
2017/1203

Applicant: Barnsley MBC

Description: Erection of 7 no. bungalows with provision of associated access road and landscaping.

Site Address: Land between 24 and 20 Meadstead Drive, Royston, Barnsley, S71 4LN.

The application is referred to the Board as the Council is the applicant. 2 letters of objection have been received from local residents.

Site Location & Description

The application relates to an area of land, measuring approximately 0.24Ha, located to the North of Meadstead Drive and within a predominantly residential area. The land is mainly laid to grass and slopes up from South to North. The site has a frontage onto Meadstead Drive, between numbers 20 and 24. The site shares boundaries with residential properties to the North, East and West. There are a number of property types within the immediate area including 2 storey semis to the East and West, 2 storey terraced dwellings to the North East and a subdivided, grade II listed Farm house (Malt Kiln Farm) directly to the North.

There is currently vehicular access into the site from Meadstead Drive with an unmade track running along the Western Boundary.

Proposed Development

The applicant seeks to erect 3no. pairs of semi-detached bungalows and 1no. detached bungalow. 1no. pair of semi-detached bungalows would have a frontage, and vehicular and pedestrian access, onto Meadstead Drive. The remaining 5no. dwellings would share an access which would utilise the existing dropped kerb to the West of the site. A new roadway would be created along the Western boundary with a turning head in the top North Western corner.

All properties would have accommodation on 1 level and have a hallway, an open plan lounge/living/dining area, 2 bedrooms and a bathroom. The overall accommodation on offer would equate to circa 67m².

The design of the properties would be relatively simple with brick built walls, a tiled hip roof and a small front projecting gable. The main entrance to the properties would be on the side elevation with a porch over.

Each property would have 1no. parking space to the front as well as a front garden area. They would also have an enclosed private amenity space to the rear consisting of a patio and lawn.

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 Housing Proposal

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
CSP26 New Development and Highway Improvement
CSP29 Design
CSP 30 The Historic Environment
CSP36 Biodiversity and Geodiversity
CSP39 Contaminated and Unstable Land
CSP40 Pollution Control and Protection
CSP42 Infrastructure and Planning Obligations

Local Plan Submission Version

Green Space

Relevant Supplementary Planning Documents and Advice Notes

Designing New Housing
Parking

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

Yorkshire Water – No objections subject to conditions

Highways DC – No objections subject to conditions

SYMAS – No objections subject to conditions

Coal Authority – Have currently stated their objection to the application due to the lack of a coal mining assessment report. A report has been submitted and has been forwarded on to the Coal Authority.

Conservation – No Objections

Drainage – No objections subject to conditions

Housing – Support the application, high demand for bungalows

Representations

The application was advertised by way of a site notice and press notice with immediate neighbours being notified by letter. As a result 2 letters of objection have been received. The main points of concern are:

- The proposal incorporates some land which is not owned by the applicant
- Reduced highway safety
- Reduced privacy levels
- Loss of existing access

Assessment

Principle of Development

The site is allocated as a Housing Proposal Area in the currently adopted UDP proposals maps and is located within a predominantly residential area. All new dwellings proposed within existing residential areas must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, infill development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

The site is also located to the South of a grade II listed building, as such, development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve the character and/or appearance of the Listed Building.

Appearance

The site is currently at odds with its immediate surrounding given that it is an open field within a relatively densely developed residential area.

Plots 1 and 2 of the development would have a frontage onto Meadstead Drive and continue a similar front building line as the existing properties to the East and West. The properties would effectively infill the gap in the current streetscene. It is acknowledged that the proposal is for bungalows and the immediately adjacent properties are 2 stories, however, there are a number of bungalows within the immediate area, along Meadstead Drive, which are juxtaposed with 2 storey dwellings. As such, the development would reflect the streetscene and would not appear alien.

Plots 3-7 would be partially visible from the streetscene, given that the level of the site rises from South to North. However, views would be limited given the position of the neighbouring properties and, as mentioned above, the development would be reflective of the streetscene.

The dwellings themselves are relatively simple in design and would be constructed from brick and tile to reflect the local palette of materials. Interest would be added to the front elevations of the dwellings through the front projecting gables. Plots 3 & 4 and 5 & 6 would, given the site levels, have a split ridge line.

Parking would be provided to the front of the properties, as a result, vehicles would be highly visible from the streetscene. However, this is a common parking solution in the area and the hardstanding would be balanced by an adequate front garden. The garden area would also aid to soften the dwellings themselves.

