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**Proposed Erection of Outbuilding for
purposes of Community and Education**

Planning & Design Statement

Contents

Introduction.....	Page 2
Site & Surroundings.....	Page 3
Proposal.....	Page 4
Refusal	Page 5
Policy.....	Page 5,6
Assessment.....	Page 6,
Conclusion.....	Page 7

Introduction

RBA Town Planning has been instructed by the applicant of Planning Application 2017/0163/INVALID to prepare a Planning & Design Statement to support the Applicants Application to Barnsley Council.

RBA Town Planning provide the following Statement as the principle case in support of the proposed development. It will describe the existing site and surroundings, set out the proposed development, outline the Reason for Refusal and detail the key Planning Policies relevant to the consideration of the proposed development. The Statement will then provide an Assessment to demonstrate why planning permission should be granted for the proposed development. This will take account of the Green Belt impacts and provide reasoned justification outlining special circumstances that exist to allow the development.

This Statement should be read in conjunction with the proposed plans and all other documentation submitted as part of the application.

Site & Surroundings

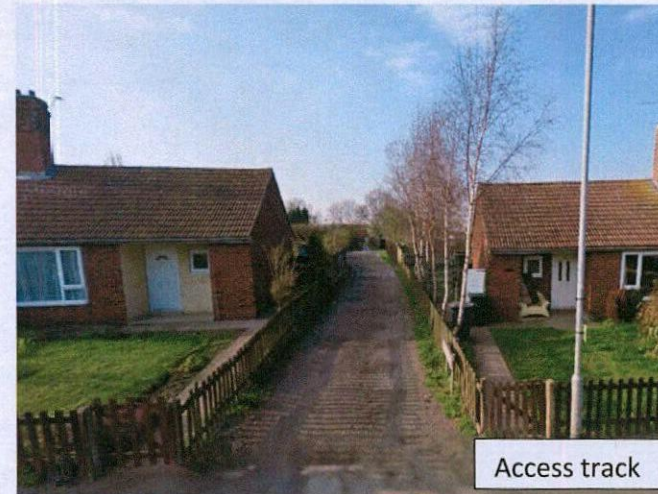
The Application Site is an approved Traveller Residential Site approved under reference 2015/0557 by Barnsley Council on 3rd July 2015. The site is access off Robin Hood Avenue via a track between two properties which leads to a gated Residential compound occupied by a Family of Travellers. The site comprises of three chalet style mobile homes each one occupied by the Applicants Father, the Applicant, and the Applicant's Brother respectively. Each landownership is bound with concrete post board fencing to an approximate height of 1.2m and is formed by a mobile home with immediate amenity space and a larger hard surfaced area.

The surrounding area is predominantly residential of properties with mixed character, appearance and tenure. Directly adjacent the site there are allotment gardens that are also accessed by the same track.

The application site is located within the Green Belt as defined on the Barnsley Council Development Plan.



Application site



Access track

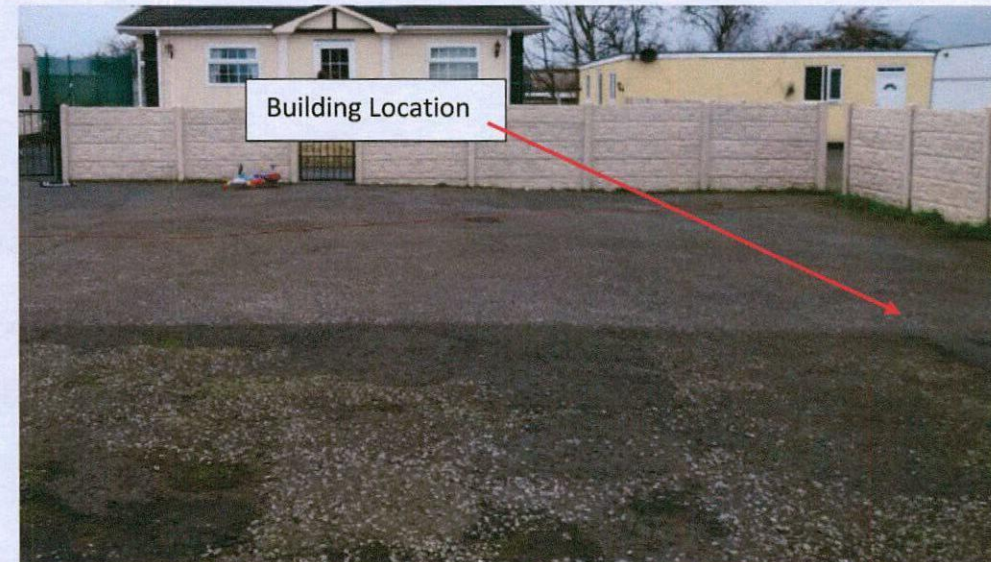
Proposal

The Applicant seeks Full Planning Consent for the erection of a detached outbuilding within the residential area associated with his home.

