

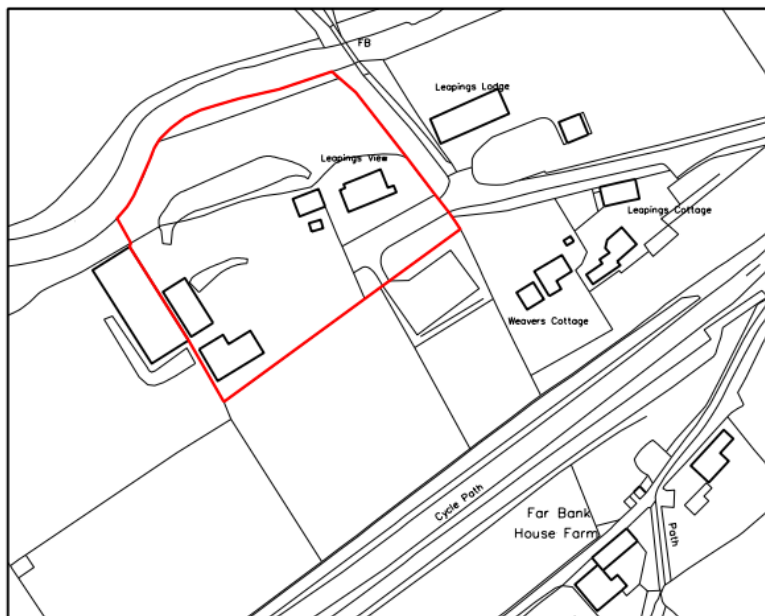
Application reference number	2025/0209
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Application Type	Reserved Matters
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Proposal Description:	Reserved matters application for Demolition of existing commercial and residential buildings and erection of 4 dwellings in connection with outline application 2021/1573 (layout, scale, appearance and landscaping under consideration at this stage)
Location:	Leapings View, Leapings Lane, Thurlstone, Barnsley, S36 9QP

Applicant	Pears
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Number of Third Party Reps	None	Parish:	Penistone
		Ward:	Penistone West



