
2019/0431

Applicant: Keepmoat

Description: Residential development of 49 homes comprising two, three and four bed houses and two bed bungalows, and associated infrastructure.

Site Address: Brunswick Street, Thurnscoe, Barnsley

The scheme is presented to Members as the application is subject to a S106.

Site Description

The site is located to the north east of Thurnscoe and is a cleared site following the demolition of former housing stock. It is relatively flat and split into 3 parcels, fronting onto Cromwell Street to the south-west, Lancaster Street to the south-east and Brunswick Street which runs through the middle. The whole site is completely surrounded by houses, with access easily achieved from the existing street network. The site is split on Brunswick Street by an existing house (no.48) which was not demolished and an electric substation.

The surrounding area is characterised by a mix of terraced and semi-detached housing, sat within generous plots with front and rear gardens.

The site is predominantly open and covered with grass. There are a few trees on the site, but these are located around the boundaries.

Thurnscoe has good Public Transport links with a Train Station and local buses running to and from Barnsley and Doncaster. In addition the centre of Thurnscoe is 0.8m from the site (walking) with access to shops and services here.

Proposed Development

The planning application is for a residential development of 49 affordable dwellings which are split into the following mix:

- 23 x two bedroomed houses
- 13 x three bedroomed houses
- 4 x four bedroomed houses
- 9 x two bedroomed bungalows

These are laid out to front onto Brunswick Street and Cromwell Street and are a mix of terraced, semi-detached and detached properties. Parking is provided either to the front or side of the properties.

The developer has provided 4 different property types, albeit with the exception of the bungalows there is little to differentiate between the external appearance which is very simply designed. All the properties are proposed to be red brick with grey roof tiles.

History

None Relevant to this application

Policy Context

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

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.

Site Allocation: HS50 Site at Brunswick Street indicative number of dwellings 45

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

LG2 'The Location of Growth'

H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546

H2 'Distribution of New Homes' states 14% of new homes to be built in the Dearne towns

H6 'Housing Mix and Efficient Use of Land' proposals for residential development are expected to include a broad mix of house size, type and tenure

Policy H7 'Affordable Housing' seeks 10% affordable housing in Thurnscoe

Policy H8 'Housing Regeneration Areas' a range of housing market regeneration programmes will be supported aimed at the renewal of poor housing.

Policy T3 'New Development and Sustainable Travel'

Policy T4 'New Development and Transport Safety'

Policy D1 'High Quality Design and Place Making'

Policy GS1 'Green Space' requires new development to provide or contribute towards green space in line with the Green Space Strategy.

Policy GS2 'Green Ways and Public Rights of Way' seeks to protect rights of way from development.

Policy BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

PI1 'Infrastructure and Planning Obligations'

SPD's

- Design of Housing Development
- Parking
- Open Space Provision on New Housing Developments

Other

South Yorkshire Residential Design Guide

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.

Sections of relevant would be:

Consultations

Affordable Housing – Initial concerns over the number of new affordable units being delivered however as the overall number is now closer to the 45 anticipated under the Local Plan Policy, no objections.

Biodiversity Officer – No comments received

Commercial Services – No comments received

Contaminated Land – No comments received

Drainage – No objections subject to conditions

Education – The proposed will generate a need for 13 primary school places and 9 secondary school places. There is sufficient capacity for the primary school places; however a contribution towards secondary places is required. The equates to £144,000

Highways – No objection subject to conditions

HS2 – No comments

Regulatory Services – No objection subject to conditions to control noise and

RMBC – No objections

South Yorkshire Police – No objections, detailed design comments only.

Trees – No objections to the removal of all trees on site, subject to a detailed landscaping scheme including replacement planting.

Waste – No objections, detailed design comments only

Yorkshire Water – No objections subject to conditions.

Representations

The application was advertised in the press, by neighbour notification letters and site notices. No letters or comments have been received.

Assessment

Principle of Development

The site is allocated in the local plan for housing under an allocation HS50 with an indicative number of dwellings of 45. The initial scheme was for 60 units which were deemed to be too high as it would have potentially unbalanced the housing market, contrary to Local Plan Policy H8 and led to a poorly designed scheme contrary to Local Plan Policy D1. The applicant has submitted a revised layout with the overall numbers reduced to 49 and an improved housing mix with bungalows and some 4 bed houses. This will be a 100% affordable housing scheme and the revised layout and mix has been agreed with the Affordable Housing team. Therefore the proposed is now in accordance with HS50 and H8 and is acceptable in principle.

