

---

**2017/0630**

**Applicant:** BMBC

**Description:** Formation of new playground to rear and associated external works

**Site Address:** Millhouse Primary School, Lee Lane, Millhouse Green, Sheffield, S36 9LN

---

No objections have been received

### **Site Description**

Millhouse Primary School is set off Lee Lane within the village of Millhouse Green. To the east and western boundaries of the site are existing dwellings and the Blacksmiths Arms Public House. The rear of the site bounds onto the football ground and open fields. Along this boundary are a number of Willow and Ash trees.

The existing site layout consists of the school buildings occupying the central parts of the site adjacent to Lee Lane. The existing formal playground is located to the foreground of the school to the south of the site adjacent to Lee Lane. The areas to the north of the school building consist of informal playing fields and a Multi-Use Games Area (MUGA).

### **Proposed Development**

The proposal involves the formation of a new hard surfaced playground to the rear of the school measuring approximately 17m by 19.5m, set adjacent to the existing MUGA. The works also include hard and soft landscaping along with further Willow tree planting. The proposed external works include an improved surface water drainage system with attenuation tanks and the resurfacing of part of the staff car park and main entrance with tarmac.

### **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).

## Core Strategy

CSP3 'Sustainable Drainage Systems'  
CSP26 'New Development and Highway Improvement'  
CSP29 'Design'  
CSP40 'Pollution Control and Protection'

## Saved UDP Policies

UDP notation: Existing Community Facility

## SPD's

Parking

## Draft Local Plan

Proposed allocation: School Grounds

## 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.

## **Consultations**

Penistone Town Council – No comments

Drainage – No objections

Tree Officer – No objections

Highways – No objections subject to conditions

Yorkshire Water – No objections

Regulatory Services – No objections subject to conditions

Ward Councillors – No objections have been received

## **Representations**

The application was advertised by neighbour notification and a site notice. No representations have been received.

## **Assessment**

### Principle of Development

The proposals involve ancillary works to serve the school which would result in an improvement of the play facilities and access to the site. This would be in line with Policy CSP43 'Educational Facilities and Community Uses' which aims to support existing educational facilities.

### Visual Amenity

The works to the playground are set within the site to the rear and would have minimal impacts on the appearance of the site. The new playground is to be constructed on areas that are currently green, however these areas do not have a particular function at present other than being amenity grassland and the proposals would still allow for the recreational aspect to be retained for the school children. The development of this area therefore does not raise any issues from a visual amenity perspective and the resurfacing of the access to the entrance of the site would be an improvement to the street scene, in accordance with policy CSP29.

### Impact on Trees

The works will require the removal of a Cherry tree, and some small Willows from the group of trees to the north of the new playground. These are small trees of little value and as such there is no objection to this. The larger Ash trees on the boundary behind the Willows will be retained and will require protecting during the works. Tree Protection details have been submitted on one of the submitted plans and are acceptable.

### Residential Amenity

The nearest houses are set to the east of the proposed playground, however there is a MUGA separating the proposed play area from these dwellings, therefore the development would be unlikely to give rise to any new amenity issues affecting living conditions subject to the imposition of the standard working/delivery times condition to limit the amount of disturbance during the construction phase.

### Highway Safety

The highways section have no objection to the proposed resurfacing of the access and part of the staff car park. The works are considered to be acceptable in terms of highway safety in accordance with policy CSP26.

### Drainage

The plans would increase the amount of hard surfacing within the school site. However the plans demonstrate that regard has been had for the management of the increased amounts of surface water within the site. This would be via the provisions of drains and an attenuation tank. Based upon this the plans are considered satisfactory to Yorkshire Water and the Council's drainage section.

## Conclusion

The proposals involve ancillary works to serve the school which would be an improvement to the existing play facilities and would improve the access and car parking areas. The proposal is therefore considered acceptable and would comply with polices CSP 26, CSP29 and CSP43.