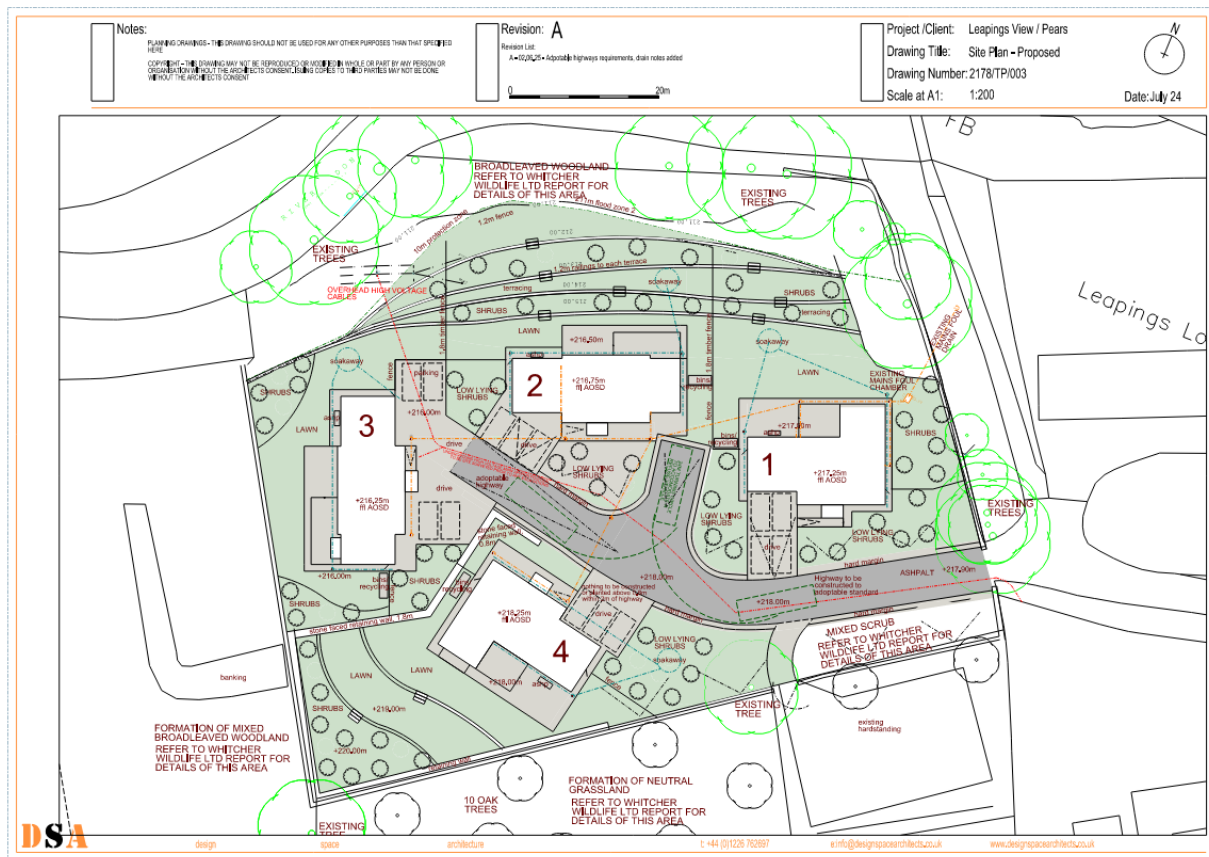
Location of site

Introduction

This application relates to the reserved matters application for the demolition of the existing commercial and residential buildings and erection of 4 dwellings in connection with outline application 2021/1573 (with layout, scale, appearance and landscaping under consideration at this stage).

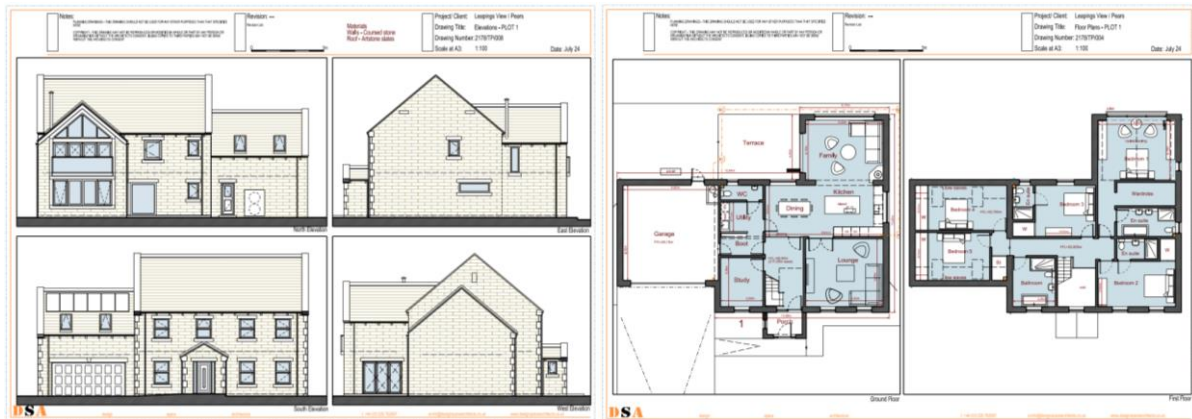
The site is allocated as Green Belt within the Local Plan proposals maps.

The proposed dwellings are large individually designed detached stone-built dwellings and all have front and rear garden areas with garaging and parking areas. The proposed properties have been arranged around a private courtyard, accessed via Leapings Lane.

