the principles in the CABI 'Building for Life' scheme.

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. 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.

In respect of this application, relevant policies include:

Para 7 – 3 dimensions to sustainable development

Para 14 – Presumption in favour of sustainable development

Para's 58 & 60 – Design considerations

Consultations

Ward Councillors – Cllr C.Wraith and Cllr Houghton have both objected to the scheme due to the number of flats in the vicinity and the social issues they raise.

Highways DC - Following changes to the parking layout,. Highways have confirmed no objections.

Drainage – No objections subject to conditions

Pollution – No objections

Yorkshire Water – No objections

Representations

The application was advertised through neighbour letters and a site notice. No comments have been received.

Assessment

Material Consideration

Principle of Development

Visual Amenity

Residential Amenity

Highway Safety

Principle of Development

The site is located in a Housing Policy Area and as such residential development is acceptable in principle.

Concerns have been received from Councillors regarding the proposed residential use and its suitability in this location. However, although the site is part of a wider parade of shops it is not located within Cudworth District Centre as defined on the UDP or the emerging Local Plan Proposals Map. Furthermore, the emerging Local Plan identifies the strategic direction for Cudworth as *“to intensify, (that is to realise its potential within its existing boundaries by redeveloping and reconfiguring to intensify the level of current town centre uses)”*. To accommodate this emerging Local Plan shows the district centre shrinking from its current length to concentrate more around the centre of Cudworth.

There are houses directly opposite the site and whilst there is residential accommodation above nearby shops it is not considered that there is an over-concentration of flats in this area. In addition, the recently approved development at 326 - 330 Barnsley Road has set a precedent in relation to the acceptability of residential development. The management of the flats would not be a planning issue but this would fall to the occupier/owner to ensure standards are suitably adhered to.

Cudworth District Centre provides a range of retail and services and there is good access to public transport and as such the proposed scheme is in a sustainable location. Furthermore, the site is allocated in the UDP as within the Housing Policy Area. Therefore residential development is acceptable in principle.

Visual Amenity

The design and scale of the proposed will sit comfortably within the street scene. The original scheme submitted showed a hipped roof, however, this has been amended to be pitched to reflect that of adjacent properties. A section has been provided showing that the proposed at 7.8m to the ridge is slightly below the height of the adjacent property (326-330 Barnsley Road) which is 8.2m to the ridge.

The undercroft access to parking at the rear is a unique feature in the street but is not unsightly and allows for the provision of two car parking spaces reducing the need for parking on the street which is of benefit.

The proposed is acceptable in visual amenity terms.

Residential Amenity

There is potential for some conflict with the medical centre to the rear which is located at a lower level and has a number of windows along the rear elevation, facing the site which are assumed to include consulting rooms. However, whilst the proposed does have habitable room windows at first floor level, it has been designed so that the rear elevation is 12m from the Health Centre (at its closest point). Furthermore, privacy in the health centre can be retained when needed through the use of blinds / curtains.

The internal layout of the proposed flats provides sufficient living space to meet the guidance in the South Yorkshire Residential Design Guide. No garden space is provided but the rear yard is sufficient in scale (94m²) to offer opportunities for residents to sit outside whilst also retaining space for vehicle parking and turning (a condition can be applied to secure a suitable hard and soft landscaping scheme). In addition, Cudworth Welfare Park and the Dorothy Hyman are located less than 0.4miles from the site providing opportunities for outside recreation.

The proposed is therefore acceptable in residential amenity terms.

Highway Safety

Highways initially objected to the parking provided as there was insufficient space at the rear to park 3 cars and allow for turning. This would have resulted in vehicles reversing out onto Barnsley Road impacting on highway safety. Revised plans have been submitted showing parking reduced to 2 spaces which, although below the 3 required under the SPD, does allow space for turning and is a better solution in highway safety terms. Given that the proposal is located in a sustainable location with good access to public transport this is considered acceptable in this instance.

Therefore the proposed is acceptable in highway safety terms.

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 plans (Site Plan Revision A and Layout Plan Revision A) 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.
- 3 No development shall take place until full details of the proposed external materials have been 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 Core Strategy Policy CSP 29, Design.
- 4 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.
- 5 All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.
Reason: In the interests of highway safety in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

- 6 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.

- 7 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.