The development should therefore be determined in accordance with the Local Plan. An assessment of how the site accords with other policies is below.

Visual Amenity

The proposed scheme is for residential development on a cleared site which was formally in residential use. It is surrounded by residential properties and the development is set out along the existing street pattern. In this respect there is a visual benefit in bringing a disused site back into use.

The design of the scheme is such that it will fit within the surrounding residential area, the scale of houses is appropriate and the introduction of 9 bungalows will add some interest to the street scene. There is limited differentiation between the three house types and their elevations which are all very simply designed, however this is a relatively small scheme and the development itself will bring some variation in the house styles when viewed in the wider context of this residential area. Therefore in this instance the limited variation in elevational treatments and the uniform approach to materials is accepted.

The wider area does have a relatively set building line which the proposed does not conform to; however, this is to accommodate parking which is to the side or front. There is very limited off street parking for existing properties in the area, therefore,

the change in building line is acceptable on this basis. Soft landscaping is also proposed to the front which will soften the appearance along the street and break up the tarmac areas.

There are a number of trees on the site which are largely located around the perimeter. These have been assessed as being relatively poor quality and removal recommended. The tree officer has agreed this approach subject to a detailed landscaping scheme including some replanting. This can be secured through condition.

Based on this assessment and taking account the benefits associated with bringing the site back into use and delivering housing to meet local needs, the visual impact is acceptable in this case and the application complies with Local Plan Policy D1.

Residential Amenity

The proposed layout is along the existing street pattern and provides more than the minimum external spacing requirements as set out in the Designing New Housing Development SPD. It does not give rise to any unacceptable overshadowing or overlooking impacts in relation to the residential amenity of existing residents.

The internal space provided by the proposed house types has been checked against the standards as set out in the SYRDG. The bungalows (Elton) are small and only just meet the standards which are a minimum; however, as this is a small scheme and as there is a wider lack of bungalows in the area they can be accepted in this case. Similarly, the Turton house type also only just meets the spacing standards and only provides 1 double bedroom. Ideally these would be larger but given there are only 4 proposed on the site it is not considered that the application could be refused on this basis alone.

No.48 Brunswick Street is the only remaining house on the plot following the clearance and is clearly affected by the proposed scheme, with new houses on both sides and opposite. The layout does allow for a good amount of space between this property and the proposed new houses to either side. There will be some shading from the plots (4-7) to the east which project further back to the rear but this is mitigated by the distance. Further it will only affect part of the garden and then only in the early morning. Impacts during construction will be mitigated through appropriate conditions.

The proposed is acceptable in residential amenity terms and complies with Local Plan Policy D1 and the Designing Residential Housing SPD.

Highway Safety

No objections have been raised in highways safety grounds. The proposed utilises the existing highway network with various dropped crossings to access drives. Improvements to the footway along Brunswick Street (east side) are likely to be required and the plan shows this as a 2m width which is welcomed. There may be a need to relocation various lamp columns and utility services apparatus which can be agreed at the technical design stage.

Separate cycle parking is to be provided to each unit in a covered and secure shed to rear which is acceptable. In addition, electric vehicle charging points are considered necessary to meet changes to vehicle technologies. These can be secured through condition.

Drainage/Flood Risk

The preferred drainage strategy as set out by the applicant is the disposal of surface and foul water flows into the existing combined sewers on site. As this is a cleared site there are a number of existing sewers which will need to be diverted or stopped up. This will need agreement from YW. The applicant is progressing with this already and it is accepted that this can be dealt with through the discharge of a suitable condition.

S106 – Contributions

Green Space

SPD 'Open Space provision on new housing developments' states that an open space contribution is required on all new housing developments of 20 or more dwellings including flats. Appendix 2 'contributions per dwelling for off-site provision of green space' outlines the contribution per unit based on the number of bedrooms. Taking this calculation into account a contribution of £81,093.35 is required which can be secured via a Section 106 agreement.

Education

SPD 'Financial contributions towards schools' states that a financial contribution will be needed for planning applications for housing developments where;

- The scheme provides 10 or more homes; and
- There is insufficient capacity in schools; or
- There is a need for contributions to ensure schools are in an appropriate condition

As can be seen from the comments from Education, a contribution of £144,000 is required which can be secured via a Section 106 agreement.