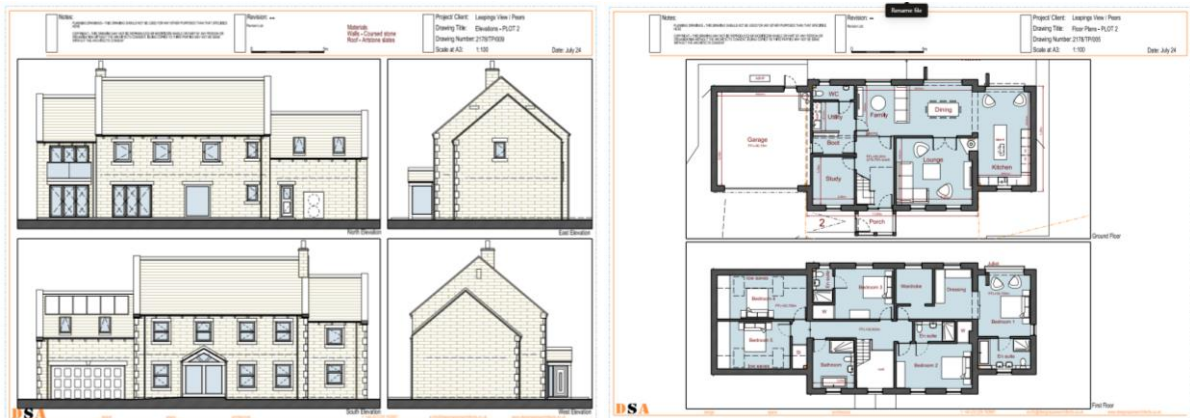


The properties are as follows:-

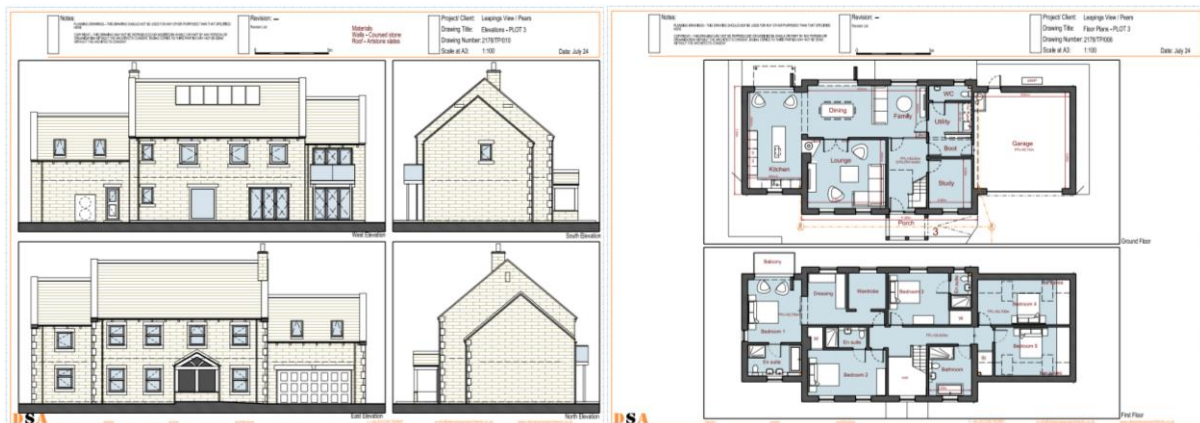
Plot 1 – 5 bed detached dwelling with attached double garage with rooms above



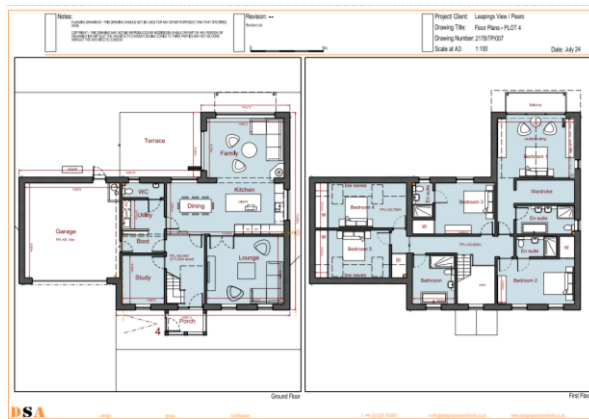
Plot 2 – 5 bed detached dwelling with integral double garage with rooms above