## **Recommendation**

Approve subject to conditions:-

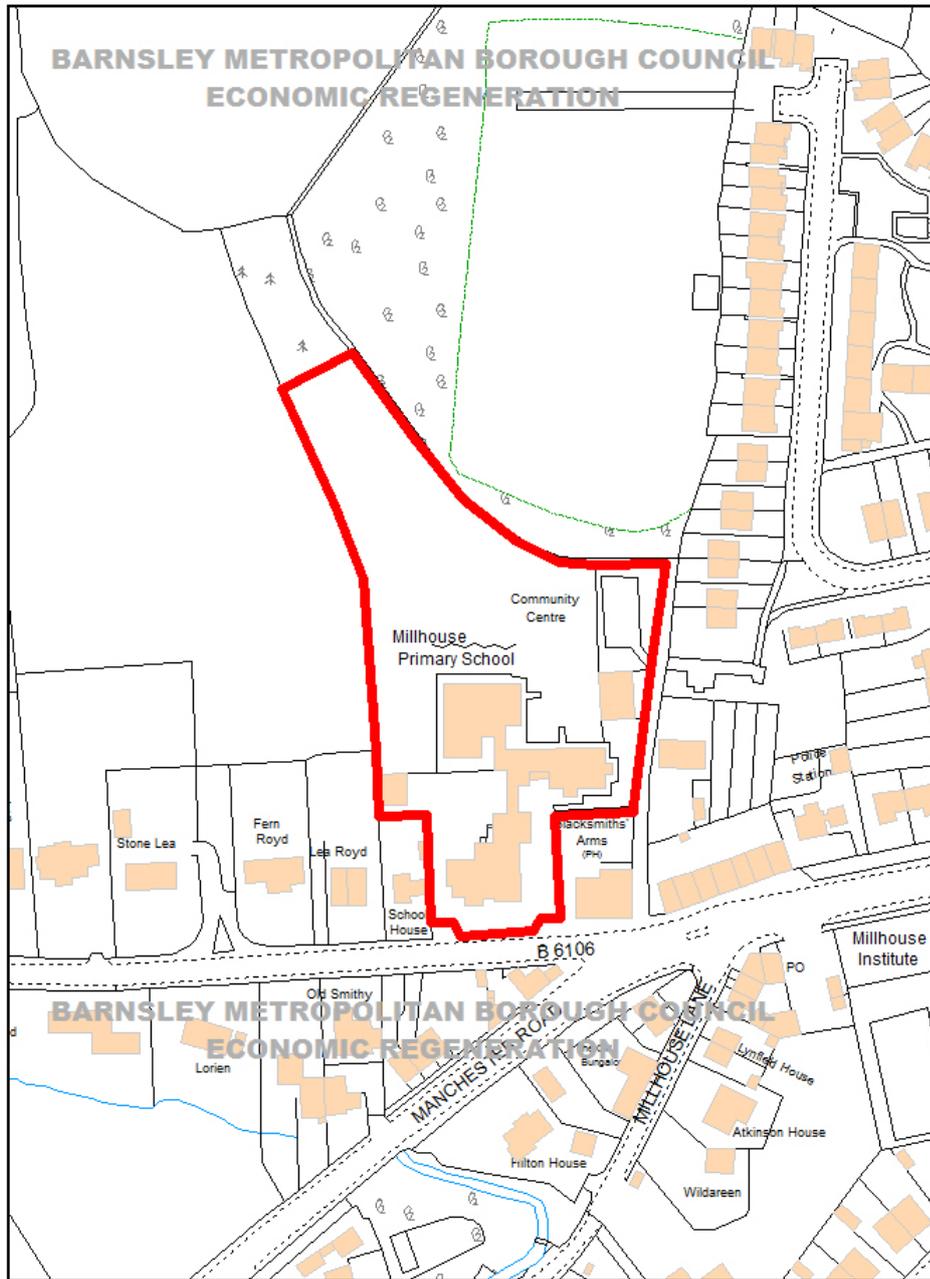
- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**
- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Nos NPS-DR-A-(90)-010 REV P1, NPS-DR-A-(90)-020 REV P3, NPS-DR-A-(90)-021 REV P1, NPS-DR-A-(90)-800 REV P1, NPS-DR-A-(90)-801 REV P1) 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 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.**
- 4 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.**

PA reference :-

2017/0630

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.



**BARNESLEY MBC - Economic Regeneration**

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



Scale 1:1250