There are a number of differing boundary treatments proposed across the site, including a number in relatively prominent positions. Full details have been submitted with the application which shows more robust and better quality treatments in the more prominent areas. The proposed mix of treatments would also be reflective of the area and not result in dominant features on the streetscene.

As set out in the description above, the site is located to the South of a grade II listed farmhouse building. However, there is a small buffer between the Northern site boundary and the building itself, and, the proposed dwellings would be built on lower levels, as such, there would still be views of the listed building from Meadstead Drive. Furthermore, the listed building is located closer, and relates more, to High Street to the North. The farmhouse is partially surrounded by existing residential development, some of it relatively recent, as such; the relatively modest proposed development would not significantly affect the character or setting of the listed building, in accordance with CSP 30. The Conservation Officer has been consulted on the application and raised no objection.

Residential amenity

It is acknowledged that the site is currently undeveloped and the creation of 7no. dwellings would increase noise and disturbance through residential activity and vehicular movements. However, there is already an access track across the land in a similar position to the proposed road way and the site is surrounded on all sides by residential development. As such, the addition of 7no. modest 2 bedroom properties within the area would not increase noise and disturbance to an unreasonable degree.

Plots 1 and 2 would be in close proximity to numbers 20 and 24 Meadstead Drive. The front elevations would be on a similar building line as the neighbouring properties but the rear elevations would project beyond the neighbouring rear elevations. However, they would be on a similar level and the proposed properties are modest bungalows with modest eaves heights and hipped roofs which slope away from the shared boundaries. There is also an access road separating plot 2 from number 24. In addition, the orientation of the properties means that overshadowing would not be to an unreasonable degree.

The rear elevations of plots 3-7 back on to private amenity spaces and would be built on a higher level than plots 1 and 2. The proposed rear habitable room windows would also fall short of the 10m separation distance recommended in SPD 'Designing New Housing Development'. However, accommodation is only on 1 level and views of neighbouring private amenity spaces from the proposed dwellings would be limited by the boundary treatments separating the sites.

The rear of plots 5 to 7 would face the rear of 78a High Street. The distance in-between would range from 19.5m to 20.5m. Although this is just below the 21m guidance, given that the proposed and existing properties are both bungalows, and 1.8m boundary treatment will form the boundary, it is not considered that there would be any significant detriment to this neighbouring property.

The front elevations of plots 3-7 also face boundaries which are shared with existing private amenity spaces, and, in some cases face neighbouring habitable room windows. However, in this instance the 10m separation distances to the boundary are met and the recommended separation distance of 21m between existing and proposed habitable room windows is exceeded. As outlined above, boundary treatments would also aid maintain privacy levels.

Generally, a 12m separation distance between elevations containing habitable rooms and side elevations is required. It is acknowledged that the separation distance between the rear elevations of plots 1 and 2 and the side elevation of plot 3 is between 8.5-10m. However, as with all the proposed dwellings the proposed side elevation is relatively modest with the roof sloping away from the rear boundary. Furthermore, given the level differences, views of the side elevation would be limited given the proposed retaining wall with fence on top. The proposed rear boundary treatments would be an adequate distance from the rear windows so would not be overbearing. Also, due to the orientation, the boundary treatments would not result in excessive overshadowing of the property or garden. Given this distance is between proposed properties and not proposed to existing properties, any potential occupiers would be aware of the situation and as such it is considered acceptable in this instance.

The proposed dwellings would have an internal floor area of circa 67m² which exceeds the 62m² set out in the South Yorkshire Residential Design Guide for 2 bedroom properties. The dwellings would also have adequate outdoor amenity space consisting of a front garden and private rear garden containing patio and lawn. As such, residential amenity levels for future residents would be to a reasonable degree.

The objection letters received raised concerns regarding land ownership and rights of access. These are separate to planning but the comments were passed on to Berneslai Homes who have addressed these issues separately. The plan was also amended in-line with comments received from the owner of number 24.

Highway Safety

The access point to serve plots 3-7 already exists off Meadstead Drive and the proposed roadway would be in a similar position to the existing access track. The proposed roadway would have a turning head to the top to allow vehicles to enter and exit the site in a forward gear. Each property would have 1no parking space, in accordance with SPD 'Parking'.

Plots 1 and 2 would have direct access onto Meadstead Drive. It is acknowledged that there are no in site turning facilities and cars would likely reverse onto the highway, however, this is the current situation at numerous properties within the immediate area which have a

frontage onto Meadstead Drive. The road is not classified and the addition of 2no. additional driveways would not reduce highway safety to an unreasonable degree.