Plot 3 – 5 bed detached dwelling with attached double garage with rooms above



Plot 4 – 5 bed detached dwelling with detached double garage



The materials proposed include the following:-

Materials, Leapings View



Walls – Coursed parallel punched aged sandstone



Roof – Greys Artstone Aged York diminishing courses

- Design and Access Statement
- Phase I Desk Study and Phase II Site Appraisal Report dated July 2024
- Biodiversity and Enhancements Management Plan REV 2 dated 3rd September 2025
- Construction Environmental Management Plan REV 1 23rd June 2025
- Arboricultural Report, Impact Assessment and Method Statement Dated June 2024
- Porosity Test Soil Infiltration Rate
- Landscaping Plan



Whilst there is limited planning history for the site, as can be seen on the 2002 Aerial photograph, the buildings were in situ at this time. The site is currently used for commercial purposes and at the time of the previous planning approval had a Goods Operators Licence for heavy motor vehicles with trailers (3 vehicles and 3 trailers being stored at the site).

Relevant Site History

Application Reference	Application description	Status
1991/1597	Erection of 4 bay agricultural building	Approved with conditions
2015/0968	Demolition of existing commercial and residential buildings and erection of residential development (4 dwellings) (Outline)	Approved with conditions
2018/1468	Demolition of existing commercial and residential buildings and erection of residential development (4 dwellings) (Outline with all matters reserved apart from access)	Approved with conditions
2021/1573	Demolition of existing commercial and residential buildings and erection of residential development (4 dwellings) (Outline with all matters reserved apart from access)	Approved with conditions



Aerial Photograph of the site in 2002

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan

The site is identified as Green Belt within the Local Plan and as such the following policies are considered to be relevant to this application:

GD1: General development

SD1: Presumption in favour of sustainable development

D1: High quality design and place making

GB1: Green Belt

GB2: Replacement, extension and alterations of existing buildings in the Green Belt.

GB3: Changes of use in the Green Belt

T3: New development and sustainable travel

T4: New development and highway improvement

Poll1: Pollution Control and Protection

BIO1: Biodiversity and Geodiversity

HE1: The Historic Environment

HE3: Developments affecting Historic Buildings

Adopted Supplementary Planning Documents relevant to this application:

Trees and hedgerows

Biodiversity and Geodiversity

Parking

Biodiversity and Geodiversity

Design of Housing Development

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. NPPF sections of relevance to this application includes:

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 13. Protecting Green Belt land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

Penistone Neighbourhood Development Plan 2019

BE1: Design of the built environment

Relevant Consultations:

Penistone Town Council – No comments received

Biodiversity- No objections

Highways DC – No objections subject to conditions

Drainage – No objections, details to be checked by Building Control

Yorkshire Water – No comments received

Pollution control – No objection subject to condition

Contaminated Land Officer – No objection subject to condition

Forestry Officer – No objection subject to condition

Environment Agency – No comments received

PROW – No objections subject to informative

Ward Councillors – No comments received

Representations

Neighbour notification letters were sent to surrounding properties, a site notice was placed nearby.

No representations have been received.

Assessment

The main issues for consideration are as follows:

- The acceptability of residential development
- The impact on the character and visual amenity of the area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on Trees
- The impact on the ecology of the site
- Flooding and Drainage issues
- Contaminated Land and Pollution Control

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Significant
- Moderate
- Limited
- Little or no

The acceptability of residential development

The site is situated within the Green Belt as allocated within the adopted Local Plan Maps. The principle of a residential development has already been established by the granting on permission of the outline permission for the erection of 4 dwellings (means of access agreed only), under application ref 2021/1573. This application relates to the reserved matters application for the demolition of existing commercial and residential buildings and erection of 4 dwellings with the layout, scale, appearance and landscaping under consideration at this stage.

Paragraph 154 of the NPPF states that Development in the Green Belt is inappropriate unless one of the following exceptions applies:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

i. mineral extraction;

ii. engineering operations;

iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;

iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;

v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

The site is a previously developed site, therefore classed as brownfield land and it is considered that this section of the NPPF applies.

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. In this instance, the layout of the development has been designed and limited to the area of the existing buildings/parking and manoeuvring areas and will not extend past the curtilage of the existing buildings and as such would not further encroach into the countryside.

