
2021/1688

Applicant: BMBC Housing Growth

Description: Erection of 9no. dwellings and associated works

Site Address: Market Street, Goldthorpe, Rotherham

Site Description

The site is situated within the centre of Goldthorpe, a village which lies to the south-east of Barnsley, approximately 13km from Barnsley town centre.

The site is broadly rectangular in shape and extends 0.29ha. It includes the vacant market compound and the adjacent car park.

To the west of the site is Market Street which curves round to the west at the bottom end of the site before continuing south and west.

The site is in a mixed area with residential directly to the north and south, to the east is the Golden Nugget Club and to the west is a church, post office and shops. There is an adopted alleyway running along the eastern boundary, to the rear of properties facing onto Co-operative Street.

Proposed Development

The proposed development is for 9 dwellings, 3 facing onto Market Street and 6 located side on, with private drive access off Market Street. All the dwellings have off street parking for one or two cars.

The mix of dwellings comprises:

3 x two bed bungalows;
4 x two bed houses;
2 x three bed houses.

They are a mix of semi-detached and detached properties, and all are proposed to be affordable rent.

All the dwellings have Air Source Heat Pumps and 8 of them have solar panels.

Planning History

B/91/1367/DE - Erection of office, toilet block and new access – Historic

B/04/0684/DE - Provision of security fencing and gates to market – Approved.

2021/1219 – Demolition of market office and public toilets (Prior Notification) – Prior Approval not required.

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.

Local Plan

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 new Local Plan was adopted at the full Council meeting held 3rd January 2019. In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision making process.

The site is located in the Principal Town of Goldthorpe and is largely allocated as being within the centre.

The following policies are therefore of relevance:-

SD1 'Presumption in Favour of Sustainable Development'
GD1 'General Development'
LG2 'Location of Growth'
H1 'The number of New Homes to be Built'
H2 'Distribution of New Homes'
H4 'Residential Development on Small Non-allocated sites'
H6 'Housing Mix and Efficient Use of Land'
H7 'Affordable Housing'
H8 'Housing Regeneration Areas'
T1 'Accessibility Priorities'
T3 'New Development and Sustainable Travel'
T4 'New Development and Transport Safety'
D1 'High Quality Design and Place Making'
TC1 'Town Centres'
GS2 'Green Ways and Public Rights of Way'
BIO 'Biodiversity and Geodiversity'
CC1 'Climate Change'
CC2 'Sustainable Design and Construction'
CC3 'Flood Risk'
CC4 'Sustainable Drainage Systems (SuDs)'
RE1 'Low Carbon and Renewable Energy'
CL1 'Contaminated and Unstable Land'
Poll1 'Pollution Control and Protection'
I1 'Infrastructure and Planning Obligations'

SPD's

- Design of Housing Development
- Trees and Hedgerows
- Parking
- Sustainable Travel

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.

Consultations

Air Quality – Requested EVCP are secured by condition.

Biodiversity Officer – Some further information required, to be secured by condition.

Contaminated Land – No objections or conditions required.

Drainage –. No objection subject to further details by condition.

Highways –No objections subject to conditions

Regulatory Services – No objections, subject to conditions securing the appropriate mitigation in line with the noise report provided and considerate construction measures.

Yorkshire Water – No objection subject to conditions.

Ward Councillors – No comments received.

Representations

The application has been consulted on through neighbour letters sent to 42 properties surrounding the site and a site notice. No comments have been received.

Assessment

The site is located within the District Centre of Goldthorpe as defined on the Local Plan Proposals Map. Local Plan Policy TC1 supports the vitality and viability of the hierarchy of centres, applying a policy approach consistent with the NPPF.

Within the Local Plan, Goldthorpe is identified as having the potential to support a total of 40-50,000 sq ft of retail floorspace. This is less than the total retail floorspace in the town centre at present and implies the need to consolidate and improve the retail offer and ensure its future viability and sustainability. A masterplan was produced for Goldthorpe and seeks to improve the village centre and develop the vision provided within the Renaissance Market Town strategy for Goldthorpe. The masterplan includes improving public realm, creating a new public square, car park re-organisation and shop front refurbishment, alongside a new supermarket. As part of the masterplan, it was identified that there were issues with the long-term viability of the market place and two smaller areas were identified as alternative locations for market traders. As a result, the current market square was identified for redevelopment as residential.

