
2019/0380

Applicant: Mr Steven Warsop

Proposal: Erection of 1 residential dwelling and associated infrastructure

Address: Land to the rear of The Greenland Cottage, High Hoyland Lane, High Hoyland, Barnsley

Two rounds of consultation have been undertaken, one in May 2018 when 12 objections and 10 letters of support were received. A second consultation was undertaken in August 2019 when amended plans were received; this resulted in 6 letters of objection. High Hoyland Parish Council objects.

Site Location and Description

The application site is located to the south of High Hoyland, off High Hoyland Lane. There is a row of cottages to the front (west), Greenland Cottages, and The Mount lies to the east, with the garden to this property wrapping around the site. To the rear of the site there is The Perch and Hoyland Hills Cottage.

The application site is approximately 0.14 hectares in size and presently consists of a redundant back filled quarry that is in private ownership. The site has also historically contained buildings within it as shown on the OS plans from 1960 and earlier.

The site's topography is sloping from north to south, with a cliff face (associated with the former quarry use) that is located approximately 15m from the proposed site access. The land plateaus from the cliff face to the proposed site access on High Hoyland Lane. There is a second plateau at the top of the cliff face.

Proposed Development

It is proposed to erect a single dwelling cut into a rock face on the site. Set over three storeys the property has 6 bedrooms, integral garage and workshop with open plan living space on the top floor.

The building is designed to step in, over three terraces with various elements at single or two storeys. The proposed building will sit within an excavated former quarry, resulting in the lower floors being essentially below ground. The principal elevation facing High Hoyland Lane will be visible beyond the site boundaries.

Although rectangular in footprint, the building is designed to minimise the visual impact of the lower floors with the upper floor level being more transparent and a 'lighter' structure. The upper 'pavilion' is 'linear' in form. The block plan indicates how the proportions of the 'above ground' building elements integrate into the built fabric of the wider settlement.

A substantial reduction of approximately 50% has been made to the size of the footprint of the upper floor. The original proposal had a footprint of 253 sq. m. The revised proposal reduces this figure down to 127 sq. m.

The garden areas are at a higher level, on the top of the cliff face, behind the dwelling.

The height of the building would be considerably lower than 'The Mount', the adjacent dwelling to the north.

A landscape architect has been involved in the preparation of a landscaping scheme to enhance the building and ensure it is successfully integrated and respects the surrounding landscape. Man-made external features are kept to an absolute minimum with the regrading of the landscape designed to minimise the need for retaining walls or steps, and quarried stone used to give the appearance of the building emerging from the quarry face.

Planning History

2008/0541 – Erection of a domestic detached garage – Withdrawn

2014/0078 – Erection of a single storey detached annexe building – Approved with conditions 30/04/2014.

2017/0333 – Erection of a single storey detached annexe building – Approved with conditions 27/04/2017.

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 new Local Plan was adopted at the full Council meeting held 3th 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).

Local Plan Policies

The site is allocated is located in the Green Belt in the Local Plan where GB1 applies, protecting the green belt in accordance with National Planning Policy.

Other relevant policies include:

SD1 – Sustainable Development
GD1 – General Development
LG2 – The Location of Growth
H1 – The Number of New Homes to be Built
H2 – The Distribution of New Homes
H5 – Residential Development on Large Non-allocated Sites
H6 – Housing Mix and the Efficient Use of Land
T3 – New Development and Sustainable Travel
T4 – New Development and Transport Safety
D1 – High Quality Design and Place Making
LC1 – Landscape Character
HE1 – The Historic Environment
HE2 – Heritage Statements and general application procedures
BIO1 – Biodiversity and Geodiversity
GB3 – Changes of use in the Green Belt
CC1 – Climate Change

CC2 – Sustainable Design and Construction
CC3 – Flood Risk
CC4 – Sustainable Drainage Systems (SuDs)
CC5 – Water Resource Management
RE1 – Low Carbon and Renewable Energy
Poll1 – Pollution Control and Protection

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.

Paragraph 143 is clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Whilst paragraph 144 states that: *“when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposal is clearly outweighed by other considerations”*.

Paragraph 145 clarifies that new buildings are inappropriate development with few exceptions.

Paragraph 79 relates to isolated homes in the countryside, allowing them only under specific circumstances including where the design is of exceptional quality in that:

“it is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area”.

Paragraph 131 requires, in determining applications, *‘great weight to be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings’*.