With regards to the developments impact on openness, given the current use of the site as a heavy goods vehicle yard and workshops, and the level of activity associated with this use and unsightly nature of the buildings on site, their replacement with 4 dwellings is considered to be an improvement and would be acceptable. The proposal would no doubt improve the visual amenity of the Green Belt. In terms of the design, the dwellings would be constructed of high quality materials and detailing, with energy efficient materials which would provide significant benefits.

As there is an existing dwelling on the site (previously 2 properties) the number of residential dwellings on site would only increase by 2/3, further reducing impact given the current use on site.

As a result of the above, it is considered that the development in principle complies with the NPPF, Section 13. Very special circumstances are therefore not required in this case.

Since the application has been submitted the NPPF has been changed and updated and now makes reference to 'grey belt' land. 'Grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly

contribute to any of purposes (a), (b), or (d) in paragraph 143 of the NPPF. Purposes a), b) and d) are

a) to check the unrestricted sprawl of large built-up areas:

b) to prevent neighbouring towns merging into one another:

The site is not set in a built up area. The site is set in an isolated location so would not conflict with the above aims.

d) to preserve the setting and special character of historic towns:

With regards to a) and b) the site would not conflict with these points. With regards to d) whilst the general area plays a fundamental role in preserving the setting and character of the conservation area of Thurlstone and the historic assets within it, Thurlstone is a village, so cannot be considered a historic town. Therefore the site could also be considered as 'grey belt'.

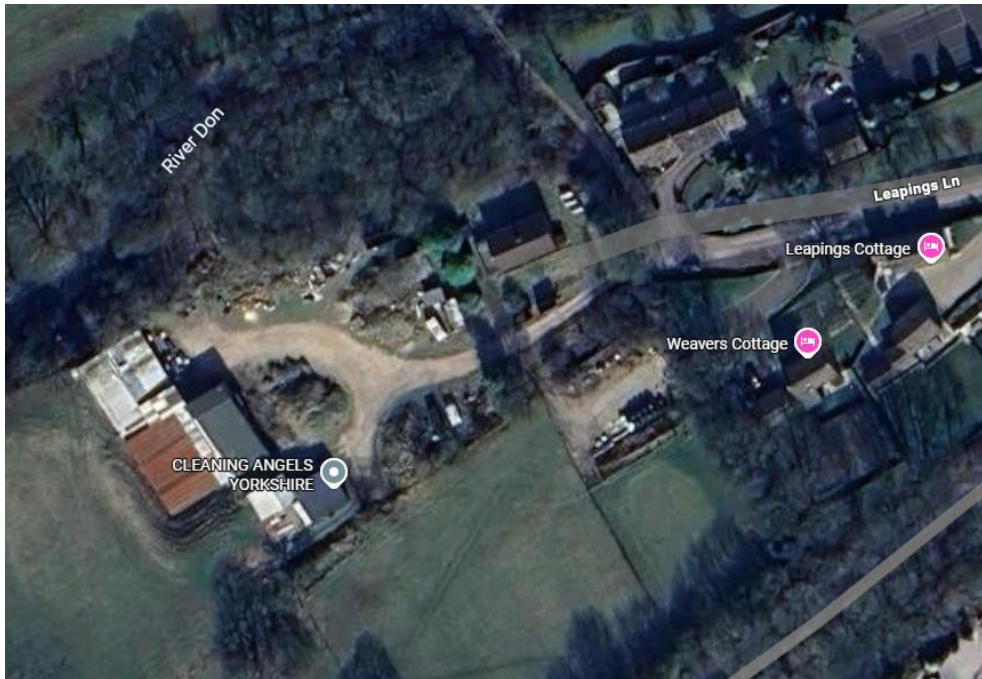
In addition to the above Policy H5 of the Local Plan relates to Residential Development on Large Non-allocated Sites. The policy states that: Proposals for residential development on sites above 0.4 hectares which are not shown as housing sites on the Policies Map will be supported where they:

- Are located on previously or part previously developed land;
- Are located within Urban Barnsley, Principal Towns and Villages;
- Are accessible by public transport; and
- Have good access to a range of shops and services.