There is a bus stop to the front of the site which would need moving. The applicant is aware of this and has been informed they will need to work with SYPTTE on agreeing a suitable movement of the bus stop. As such, Highways have no objections subject to standard conditions.

Mining Legacy

The site is predominantly within a Coal Mining Referral Area due to the likely presence of a shallow workable coal seam beneath the land that will pose some risk of instability should any voided old workings be present. The Royston coal seam is conjectured to outcrop just to the South of the site, which will dip beneath the land to the North East. Nearby mining records suggest that the thickness of this coal is around 500mm.

The application is accompanied by a report which states that the risk from underground mine workings and uncharted mine entry is low. However, a limited borehole site investigate to check the depth and nature of the shallow coal in order to provide any necessary mitigation requirements for safe development is needed. As such, a condition will be recommended for site investigation work to take place prior to commencement.

Green Space

As outlined above, the site is within a Housing Proposal area in the currently adopted UDP but is to be allocated as Green Space in the Local Plan and is on the Green Space Register. Although there is limited weight given to future allocations at this stage it is considered appropriate to have regard to CSP35. CSP35 defines Green Space as any land within or close to towns and villages that has or could have demonstrable value for recreation or wildlife, and states that we will only allow development proposals that result in the loss of green space where there is a surplus or compensation is provided.

The land has been fenced off and rented out for numerous years and offers minimal positive green space attributions, in that, it does not have any public access and does not perform any formal recreational function. There are no trees or hedges on the site itself and it is bordered on either side by residential properties. Furthermore, there are recreational grounds to the North East of the site off Oakwood Road and to the South East off Redwood Avenue. There is also access to open countryside to the West and South of the site. As such, given that the current UDP allocation is for Housing, and this proposal is for a much needed social housing scheme of bungalows, the proposal is not considered contrary to CSP 35 and the loss of the green space is considered acceptable.

Conclusion

In conclusion, it is considered that the proposal represents a sustainable development which accords with the objectives and principles of the UDP policies H8A, H8D, core strategy policies CSP 26 and 29 and SPD 'Designing New Housing Development' in that it will successfully integrate into the existing residential environment without harming the amenity of existing residents.

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 (Nos NPS-DR-A-(00)-011-P4, NPS-00-00-DR-A-(00)-012-P4, NPS-00-00-DR-A-(00)-013-P2, NPS-DR-A-(00)-020-P3 & NPS-DR-A-(00)-021-P3) 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 Upon commencement of development details of the proposed external materials shall be 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 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.
- 5 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

 - The parking of vehicles of site operatives and visitors
 - Means of access for construction traffic
 - Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - Wheel washing facilities
 - Measures to control the emission of dust and dirt during construction
 - Measures to control noise levels during construction

Reason: In the interests of highway safety, residential amenity and visual amenity and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement, and CSP 29, Design.
- 6 Pedestrian intervisibility splays having the dimensions of 2 m by 2 m shall be safeguarded at the drive entrance/exit such that there is no obstruction to vision at a height exceeding 1m above the nearside channel level of the adjacent highway.
Reason: In the interest of road safety in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.
- 7 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.

8 No development shall take place until:

(a) Full foul and surface water drainage details, including a scheme to maintain surface water run off at greenfield rates, and a programme of works for implementation, have been submitted to and approved in writing by the Local Planning Authority:

(b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways;

(c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways;

Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development.

Reason: To ensure proper drainage of the area in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

9 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.

10 All redundant vehicular accesses shall be reinstated as kerb and footway prior to the development being brought into use.

Reason: In the interests of road safety in accordance with Core Strategy Policy CSP26 'New Development and Highway Improvement'.

11 Vehicular and pedestrian gradients within the site shall not exceed 1:12.

Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

12 No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off -site works, have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed , the information shall include:

i) evidence that other means of surface water drainage have been properly considered and why they have been discounted ; and

ii) the means by which the discharge rate shall be restricted to a maximum of 5 (five) litres per second.

Furthermore, unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.

Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal in accordance with CSP4.

- 13 No building or other obstruction including landscape features shall be located over or within 3 (three) metres either side of the centre line of the sewer i.e. a protected strip width of 6 (six) metres, that traverses the site. If the required stand-off distance is to be achieved via diversion of the sewer /water main, the developer shall submit evidence to the Local Planning Authority that the diversion has been agreed with the relevant statutory undertaker

Reason: In order to allow sufficient access for maintenance and repair work at all times in accordance with CSP4.

- 14 All planting, seeding or turfing comprised in the approved details of landscaping shown on the approved plans, 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 others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29.