On this basis, there is no conflict with policy TC1 in allowing residential development on the site and the proposed complies with the Goldthorpe Masterplan.

In assessing the site against Policy SD1, Market Street is close to Goldthorpe's district centre. There is easy access to the primary shopping area, community facilities and bus stops on Doncaster Road. In addition, the proposal is on a brownfield site and includes air source heat pumps on all 9 properties and solar panels on 8 (plot 1 does not have a south facing roof slope). As such the proposed is accepted to be sustainable development.

Policy GD1 sets an overarching criterion for new development and Policy H4, requires proposals for housing development on non-allocated sites below 0.4ha to comply with other relevant policies in the Local Plan. The proposed is assessed on this basis below:

Design, Layout and Visual Amenity

Policy D1 'High Quality Design and Place Making' of the Local Plan states that development is expected to be of high-quality design and that through its layout and design, development should contribute to place making and be of high quality.

The development has been laid out to face onto Market Street and a pedestrian link, running east west, connecting Market Street and Cooperation Street. This approach provides frontage to the road as well as to a small greenspace and the public footpath, ensuring natural surveillance and a positive street scene.

There is some variation in elevational treatments and window design and the Design and Access Statement includes suggested materials with red brick, render and cedar cladding proposed, alongside stone coloured paving and tarmac drives. The approach will be similar to a recent development on Beever Street in Goldthorpe and is consistent with the character and materials in the wider area.

Landscaping on the site is mostly in residential gardens, however there is potential to bring in hedgerows and amenity grassland alongside the public right of way. This will be a benefit in visual amenity terms, creating a green open space on an area which is currently car parking.

Therefore, the design is accepted to be in accordance with design policies D1 and paragraphs 131 and 134 of the NPPF, as well as the National Design Guide.

Residential Amenity

Internal room dimensions and external amenity spaces provided by the proposed house types and plots meets the standards as set out in the SYRDG.

The proposed layout does not impact significantly on residential amenity of surrounding properties with plots 7-9 being the only ones to directly face onto an existing garden. There is circa 9m to the boundary here and as the garden is very long, they do not look onto the space immediately behind the house, instead they mainly face a garage.

Given the central location of the site and local club to the rear, a noise report has been provided with the application and the recommendations in it agreed and secured by condition. This will help to address any noise issues for future residents.

In terms of any impact during construction, due to the site being surrounded by existing residential developments, conditions are proposed to ensure the residents

are not adversely affected by noise and dust issues during the development works in accordance with Policy Poll1 Pollution Control and Protection.

Overall, the proposed design and layout as amended has an acceptable impact on residential amenity and is therefore in accordance with Local Plan Policy D1 and the accompanying guidance the Design of Housing SPD.

Highway Safety

Initial concerns have been addressed with the applicant leading to the revised final layout. The scheme provides appropriate accesses onto Market Street and sufficient off-street parking to serve the development. The site is also in a sustainable location as it is in close proximity to the centre of Goldthorpe. As a result, there are no objections from the Council's Highways Section to the proposal subject to conditions.

Drainage/Flood Risk

Initial concerns regarding the development and an existing sewer have been resolved and Yorkshire Water and the Council's Drainage Officer have not raised any concerns at this stage subject to the imposition of conditions.

Biodiversity/Trees

A preliminary Ecological Appraisal has been submitted with the application with a Defra Metric included, setting the baseline for the site. This identifies that the site is largely hard standing with two buildings. Habitats on site are limited to some small sections of ornamental and native hedgerow around the site edges, a small area of scrub and shrubs and some weeds growing in the hard standing areas. In order to meet the no net loss as required by BIO1, the report recommends retention of the native hedgerow and replacement or betterment of other hedgerows and planting native trees and shrubs in the small green space. In addition, bat and bird boxes are recommended.