Whilst in the Green Belt the site is located immediately adjacent to the allocated urban fabric area of the village of Thurlstone. It is set on previously developed land, and is accessible to public transport and a range of services within Thurlstone and Penistone. The proposal is considered to be acceptable on balance when measured against the above policy.

In addition to the above, any development should uphold an excellent and appropriate standard of design whilst not having a detrimental impact on other material considerations which are assessed in detail below:-

The impact on the character and visual amenity of the area



The buildings on site are large and unsightly. The site is generally untidy with a number of vehicles parked on the land which appear to be from the residential use within Leapings View. There are a number of areas of hardstanding which can be seen on the aerial photographs.

Given the unsightly nature of the site and the number of unattractive large buildings which are sited on the land, together with the historic use of the site as a heavy goods vehicle operating centre, the redevelopment of the site for four dwellings would not have a greater impact upon the Green Belt. In terms of the design, the proposal includes the development of 4 high quality dwellings, designed specifically for this site, using traditional design and materials.

Given the proximity of the site to adjacent Listed Buildings, the Conservation Officer has been consulted and states:- 'This application addresses reserved matters of 2021/1573 including layout, scale, appearance, and landscaping. The site is circa 50m west of a Grade II Listed Weavers cottage on Leapings Lane (NHLE 1191992). Travelling along Leapings Lane the area is screened by Leapings Cottage and vegetation but opens up further along the lane. While the weaver's cottage has an open northern aspect, mature trees and a drystone wall screen it from the proposal site.

The site currently contains a modern two-storey house, light industrial sheds, portacabins, and other non-historic outbuildings. Historically, it was undeveloped pasture until post-1960. Today, the site appears overgrown and detached from the cottage, offering little contribution to the listed building's setting due to modern unrelated structures and physical separation.

Despite the lack of contribution, there is potential for harm due to inappropriate development in the immediate vicinity from any out of scale buildings or unsympathetic details or materials. Thankfully, this submission shows four relatively restrained two storey dwellings in stone and matching materials that I feel harmonise well with the wider landscape setting (including the Listed Building).

Units 1 and 4 include glazed gabled two storey projections that are L shaped on plan, with first floor Juliettes, but importantly these face away from the public realm. Unit, 2 and 3 have a slightly simpler form with a central house body flanked either side by 1.5 to 2 storey bays with lower rooflines that are in line with the main ridge. There are Juliette balconies but these all

face away from the access road / public realm. Crucially, I feel the extraneous details (balconies / glazed gables) will not be seen from or intrude on the listed building or its setting. In terms of the materials proposed, parallel punched natural coursed sandstone to the walls and diminishing Grays Artstone aged York is fine and suits the locality. The details and materials for the windows and doors are not specified but in discussion with the Architect, it is understood that these will be a mixture of upvc and aluminium (for the bifolds). In summary, I raise no objections to the details assuming the suggested conditions are acceptable/adhered to but overall, I see no harm or reason to object and support the proposal.'

Whilst the proposed dwellings are large, when compared to the existing industrial type buildings, this will result in a net reduction of built development overall, which will have a benefit to the openness of the Green Belt. The architectural style is sympathetic to the traditional setting (and the setting of the listed buildings) and will on balance be an improvement which carries significant weight. The materials proposed are of a high quality and therefore the proposal would be acceptable in terms of visual amenity in accordance with Local Plan Policy D1.

Permitted development rights should be removed to ensure that the dwellings are not extended without planning permission as this may result in an overdevelopment of the site.

The impact on neighbouring residential properties

The proposed dwellings have been designed to exceed the requirements of the internal space standards as set out in the South Yorkshire Residential Design Guide and as such a high standard of internal amenity will be achieved. In terms of external amenity, the proposed site plan demonstrates there will be sufficient private amenity space to serve the proposed dwellings.

The proposed dwellings would be in accordance with the separation distances as stipulated in the Design of Housing development SPD and should not cause any significant impact upon the amenity of the adjacent dwellings, given that the site has been used for commercial purposes and has involved heavy machinery.