Consultations

Biodiversity – Requires a landscape strip of 5m in the north-eastern corner to protect bluebells present on the site. In addition, tree planting should be hedgerow species to enhance the bluebell habitat.

Coal Authority – Material consideration, the site is in a High Risk Area

Drainage – No objections

Design Officer – Supports the proposal to as an outstanding design in the greenbelt.

Highways – No objections subject to conditions.

Regulatory Services – No objections.

SYMAS – The site is in a Coal Authority referral area and the Coal Mining Risk Assessment recommends further intrusive investigation. This can be secured by condition therefore, no objections subject to this being carried out and a report detailing the findings provided prior to commencement.

Trees – The updated report deals with the arboricultural issues satisfactorily and only one category C tree requires removal to facilitate the development. I concur that T2 and T3 will be relatively unaffected due to the presence of the rock layer, however protection measures will still be required as part of an arboricultural method statement. There is no objection to the proposed development subject to a suitable condition.

Ward Councillors – Councillor Bernard and Councillor Wilson have objected to the proposal and requested the application be presented to PRB and that a site visit be undertaken by Members.

YW – No objections subject to conditions.

Representations

The application has been advertised by way of a press advert, site notice and properties within the vicinity have been consulted directly in writing. Two rounds of consultation have been undertaken, one in May 2018 when 12 objections and 10 letters of support were received¹. A second consultation was undertaken in August 2019 when amended plans were received; this resulted in 6 letters of objection.

The objections received raise concerns regarding:

- Insufficient parking for a large property where there is already a parking issue. This is likely to lead to parking on High Hoyland Lane which is a through route to Cannon Hall and Cawthorne.
- The site is in the green belt and similar applications have been refused.
- Loss of privacy for residents of Greenland Cottages.
- Not in keeping with the historic context of the surrounds
- This is over development, alongside the approved annex (2017/0333)
- Noise disturbance
- Increased pressure on the existing poor drainage in the area, no provision for a septic tank
- The house is too large
- The applicant has already cleared the land, removing trees and impacting on wildlife
- The village is in the green belt and highly visible, the proposed would undermine the planning policy for the whole village
- The access is also a public right of way

¹ These numbers exclude 2 letters of support which were subsequently withdrawn and two support letters from the owners of 1/2 Greenlands as they are related to the applicant.

In addition, the Parish Council (PC) has objected on the grounds that the proposed is located in the Green Belt, is too large and the design is out of keeping with the existing settlement character and form, the impact on drainage and issues over access during construction and occupation. The PC has referred to previous applications and appeals within the village that have been refused as well as a previous application for a garage on this site which was withdrawn. The PC have also stated that they believe the applicant has undertaken landscaping works on the site and that a retaining wall has collapsed leading to the site being seen as it is today.

Some concerns have also been raised regarding land ownership and right of access disputes; however, this is outside of the planning process.

Assessment

Principle of Development

The site is located in the Green Belt whereby the construction of dwellings (with the exception of dwellings for agricultural and forestry workers) is classed to be an inappropriate form of development under paragraph 145 of the NPPF. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Any harm to the Green Belt should be given substantial weight. Very special circumstances shall not exist unless the harm to the Green Belt by reason of inappropriateness, and any other harm is clearly outweighed by other considerations.

The applicant has sought to argue that the proposed is limited infilling in a village and therefore an exception under paragraph 145 of the NPPF and they have referred to an appeal decision in Huthwaite (2014/1240) which was allowed. However, the village of High Hoyland, unlike Huthwaite, is not entirely located in the green belt. The main settlement is defined as that part of the village located in Urban Fabric, as shown on the Local Plan Policies Map (and previous UDP). The proposed development sits outside of this area weakening the case that the proposed could be described as limited infilling in a village. It should also be noted at an appeal decision related to an application for 2 houses on a site nearby in High Hoyland, similarly located outside of the main village as defined on the Policies Map (2014/0520) was dismissed with the Inspector finding that it would not qualify as limited infilling. I have therefore concluded that the proposed is inappropriate development in the green belt and does not qualify as an exception under NPPF paragraph 145. Similarly, the site is not considered suitable as a rural exceptions site under Local Plan Policy H7 which allows limited affordable housing to meet community needs in or on the edge of a village; because its location is outside of the main village and physically separate from it. On this basis substantial weight is afforded to the harm to the green belt.

A fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The development site is surrounded by residential development and associated curtilages. Planning history for it shows it as being within the ownership of 1-2 Greenland Cottages since 2008 at least. It is also apparent that buildings have previously been located here as shown on the historic mapping back to 1865 and as recently as 1960. Finally the site has been quarried, as evidenced in the Coal Mining Risk Assessment which states it shows as a quarry on the 1815 OS; this has also been confirmed by records held by the Council. Whilst the previous quarrying of the site does not make it previously developed land (as defined in the NPPF) nor would it being part of the domestic curtilage of No.1/2 Greenland Cottages (if this were to be proved) the character of the site is defined by the cliff

face and the various parked vehicles and storage structures located on it. The visibility of the site, with public views limited to those available from High Hoyland Lane and a PROW to the south, is also a factor in relation to the impact on openness.

The high quality, bespoke design and eco credentials of the proposal does weigh in its favour. Paragraph 131 of the NPPF states that *'great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help to raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings'*. The application is assessed on this basis, taking account of Green Belt Policy (GB1), Design Policy (D1) and Landscape Character Policy (LC1) as well as Low Carbon and Renewable Energy (RE1) and Climate Change (CC1) and any other relevant policies as quoted.

The proposed plans were considered by the Barnsley Design Review Panel, who in assessing the site concluded it had characteristics capable of supporting an innovative and outstanding designed building. The panel made a number of recommendations regarding the design approach including the use of a Landscape Architect, which the applicant has taken on board in redesigning the proposed. Following this, the plans have been carefully scrutinised by the Council's Senior Urban Design Officer who attended the original Design Review Panel meeting and has sought to assess the plans taking on board the comments that were made by the members of the panel. In arriving at the conclusion that the proposed design is of an outstanding and innovative nature the Senior Urban Design Officer has afforded weight to a number of aspects of the design including:

The building is bold and confident in its architectural expression but firmly rooted in the narrative of the site as a former quarry and the character of its surroundings. There is an assurance in the composition of its elements, in its architectural arrangement and proportions, in its solid to void relationship and in the attention to detail in the appearance of the natural stone.

The single external facing material would be natural stone (including some from the quarry face), clearly showing a direct narrative with the former use of the site as a quarry and with the predominant facing material of buildings in the vicinity. The main face of the building will be crafted to appear as dry stone walling and the front projection, which relies on a flatter profile to enable its architectural expression, would be in smooth facing ashlar. Clearly there is a commitment to making the best use of high quality, sustainable materials. In addition large rocks (from the quarry face) will be used on the retaining bank on either side of the front elevation, further extending the narrative of the former use of the site.

There is a clear hierarchy of windows shown in the front elevation, with a strong contrast between two main expanses of glazing, (these being located on the top floor of the main building and in the picture window of the projection), and the more playful arrangement of the smaller windows. Combined with the very large expanses of natural stone on the elevations, this solid to void arrangement adds to the rugged appearance of the building and again the connection back to the former use of the site as a quarry. This ruggedness is further emphasised by the depth of the windows - they are considerably setback from the face of the stone adding further shadow and relief. Depth is also strongly expressed with the overhanging picture window and its 'frame'.

The front elevation of the building has a forward projection to break down the massing of the building. This projection forms a visual bookend to Greenland cottages, wrapping around the long and thin form of Greenland cottages.

The overhanging flat roof of the proposed building has been designed to appear as light and floating as possible and gives a strong horizontal emphasis to the building, matching the long horizontals of the roof of Greenland Cottages.

The bulk of the volume of the building will be set back into the quarry face, following excavation; with a sunken courtyard at the rear, bringing light into the middle of the house and allowing direct access from the bedrooms to outside.

The applicants have provided a photomontage of how the building would look from the public footpath in the field down from the site. This shows the building in the context of Greenfield Cottages, the Mount and the single storey dwelling located next to the Mount. From this view the building appears nestled in the tall tree canopies behind it. The existing dwellings appear much more dominant in this montage.

With regards to landscape character, the Barnsley Landscape Character Assessment places the site in E1: West Barnsley Settled Wooded Farmland and assesses the landscape as strong and in good condition. It has a high sensitivity to, and low capacity for, change. Local Plan Policy LC1 expects development to retain and enhance the landscape character area in which it is located. One of the recommendations of the design review panel was to involve a landscape architect in the scheme which the applicant has taken on board. A number of changes have been made including the use of the stone taken from the cliff face in the external elevations and landscaping and the careful regrading of land rather than utilising retaining structures. The building is now more closely tied to its location and landscape.