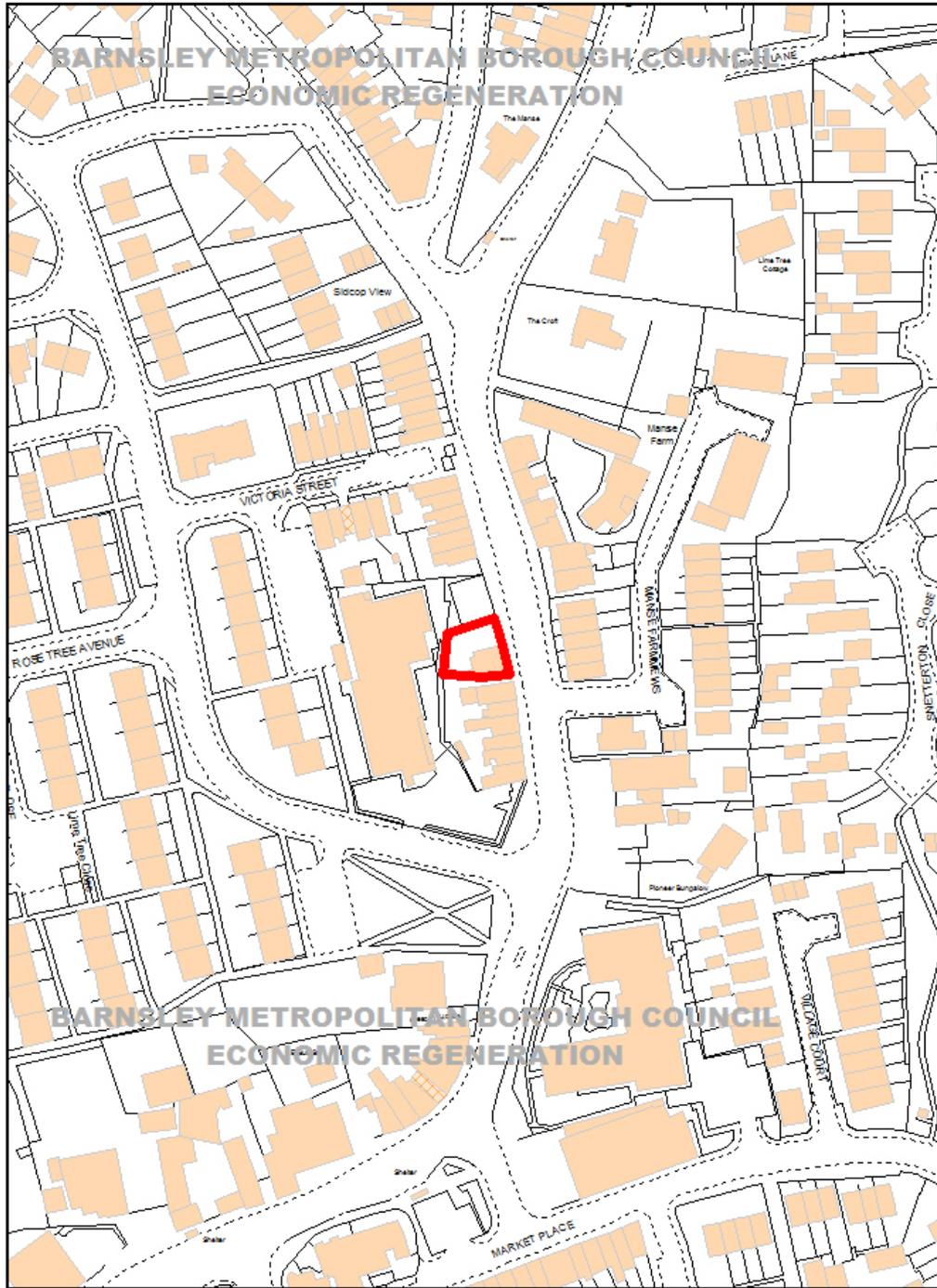
- 8 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

PA reference :-

2017/0509

Barnsley MBC Licence Number 10002264, 2014
Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



BARNSELY MBC - Economic Regeneration

Service Director: David Shepherd
Westgate Plaza One, Westgate,
Barnsley S70 9FD
Tel: 01226 772621



Scale 1:1250