The Planning Ecologist has assessed the information submitted and identified some amendments that need to be made to the metric in assessing the baseline, alongside a need to provide more details of the proposed landscaping and management required to mitigate the impacts on site, a management plan and updated metric confirming the value of replacement habitats. Ideally this should be provided before permission is granted, however, given the relatively low ecological value of the site currently and the proposed layout of the development, which will create additional greenspace and therefore opportunities for landscaping and habitat improvements, it has been agreed to condition this information be provided pre-commencement.

A bat survey has also been provided confirming no bats roosting on site and this has been accepted by the ecologist. If the building is not demolished in 12 months another survey is required, however, it is understood they are cleared already following a prior approval application.

The proposed is therefore considered acceptable when measured against the Policy BIO1.

Conclusion

The proposed is located on a brownfield site in a sustainable location. It will deliver a high-quality scheme of 9 affordable homes with renewable energy features, as well

as improved pedestrian links through the site. The proposed conforms with Local Plan Policies and the Goldthorpe Masterplan. As such approval is recommended.

Recommendation

Approval is recommended – 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: Location Plan Ref: BMBC-DR-A-001 Rev P1 Proposed Site Plan ref:00-DR-A-020 Rev P2 2 Bed Semi-detached Bungalow Proposed Floor and Roof Plan Ref: 00-DR-A-040 Rev P1 2 Bed Semi-detached Bungalow Proposed Elevations Ref: 00-DR-A-060 Rev P1 2 Bed Detached Bungalow Proposed Floor and Roof Plan Ref: 00-DR-A-041 Rev P1 2 Bed Detached Bungalow Proposed Floor and Roof Plan Ref: 00-DR-A-061 Rev P1 3 Bed Detached House - Dual Aspect Proposed Floor and Roof Plan Ref: 00-DR-A-042 Rev P1 3 Bed Detached House (Dual Aspect) Proposed Elevations Ref: 00-DR-A-062 Rev P1 2 Bed Semi-detached House Proposed Floor and Roof Plan Ref: 00-DR-A-043 Rev P1 2 Bed Semi-detached House Proposed Elevations Ref: 063 Rev P1 3 Bed Detached House Proposed Floor and Roof Plan Ref: 00-DR-A-044 Rev P1 3 Bed Detached House Proposed Floor and Roof Plan Ref: 00-DR-A-064 Rev P1 Proposed Boundary Treatment Plan and Details Ref: 00-DR-A-013 Rev P2 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 High Quality Design and Place Making.

3 Prior to commencement of development an updated Preliminary Ecological Appraisal Report shall be submitted and approved in writing by the Local Planning Authority. The report shall include an updated baseline metric alongside confirmation of the habitat units achieved through soft landscaping and the installation of bat and bird boxes. The development shall be completed in accordance with the approved details

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

4 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. The details shall include the means of restricting surface water discharging to public sewer to a maximum discharge rate of 25 litres per second.

Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal in accordance with Local Plan Policy CC3 and CC4.

5 No development shall take place unless and until full foul and surface water drainage details, have been submitted to and approved in writing by the Local Planning Authority. 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 unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the proper drainage of the area in accordance with Local Plan Policy CC3

6 Prior to commencement of development, full details of both hard and soft landscaping works which reflects the recommendations in the Preliminary Ecological Appraisal Report and includes 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 development shall be completed in accordance with the approved details.

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

7 No development shall be commenced until full engineering, drainage and street lighting and constructional details of the streets proposed for highway adoption (Pedestrian Footpath) have been submitted to and approved in writing by the LPA. The development shall, thereafter, be constructed in accordance with the approved details unless otherwise agreed in writing with the LPA.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4 New Development and Transport Safety.

8 Development shall not commence until details of all highway and other retaining wall structures, including specification and calculations have been submitted to and approved in writing by the Local Planning Authority, and the development shall then be carried out in strict accordance with the approved details.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4 New Development and Transport Safety.

9 Upon commencement of construction works, details of electric vehicle charge points (EVCPs) shall be submitted and approved in writing by the LPA. The EVCPs will have a minimum "Mode 3" (7 kW, 32 AMP) capability and shall be installed in accordance with the approved details prior to first occupation of the development and thereafter in accordance with the approved details.