As stated, the previous use of the site as a quarry, does not qualify it as brownfield or previously developed land under the definitions as set out in Annex 2 of the NPPF and it is also accepted that this use is historic. Nevertheless, a review of ariel photos shows that the site was densely vegetated in 2002 but that by 2009 a significant amount of trees had been removed and the various porta cabins and vehicles currently present on the site had appeared. It is therefore evident that it has been in its current state (or thereabouts) for circa 10 years. The tidying up of the site and addition of a well-designed building, which has taken its design cues from the site and surrounding landscape will enhance the current site. In addition, the proposed landscaping scheme adds to this through the use of quarried stone and appropriate planting. In this respect the proposed is an outstanding, innovative design and its overall form and layout is clearly tied to its surroundings in compliance with paragraph 131. In addition it complies with Local Plan Policy LC1 in that it retains and enhances the character and distinctiveness of the individual landscape character of the site and wider area.

In terms of the sustainability of the building, the applicant has employed Award Energy Consultancy and provided a designers response following the design panel, which confirms the following:

- Stone from the quarry face would be excavated and re-used as walling material and in the formation of the retaining embankments. This approach is highly sustainable.

In terms of a fabric first approach high levels of air tightness would be achieved throughout and potential thermal bridging details would be avoided.

- The building would utilise a fully externally insulated reinforced raft slab, preventing cold bridging issues and the walls would be constructed in a 350mm Neopor Block system, which provides a U value of 0.14W/m²K which supersedes Pasiv Haus requirements. It has a core of 150mm concrete with 150mm external sleeve of insulation and a 50mm internal sleeve. Plastic hard ties eliminate any thermal bridging. Upper floors would be constructed in an insulated 'Op- Dek' system using profiled metal sheet and concrete, achieving high levels of insulation.
- The roof which is designed to have a minimum thickness with a 'floating thin edge' projecting overhang beyond the glass and stone walls would be constructed in timber and steel and incorporate an insulated 'cut to falls' warm roof with an 'Armourplan' single layer pvc membrane roof finish.
- The main windows are located on the south and south-western elevations, where the advantages of passive solar design would come into play. The windows would achieve high U value standards. Roof overhangs would be created over most of these windows to allow shading in the height of summer.

A number of sustainable technologies are also proposed:

- A mechanically vented heat recovery system would be introduced as part of a comprehensive programme of energy saving measures.
- Heating and hot water would be provided by a specialist designed system incorporating an air source heat pump and bio-mass boiler.
- 'Grey water' and rainwater would be recovered and harvested.
- A ground based photovoltaic array would take advantage of the wider screened garden area and this would be discretely located remote from the building. The site is large enough and the topography such that the panels can be successfully screened from view without reducing their efficiency.

In this respect the proposed promotes a high level of sustainability in accordance with paragraph 131 of the NPPF and Local Plan Policies CC1, CC2, CC5 and RE1.

In conclusion regarding the matter of principle, the proposal is inappropriate development in the Green Belt which is by definition harmful and substantial weight is given to this harm in the planning balance. The character, location and visibility of the site, alongside the design of the proposed dwelling are such that the impact on openness is limited. Further, the outstanding and innovative design alongside the high levels of sustainability which the proposed house can be said to achieve is afforded considerable weight. It has taken into account the land form and history of the site and its surrounds, being cut into the rock face and utilising local stone it blends with and is grounded to, the previous quarrying that occurred in this area. In this respect it fits with the form and layout of its surrounds. The residential character in the area is mixed with no set style or specific standard of design and the introduction of the proposed would bring a modern design form that would add interest and could be said to raise standards. Finally, the proposed would improve the landscape of the site (as it currently stands) and make a positive contribution to landscape character in the area. Officers also take the view that it would be perverse to allow new isolated dwellings in the countryside which satisfy the outstanding or innovative design test under paragraph 79 of the NPPF, where the potential for harm

to openness is much greater, but not proposals that satisfy this test on less isolated sites, as the case here taking into account that the site is positioned between existing dwellings. Taken as a whole these positive considerations can be said to constitute very special circumstances in favour of the proposed which are considered sufficient to outweigh the limited harm that would occur to the green belt in this particular case.