The following has been agreed:

- A contribution of £144,000 towards Education Provision; and
- A contribution of £81,093.35 towards off site green space.

These meet the relevant policy requirements to ensure adequate mitigation has been agreed.

Recommendation

Grant subject conditions and subject to S106 Agreement:-

- 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 amended plans and specifications as approved:

2018 - ELT - 002 - Elton Detached
2018 - ELT - 001 - Elton Semi Detached
5010 Rev 1 2001 - Elton Working Drawings
2010 Rev 1 201 - Lawton Working Drawing
2030 Rev 1 201 Marlow Working Drawing
2018 - LAW - 001 Lawton House Type
2018 - LAW - 004 Lawton House Type
2018 - LAW - 002 Lawton House Type
2018 - MAR - 001 Marlow House Type
2018 - MAR - 003 Marlow House Type
2018 - TUR - 002 Turton House Type
2018 - TUR - 001 Turton House Type
Flood Risk Assessment and Drainage Strategy AB-112 (August 2019)
Preliminary Ecological Appraisal (Ecus, August 2019)

unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 Prior to the commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.

Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with Local Plan Policy D1, High Quality Design and Place Making.

- 4 Upon commencement of development a plan indicating the position of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before any dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Local Plan Policies GD1 General Development Policy and D1 High Quality Design and Place Making.

- 5 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 Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

- 6 Prior to any construction being undertaken the applicant shall submit to the LPA, for approval, a dust management plan which details how dust will be controlled during the construction stage of the site. Once approved the applicant shall strictly adhere to the dust management plan. Prior to work commencing the applicant shall ensure that there is an adequate supply of water at the site and shall provide the LPA of details of this.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

- 7 Prior to first occupation of the development hereby permitted, the vehicular crossing over the footway to each dwelling shall be provided and thereafter retained at the positions shown on the approved plan and constructed in a bound material in accordance with BMBC's highway specification. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway.
Reason: To ensure satisfactory access to each dwelling and avoid the carriage of extraneous material or surface water from or onto the highway in accordance with Policy T4.
- 8 Pedestrian intervisibility splays having the dimensions 2m x 2m shall be safeguarded at the each group of driveway entrance/exit such that there is no obstruction to visibility at a height exceeding 1m above the nearside channel level of the adjacent highway.
Reason: In the interests of highway safety in accordance with Policy T4.
- 9 Prior to first occupation of the development hereby permitted the on-site car parking and paths shall be laid out in accordance with the approved plan, surfaced in a bound material that is permeable or drained into the site and retained thereafter available for that specific use.
Reason: To ensure the permanent availability of the parking and pedestrian areas in interests of highway safety in accordance with Policy T4.
- 10 Prior to first occupation of the development hereby permitted the on-site bicycle parking shall be installed in accordance with the approved plan, and retained thereafter available for that specific use.
Reason: In interests of encouraging the use of sustainable modes of travel in accordance with Policy T3.
- 11 Prior to first occupation of the development hereby permitted, details for the provision of electric vehicle charging points shall be submitted to and approved in writing by the LPA. These EVCP's shall be installed in accordance with the approved details prior to first occupation of the development and retained thereafter available for that specific use.
Reason: In interests of promoting sustainable travel opportunities in accordance with Policy T3.
- 12 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 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.
 - Measures to prevent mud/debris from being deposited on the public highway.
- Reason: In the interests of retaining highway efficiency and safety in accordance with Policy T4.**
- 13 Upon commencement of development, 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 shall be submitted to and

approved in writing by the Local Planning Authority. 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 Local Plan Policy BIO1 Biodiversity.

- 14 Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: In interests of retaining highway efficiency and safety in accordance with Policy T4.

- 15 Upon commencement of development details of measures to facilitate the provision of high speed full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, 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 order to ensure compliance with Local Plan Policy I1.

- 16 No development shall take place until:

(a) Full foul and surface water drainage details, including a scheme to reduce surface water run off by at least 30% 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;

(d) Details of how the existing sewers that run through the site will be accounted for e.g whether they are proposed to be diverted or abandoned.

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 Local Plan Policy POLL1 Pollution Control and Protection.

- 17 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.