Reason: To ensure the new residential units are provided with infrastructure that conforms with the requirements of LP Policy T3 – New Development and Sustainable Travel.

10 Before use of the development commences, the noise mitigation measures described in report 'NOISE IMPACT ASSESSMENT FOR A PROPOSED RESIDENTIAL DEVELOPMENT FORMER GOLDSHORPE MARKET SITE, MARKET STREET, GOLDSHORPE' produced by Environmental Noise Solutions Limited dated 11th November 2021, ref: NIA/9989/21/10120/v1/Market Street, shall be implemented so that the ambient noise climate associated with the development avoids significant adverse impacts on health or the quality of life as required by noise planning policy, especially to those living and working in the vicinity. The scheme shall be maintained and not altered without the prior permission of the Local Planning Authority.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

11 Except in case of emergency, operations should not take place on site other than between the hours of 08:00 - 18:00 Monday to Friday and between 09:00 - 13:00 on Saturdays. There should be no working on Sundays or Public Holidays. At times when operations are not permitted work shall be limited to maintenance and servicing of plant or other work of an essential or emergency nature. The Local Planning Authority

should be notified at the earliest opportunity of the occurrence of any such emergency and a schedule of essential work shall be provided.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

12 Heavy goods vehicles should only enter or leave the site between the hours of 08:00 - 18:00 on weekdays and 09:00 - 13:00 Saturdays and no such movements should take place on or off the site on Sundays or Public Holidays (this excludes the movement of private vehicles for personal transport).

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

13 Best practicable means shall be employed to minimise dust. Such measures may include water bowsers, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered by the Local Planning Authority in consultations with the site operator to be impracticable, then movements of soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

14 Effective steps should be taken by the operator to prevent the deposition of mud, dust and other materials on the adjoining public highway caused by vehicles visiting and leaving the site. Any accidental deposition of dust, slurry, mud or any other material from the site, on the public highway shall be removed immediately by the developer.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

15 The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

Reason: In the interest of satisfactory and sustainable drainage, in accordance with Local Plan Policies CC3 and CC4

16 No building or other obstruction including landscape features shall be located over or within 3 metres either side of the centre line of the public sewer i.e. a protected strip width of 6 metres, that crosses the site. Furthermore, 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 stand-off or protection measures are 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 the interest of public health and maintaining the public sewer network in accordance with Local Plan Policy CC3 and CC4

17 A landscape management plan which reflects the recommendations in the Preliminary Ecological Appraisal Report and includes 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.

18 Notwithstanding the details indicated on the submitted drawings no works shall commence on site until a detailed scheme for the off-site highway works (Pedestrian Footway to Market Street) as indicated on drawing 00-DR-A-020 rev P2 has been submitted to and approved in writing by the LPA.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4 New Development and Transport Safety.

19 Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced in a bound permeable material and adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site on to the highway.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4 New Development and Transport Safety.

20 The parking/manoeuvring facilities indicated on the submitted plan shall be provided prior to the development being brought into use and shall be retained for that sole purpose at all times, in the interests of road safety.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4 New Development and Transport Safety.

21 No works shall commence on site until a scheme for the parking of bicycles has been submitted to and approved in writing by the LPA. The scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: In interests of encouraging use of sustainable modes of transport in accordance with Local Plan Policy T3.

22 Any gates shall be set back from the edge of the public highway and designed to only open inwards and be permanently maintained as such.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4 New Development and Transport Safety.

23 No building or use hereby permitted shall be occupied (or use commenced) until pedestrian visibility splays of 2 x 2m to the back edge of the footway / verge shall be provided at the proposed access (or drive). Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.6m to the rear of the footway/ verge which would obstruct the visibility splay. The visibility splay shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4 New Development and Transport Safety.

24 Vehicular and pedestrian gradients within the site shall not exceed 1:12 to ensure safe and adequate access.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4 New Development and Transport Safety.

PA Reference:-

2021/1688



BARNESLEY MBC - Regeneration & Property



Scale: 1:1250