Visual Amenity

The Landscape Statement provided by with the applicant identifies the visual impact of the development as being limited to local views only from two public rights of way running through the field opposite the site from Margery Wood to the east and as pedestrians or vehicles travel along High Hoyland Lane. Other views would be from the adjacent cottages, albeit these are to the side with no windows looking directly at the site. The visual impact is therefore limited by this reduced visibility of the site itself. The visuals provided give an impression of what the building would look like when viewed up close (from the road) and the photomontage provides a distant view from the footpath; demonstrating how the existing landscape and trees will soften and screen the building.

The location, scale and design of the house would also have a limited impact on visual amenity being screened from view by the landform that surrounds it and existing trees; as well as the wider topography in terms of long distance views. It is also worth noting that permission has been granted for an annex to 1-2 Greenland which would be located in front of the proposed and further screen it.

Finally, the proposed is a well-designed scheme with a strong relationship to the landscape in which it is sited. In this respect, and taking account of the current status of the site, it will have a positive impact on visual amenity in accordance with Local Plan Policy D1 and LC1.

Residential Amenity

There are a number of residential properties around the site albeit there is very little in the way of visual connectivity between the various properties and therefore no real impact on amenity.

The proposed is located to the rear of Greenlands Cottages; however, it is set to one side and does not directly face any of the properties in this terrace. The scheme as amended initially had a terrace to the front which was removed from the plans in part because it would have overlooked the rear gardens of Greenland Cottages.

The glazed top floor is the main living space for the proposed property and does have a large area of glazing around the rear, side and front which has the potential to give rise to issues of privacy or overlooking. This is mitigated in part by the retention of existing trees to the side of the proposed and the angle of the building which is such that views would be mostly over the garden to the side of 1-2 Greenland Cottages which is in the same ownership and is in any case not private amenity space, being open to the road. The approved annex to the front has habitable room windows to the rear, but these are secondary windows with the main aspect facing forwards. They are also at a lower level and would look at the garage of the proposed rather than any windows and are set at an angle.

There are two smaller bedroom windows in the side elevation of the lower pavilion, however, the level changes, landscaping and the angle at which the property is set minimises any overlooking resulting from these.

The proposed dwelling is acceptable in residential amenity terms and complies with Local Plan Policy D1 and the accompanying Designing New Housing Development SPD in this regard.

Highways

The proposed property is to be served by a private driveway with a gated entrance to hide the appearance of cars on the site's frontage. The approach to the access is from the existing access on High Hoyland Lane. Parking provision includes an integral garage with a driveway in front to park 2 vehicles. This level of provision satisfies the existing and draft SPD and so there are no grounds to raise concern with the proposal on those grounds. Highways have confirmed no objections.

Conclusion

In conclusion, the proposal is inappropriate development in the Green Belt which is by definition harmful and substantial weight is given to this harm in the planning balance. Nevertheless it is accepted that very special circumstances have been demonstrated by virtue of the outstanding design and high levels of sustainability achieved, alongside the uniqueness of the development site. The Officer recommendation is therefore one of approval.

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 and specifications as approved:

2016/07/02 - Rev B Site Layout
2016/07/03 - Rev B Floor Layouts
2016/07/04 - Rev C/1 Elevations
2016/07/05 - Rev A Sections
R/2259/1A - Landscape Masterplan

unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1, 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 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 the 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1 Protection of Green Belt.
- 7 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.
- 8 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