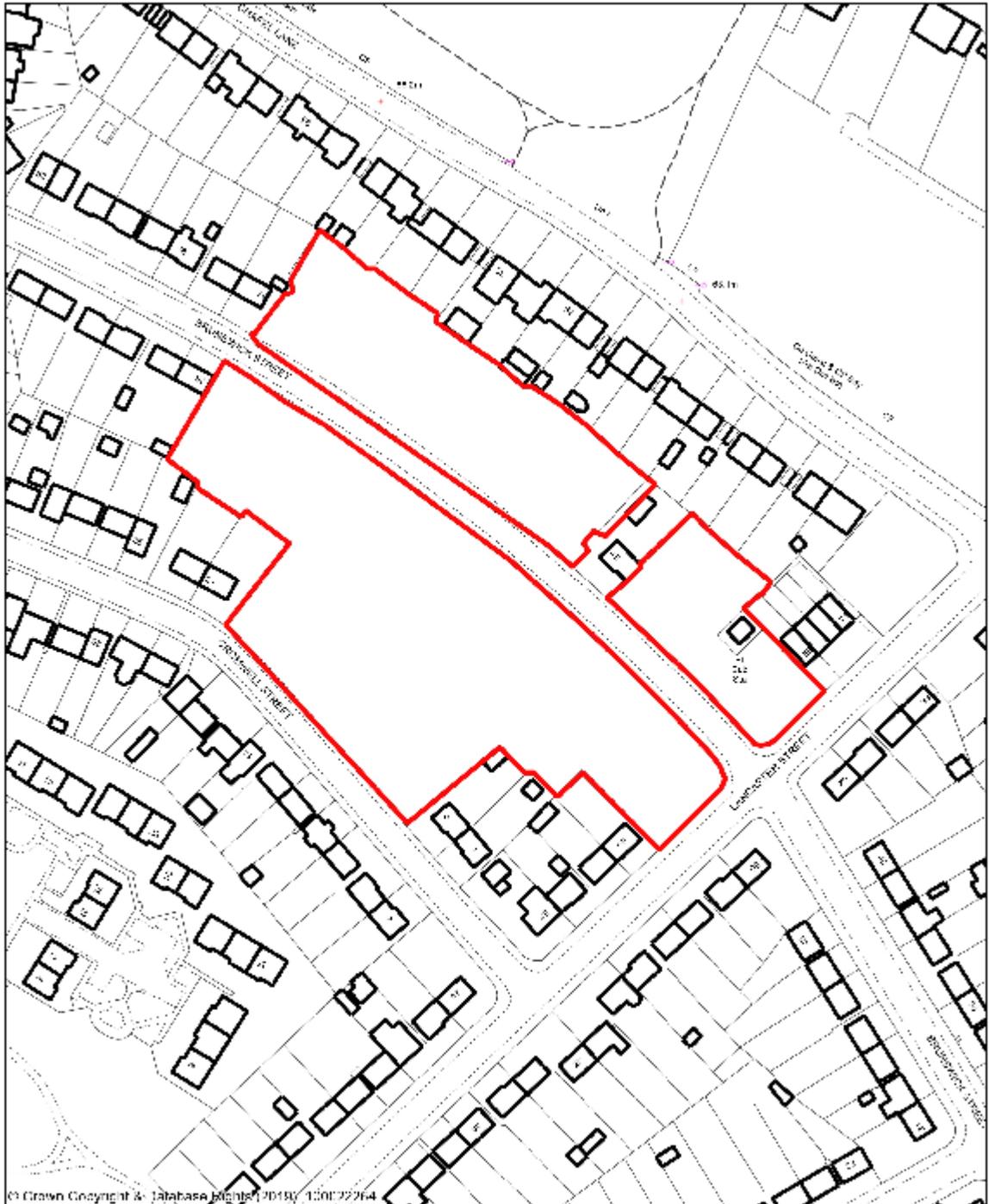
Reason: In the interests of the visual amenities of the locality and in

accordance with Local Plan Policy BIO1 Biodiversity.

- 18 No construction works in the relevant area (s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority .
The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times . If the required protection measures are to achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.
Reason: In the interest of public health and maintaining the public sewer network in accordance with Policy CC3

PA Reference:-

2019/0431



BARNSELY MBC - Regeneration & Property



Scale: 1:1250