- 15 The boundary treatment shown on the approved plans shall be completed before the dwellings are occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Core Strategy policy CSP 29.

- 16 Prior to the commencement of development a site investigation must be undertaken to fully investigate potential mining legacy risks. The investigation should be carried out in compliance with CIRIA publication 32 'Construction Over Abandoned Mine Workings', and a report detailing the findings of the investigation and any recommended mitigation shall be submitted for approval in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details.

Reason: In the interest of Land stability NPPF sections 120 & 121.

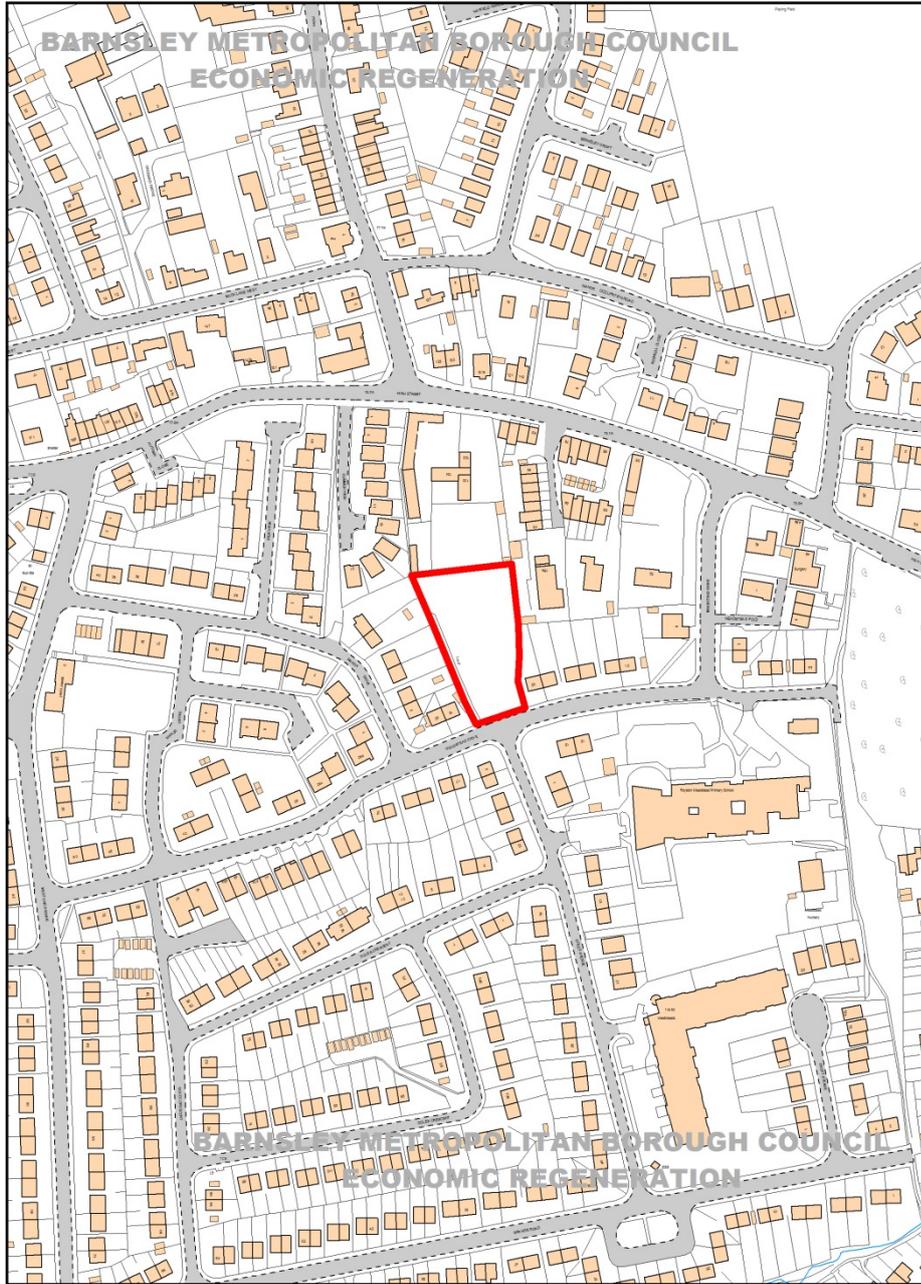
- 17 Sightlines, having the dimensions 2.4m x site frontage shall be safeguarded at the drive/entrance/exit such that there is no obstruction to visibility at a height exceeding 1.05m above the nearside channel level of the adjacent highway.

Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

PA Reference:-

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