The impact upon residential amenity is considered to be limited in accordance with the SPD Design of Housing Development.

The impact on the highway network and highways standards

The access to the site has already been agreed via the outline permission. In terms of the internal layout, the amended site plan, drawing no. 2178/TP/003 Rev. A, now shows that the site access road is to be constructed to an adoptable standard. The layout incorporates a 6m wide shared surface access road with 0.675m hard margins and a turning area sufficient to accommodate a refuse vehicle. Sufficient parking, access and turning facilities exist within the site and in view of the above, the proposals are considered acceptable from a highways perspective subject to the conditions which would sit alongside those already in place under the outline permission 2021/1573. The proposals are considered acceptable from a highways perspective in accordance with Policy T4 of the Local Plan and the impact of the proposal upon the Highway network is considered to be moderate.

Impact on PROW

The Trans Pennine Trail runs along Leapings Lane, the vehicular access to this site, and then along the site's eastern boundary. This part of the trail is also adopted highway and is open to pedestrians, horse riders and cyclists.

The trail should remain fully open during and after any construction works at the site, with no obstruction of any part of the route. All construction vehicle movements should be overseen by banksmen to ensure safe passage for the public, and all parking and storage areas should be contained within the boundary of the site. Signs should also be installed where the trail joins Leapings Lane from the disused railway line and at the bridge over the River Don, warning of the demolition / construction site ahead and the potential for construction noises, which can spook horses. This would form part of the CMS which is to be agreed via condition which is included on the outline permission, and an informative should be added as a reminder regarding the PROW and responsibilities of the developer. The impact of the proposal upon the PROW network is considered to be moderate.

Impact on Trees

The Tree Officer has been consulted and has no objection to the proposal subject to conditions. The Tree Officer states that:-

The site has a significant amount of tree cover yet the majority of this is relatively young/small self-set specimens the majority of which belong to the young/semimature group G015. The arboricultural information provided demonstrates that the better quality trees and groups on site along with much of the other tree cover on the boundary will be retained. The trees to be removed are the younger self set specimens along with some trees requiring removal regardless of any development. Whilst it is a shame for trees to be removed, the scheme has been designed to ensure the larger more prominent specimens remain; those to be removed would not merit protecting to prevent their removal in arboricultural terms. An arboricultural method statement has been submitted with this application and as such this will need to be conditioned as a document to be complied with.

The documents demonstrate that a significant amount of new tree and woodland planting will be undertaken along with management to improve the retained woodland. At present full details have not been provided in terms of species composition and usage levels for the new woodland belt and likewise the size/specification of the 10 new Oak trees has not been provided. We will also need the details of the in plot planting. As such the landscaping condition on the outline approval will need to be discharged as although a significant amount of information has been provided; from an arboricultural perspective this all needs to be pulled together with the additional information noted in a single comprehensive document.

Subject to the above condition, the proposal is acceptable in terms of impact on Trees and as such the proposal is in compliance with Policy BIO1 of the Local Plan and the SPD Trees and Hedgerows. The impact of the proposal upon Trees is considered to be moderate.

The impact on the ecology of the site

The applicant has previously submitted a bat and bird survey for the existing buildings set to be demolished as part of the proposal. The submitted Bat Report stated in conclusion that: 'Despite the building being assessed to have negligible potential for roosting bats, further bat surveys were asked for by Barnsley MBC ecologists. Two such surveys were carried out for completeness, one a dusk emergence survey and one a dawn swarm survey. No bats emerged from the building during the dusk emergence survey and no bats entered a roost in the building during the dawn survey. Low levels of Common Pipistrelle activity were recorded around the building during the dusk emergence survey and even less bat activity during the dawn survey. No signs of nesting birds were identified during either of the surveys.'