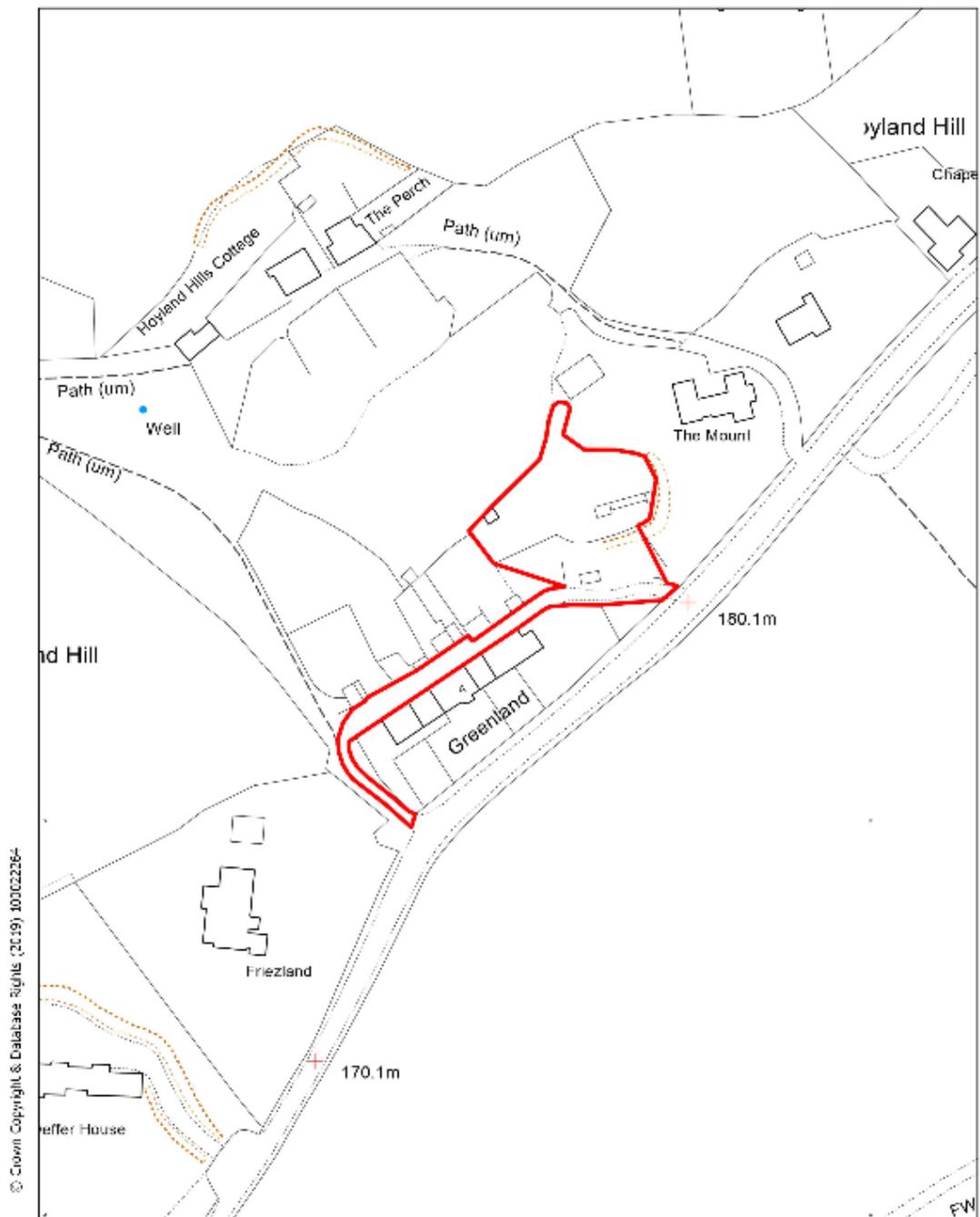
Local Plan Policy T4 New Development and Transport Safety.

- 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 Local Plan Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.
- 10 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
Reason: In the interest of satisfactory and sustainable drainage
- 11 No trees or other landscape features shall be located over or within 5 metres either side of the centre line of the public sewer i.e. a protected strip width of 10 metres that crosses the site. If the required stand-off distance is to be 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 order to allow sufficient access for maintenance and repair work at all times.
- 12 The site has been identified to be at risk from potential coal mining legacy. An intrusive site investigation must therefore be undertaken by a suitably qualified person to evaluate the ground conditions and determine any actual mining legacy risks. The site investigation should also consider the risk of the development spanning a former quarry 'high wall' in the northern extremity of the proposed footprint. The site investigation and subsequent development must be undertaken in compliance with Construction Industry Research and Information association publication 32 "Construction over abandoned mine workings" where applicable. 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. Responsibility for securing a safe development rests with the developer and/or landowner.
Reasons: NPPF 120/121 Land stability
- 13 Vehicular and pedestrian gradients within the site shall not exceed 1:12 to ensure safe and adequate access.
Reason: Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.

- 14 Prior to commencement of development full details of the sustainable design credentials set out within the Design Statement submitted with the application, including the proposed photovoltaic array, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.
Reason: The proposed development in a Green Belt location is only regarded to be acceptable due to the exceptional and innovative nature of the design in accordance with Local Plan Policy GB1 and NPPF Paragraph 131.
- 15 No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:
- Tree protective barrier details
Tree protection plan
Arboricultural method statement
- Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.**
- 16 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.

PA Reference:-

2018/0380



BARNSELY MBC - Regeneration & Property



Scale: 1:1250