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This planning application is submitted in response to a Planning Enforcement email received in relation to a wooden structure on the site. In addition to seeking retrospective consent for this wooden structure, this application also needs consent for a replacement tower at the site as the existing tower needs to be replaced.

Site and Surroundings

Kingswood's Peak Venture Centre is located immediately to the north of the small town of Penistone, about 10 km (6 miles) south west of Barnsley. The northern boundary of the Peak District National Park is approximately 6 km (4 miles) to the south east. The M1 Junction 37 is approximately 8 km (5 miles) to the east. Access to the property is directly from the A629 Penistone Halifax Road.

The property is situated in open countryside adjoining farmland to the north east and southern boundaries (see Figure 1 and Drawing 3330-01-01 for site location). The western boundary is marked by the A629. There are two bungalows on the northern boundary of the property and a former caretaker's house, in separate ownership, on the southern boundary. To the north east of the property there is a dilapidated farmhouse and range of farm buildings, currently unoccupied.

The Peak Venture Centre comprises the buildings and grounds of the former Scout Dike Activity Centre, originally built, owned and operated by Barnsley. The Centre was purpose built during the mid-1960's and comprises a central two storey block providing classrooms and hall with kitchen to the rear, and single storey accommodation wings to either side. Barnsley subsequently transferred the running of the Centre to a trust in 2001.

The Peak Venture Centre extends to approximately 5.2 hectares whilst the application site itself only covers an area of 125m².

The entire Kingswood site is located within the Green Belt. The nearest Listed Building to the site is Carr Head Farmhouse approximately 430m to the north east. The Flood Map for Planning indicates that the site is located within Flood Zone 1, which has a less than 1 in 1,000 annual probability of river or sea flooding.

The Proposed Development

Kingswood is seeking to modernise the range of adventure equipment facilities at the site. This planning application is necessary to facilitate this, and consists of two elements - see General Arrangement Drawing (Reference 3330-01-02) – and as set out below:

Firstly, this planning application seeks retrospective consent to construct a zip wire landing platform. The tower is 9.8m in height, the landing platform is at approximately 6.8m. The tower has three zip wires, the direction of travel is north west, parallel with Huddersfield Road. The elevations are show on Drawing 3330-01-03.

This application also seeks consent for a replacement climbing / zip line tower. The tower is 13m in height. The zip wire take off platform is at 9.66m.

The side of the tower is timber clad using pine boards. All timber used in the construction is naturally coloured after treatment and would be complemented by galvanised steel handrails.

Planning Appraisal

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Given the scale and nature of the development, being a replacement to the existing equipment, the planning policy considerations are narrow.

Local Planning Policy

The Statutory Development Plan relevant to the proposed development comprises:

- Barnsley Local Plan (adopted December 2019); and
- Penistone Neighbourhood Plan (adopted August 2019).

Local Plan Policy GD1 General Development confirms that proposals for development will be approved subject to a number of conditions, including:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;

Local Plan Policy GB1: Protection of Green Belt confirms that the Green Belt will be protected from inappropriate development in accordance with national planning policy. The National Planning Policy Framework (NPPF) confirms a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. Paragraph 149 lists a number of exceptions to this including:

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) 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;

When viewed in the context of the wider site, the development is small-scale in nature. The tower will replace the existing tower and would not impact on the openness of Green Belt. As such, the proposals accord with this policy.

The use of sympathetic design and materials aims to reduce the visual impact of the tower on surrounding areas. All timber used in the construction of the development would be naturally coloured after treatment and would be accented with by galvanised steel handrails. Overall, the development would appear coherent with retained structures on the wider Kingswood site.

The application site is well screened from residential properties by existing vegetation and where glimpse views are available, the proposed development would be seen in the context of the wider Kingswood site and its array of leisure facilities.

Material Considerations

There is no strict definition of what constitutes a ‘material consideration’ in planning legislation, although case law indicates that any consideration, which relates to the use or development of land is capable of being a material consideration in the determination of a planning application.

Such considerations can include the National Planning Policy Framework (NPPF), emerging planning policies, government policy & strategy and Supplementary Planning Documents (SPDs).

National Planning Policy Framework 2021

Paragraph 7 of the NPPF states that; “The purpose of the planning system is to contribute to the achievement of sustainable development...”. Paragraph 8 further defines the three objectives associated with achieving sustainable development;

- a) *“an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- c) *an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

Paragraphs 11 – 14 detail the meaning of the ‘presumption in favour of sustainable development’. Paragraph 11c notes the presumption with regard to decision making requires;

“approving development proposals that accord with an up-to-date development plan without delay”.

The NPPF continues to promote the importance of public health in decision making, with supporting health and wellbeing playing a major role in the social objective of government policy. Para 92c of the NPPF states that decisions should *“enable and support healthy lifestyles [.....] - for example through the provision of safe and accessible green infrastructure, [and] sports facilities”* While NPPF Para 98 stresses the importance of providing *“access to a network of high quality open spaces and opportunities for sport and physical activity”* in contributing to the health and wellbeing of communities.

Section 13 of the NPPF relates to protection Green Belt Land. Paragraph 147 explains that: *“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”*

Paragraph 149 confirms that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include criteria (b) *“provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation...as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it”.*

Therefore, the development would not be inappropriate development subject to the facilities preserving the openness of the Green Belt and not conflicting with the land use within it.

How a development impacts on the openness of the Green Belt is open to interpretation and should be considered on a case-by-case basis. The Proposed Development is of a small-scale and would replace the existing equipment on site. The development is located within the extents of the existing Kingswood site which includes the main accommodation building and other activity equipment and as such the development would preserve the openness of the Green Belt.

It is clear from the above that the proposals fully conform with the national policy objectives. However, the NPPF reiterates the need for planning permissions to be determined in accordance with an adopted development plan. Policies from the relevant local development plan are discussed above and the proposed development accords with the policies within the Core Strategy. NPPF is clear that sustainable development which accords with an up-to-date development plan should be granted planning permission.

Conclusions

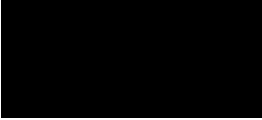
This application seeks approval to improve the facilities at the existing Kingswood site. Overall, it is not envisaged that the development would give rise to any additional impacts to the locality. Part of the application seeks permission for replacement equipment and would not have an impact on the openness of the Green Belt. From the above consideration of relevant

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planning policies, the development conforms with all relevant polices as set out within the Barnsley Local Plan, allowing planning permission to be granted.

I trust that the submitted documents are sufficient for you to validate and determine the application, however, should you have any queries regarding the submission please do not hesitate to contact me.

Yours faithfully,



Siân Hayle
Associate