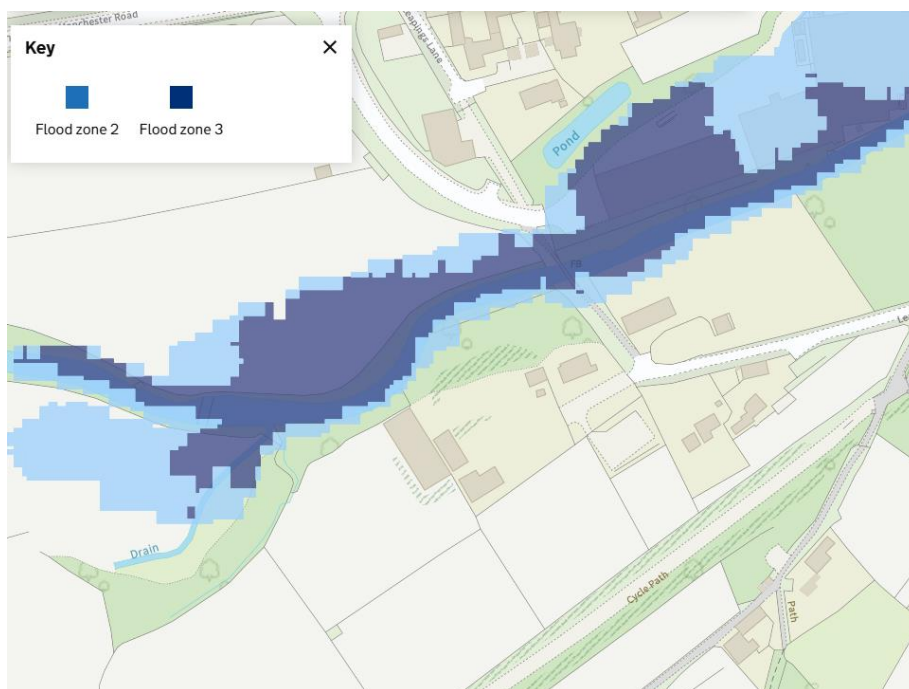
Ecology reports have been submitted in support of the application in accordance with the Outline permission and include, a Biodiversity Enhancement Management Plan

(BEMP), Construction Environmental Management Plan - Biodiversity (CEMP-B) and details of external/internal lighting. A 10m wide strip of the existing broadleaved woodland alongside the River Don will be retained and enhanced to achieve a higher condition assessment. Details of how this will be enhanced and managed have been submitted with this application. The condition assessment for this habitat currently shows it to be in a moderate condition and it is intended to increase the habitat condition to good, in addition, bat and bird boxes will be used at the site.

The Ecology Officer has reviewed all of the updated ecological information submitted by the applicant and is content that sufficient information has been provided. Subject to the above documents being complied with, the proposal is considered acceptable when measured against policy BIO1 of the Local Plan. The impact of the proposal upon Biodiversity is considered to be moderate.

Drainage and Flood Risk

The dwellings are set outside of the updated Flood Risk Zone maps. No objections have been received by the Environment Agency, Yorkshire Water and the Council's Drainage Officer has no objections.



Contamination/Pollution Control

Pollution Control team have not raised any concerns with regard to noise or light pollution and given the permitted use on the site, it is felt that the residential use would be more in keeping and would provide less disturbance to the adjacent residential properties.

In terms of Contaminated Land, the applicant has submitted a The Phase I and Phase II Site Appraisal Report which identifies additional investigation and remedial works which should be conditioned to be submitted prior to the commencement of the development.

Other conditions regarding construction times etc have been included with the conditions on the outline approval. The impact of the proposal upon contamination and pollution control is considered to be moderate.

PLANNING BALANCE & CONCLUSION

The proposal involves the demolition of the existing buildings and the erection of 4 new build dwellings within the Green Belt. The site is a brownfield site set within the Green Belt, with outline planning permission for development as housing, and the regeneration of the site for housing would comply with the NPPF and Local Plan policies.

The layout and design is of a high quality and would result in a significant improvement to visual amenity. All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal subject to conditions and this weighs moderately in favour of the application.

Having balanced all material planning considerations the proposal is considered acceptable on balance and overall would result in a scheme that would improve the visual amenity of the site and would not have a significant impact upon the openness of the Green Belt in accordance with the NPPF and the Local Plan.

RECOMMENDATION

Approve subject to conditions and informatives