The building is of single storey construction and is to be used for two purposes, the main function is to promote education of the both the Applicants children and those of the Applicants Brother, in addition to further enhancing the education of the Traveller Family as a whole.

The secondary function will be as a Family Community gathering area, where the Family unit can gather and socialise as a Family Unit.

This statement has been produced having spoken to the Applicant regarding the purpose of the building, it has been noted that the description within the request for additional information has been amended to read "Erection of 1no detached dwelling house". From my assertion, this is not the case and the description should read "Erection of detached building for the purpose of education and community ancillary to the existing residential use".



Policy

National Planning Policy Framework Chapter 9 – Protecting Green Belt Land

The Government attaches great importance to Green Belts. The 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.

Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

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, is clearly outweighed by other considerations.

Barnsley Development Plan Policy GS8

Within Green Belt, the construction of new buildings will not be permitted except in very special circumstances.

Core Strategy Policy – CSP29 – DESIGN PRINCIPLES

High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including:

- topography, Green Infrastructure assets, important habitats, wood lands and other natural features.
- views and vistas to key buildings, landmarks, skylines and gateways.
- heritage townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:
 - Barnsley Town Centre
 - Penistone and the rural villages in the west of the borough.
 - Within and adjacent to Conservation Areas

Development should:

- contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment.
- help to transform the character of physical environments that have become run down and are lacking in distinctiveness.
- enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people.
- contribute towards creating attractive, sustainable and successful neighbourhoods.
- achieve a Building or Life assessment rating of 'good' or equivalent as a minimum, in developments of 10 or more dwellings

Assessment

The National Planning Policy Framework (NPPF) states in paragraph 14 that there should be a presumption in favour of sustainable development. The proposal comprises sustainable development when considered against guidance in the NPPF. The framework advises that developments should respond to local character and history and reflect the identity of local surroundings and materials, whilst not discouraging appropriate innovations.

The application site forms part of the residential amenity area associated with the home of the applicant which is part of larger parcel of land approved for the use as Traveller permanent place of residence.

The site is located on the edge of Royston village which provides good transport links and essential facilities within its service centre. The site is considered therefore to be in a highly sustainable location and would adhere to the principle aims of the NPPF in terms of sustainability.

The site has been granted consent under reference 2015/0557 where it was established that very special circumstances exist to allow a permanent place of residence without causing harm to the Green Belt location. The application seeks to provide an essential facility to the residential site for the purpose of providing further education of the Applicants and Brothers Children including the further education of the Adults of the Family.

The Applicant acknowledges that the education of the children is a vital part to their future not only as travellers but to enable positive integration with the wider community. Traveller children attend school until they are 11 years of age at which point they are removed from the Education System and home schooled in not only traditional subjects such as English and Maths but the life and traditions of Travellers. The removal of the children from the education system is done so due to the traditions, values and beliefs of the Travellers, they believe that education methods and subject matters taught in schools from the age of 11 are inappropriate and contrary to the Traveller values and way of life.

The homes of Travellers are by their very nature small, in order for the

Children to be schooled successfully accommodation that is suitable to their needs is to be provided. In addition to the education of the children the Adults also participate in tuition to enhance their reading and writing skills which will prove beneficial to the integration with the wider community.

The proposed building will also have a secondary function as a community facility where the Family unit can come together to discuss family issues and where children can socialise and play together in an environment that is safe and appropriate.

The proposed building is of single storey construction with limited impacts upon the openness of this built-up area of the Green Belt, access is already established, however, the proposal is to be used for essential family facilities who already occupy the site and therefore no additional traffic implications are likely.

It is considered that the proposal would not have any adverse impact upon the Green Belt location and would not conflict with the purpose of including land within the Green Belt. Whilst the proposal would be deemed inappropriate development by virtue of the NPPF and Policy GS8 of the Development Plan it is considered that the circumstances outlined within this statement are very special enough to warrant approval of the application.

Conclusion

It is our contention that very special circumstances exist to allow the development within the Green Belt.

The building is of a simple single storey design which would not result in harm to the openness of the Green Belt location.

The proposal is therefore considered to conform to the principle aims of Policy GS8 of the Barnsley Development Plan and the requirements of NPPF Chapter 9 Protecting Green Belt.

It is respectfully requested that the application be approved.