2024/0483

Jonathan Vose

Extension to the existing hotel to provide additional bedrooms, together with alterations to the car park and other associated works.

Premier Inn, Maple Road, Tankersley, Barnsley, S75 3DL

Site Location & Description

The application site is an existing Premier Inn Hotel located off Maple Road, Tankersley. The site is adjacent to the Westwood Roundabout, circa 1mile from the J36 of M1. The site is located between two arms off the roundabout, creating a triangular shaped site between Maple Road and the A616.

The site comprises of a part single- storey, part two-storey building finished in light coloured brick, which houses both the hotel and the associated Brewers Fayre restaurant. The building has a hipped roof, with a central archway feature. The hotel currently provides 63 bedrooms, though the only dining provision is at the adjoining restaurant.

A large car park is located to the front of the building with small parcels of landscaping and trees amongst the parking bays. The site is partially screened due to the presence of large trees along the site boundary. Two smaller lawned areas are located at the western and southern corners of the car park, with a separate lawn area to the east, adjacent to the restaurant. Further car parking is located to the rear of the building.

The site is located on the edge of an existing employment park. Office buildings are located to immediate north of the site, with larger warehouses further to the north. A McDonalds restaurant and Shell Petrol station are located to the east, whilst the A616 defines the western boundary. PROW footpath 21 runs along Maple Road to the north-east of the site.






Relevant Site History

2008/0733 - Erection of extension to provide 20 additional bedrooms, GRANTED, 21/7/2008

B/05/0904/WO - Erection of two storey extension to provide additional 20 bedrooms, alterations to car parking and relocation of gas-tank compound to hotel, GRANTED, 22/7/2005

B/94/0242/WO - Outline for erection of hotel and ancillary works (Renewal of permission) – GRANTED, 14/4/1994

B/91/0192/WO - Outline for erection of hotel and ancillary works, GRANTED, 5/2/1991

B/88/0160/WO - Outline for erection of hotel and ancillary works, GRANTED, 11/5/1988

Proposed Development

This application seeks full planning permission for the erection of a detached building which will provide additional hotel bedrooms. The proposed building would be two-storey and situated at the western part of the existing car park, though to the south of the current hotel building. The proposed bundling would provide 19 new hotel rooms as well as associated plant room and linen

stores. The siting of the proposed detached building would result in the loss of 35 car parking spaces, a reduction from 137 to 105 spaces.

The building would be accessed via the northern elevation. Windows would be on the side elevation only to serve the hotel rooms, with an additional access and fire exit staircase on the southern elevation. Solar panels will be installed on the northern and eastern sides of the roof.

Four of the existing ground floor hotel bedrooms will be converted into a new breakfast room within the main hotel building. However, the only external alterations involved include the installation of new AC units and ventilation openings. This means the development results in a net increase of 15 hotel rooms.

The development will result in the loss of 3 existing trees (T10, T11 and T12). Other works including the reconfiguration of the car park to facilitate the development; associated landscaping and replacement planting.

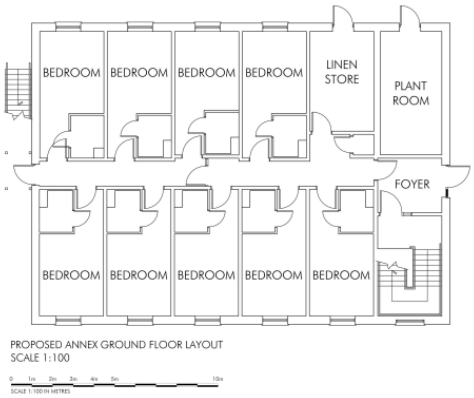



PROPOSED ANNEX BUILDING NORTH WEST
ELEVATION SCALE 1:100

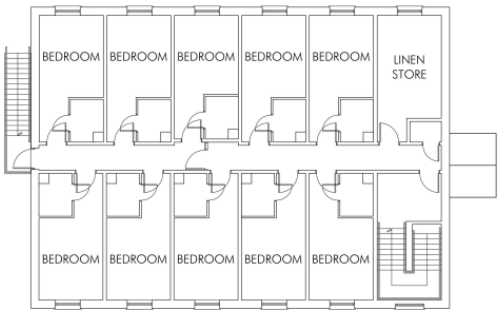

PROPOSED ANNEX BUILDING SOUTH EAST
ELEVATION SCALE 1:100


PROPOSED ANNEX BUILDING SOUTH EAST
ELEVATION SCALE 1:100


PROPOSED ANNEX BUILDING NORTH WEST
ELEVATION SCALE 1:100



PROPOSED ANNEX GROUND FLOOR LAYOUT
SCALE 1:100



PROPOSED ANNEX FIRST FLOOR LAYOUT
SCALE 1:100

Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The Local Plan was adopted in January 2019 and is also now 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 and 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.

Site Allocation/Designation

The site is allocated as Urban Fabric as defined in the adopted Local Plan, which has no specific land allocation. The hotel site immediately abuts the Green Belt to the south and west.

The site is in a high-risk development area as per the Mining Remediation Authority maps. The site is in Flood Zone 1 thus at low risk of flooding as per the Environment Agency maps.

The adjacent A616 is a designated 'Air Quality Link Road'.

National Planning Policy Framework – December 2023

The National Planning Policy Framework (NPPF) was revised in December 2023, replacing the previous versions. The NPPF is a material consideration when assessing planning applications. The following sections are relevant to this application proposal:

Section 7 – Ensuring the Vitality of Town Centre
Section 9- Promoting Sustainable Travel
Section 11- Making Effective Use of Land
Section 12- Achieving Well-designed and Beautiful Places

Section 13 – Protecting Green Belt Land
Section 15 – Conserving and Enhancing the Natural Environment

Barnsley Local Plan 2019

The following Local Plan policies are relevant:

Policy GD1: General Development
Policy D1: High Quality Design and Place Making
Policy SD1: Presumption in favour of Sustainable Development
Policy T4: New Development and Transport Safety
Policy LC1: Landscape Character
Policy POLL1: Pollution Control and Protection
Policy CC1: Climate Change
Policy GB1: Protection of Green Belt
Policy GS1: Green Space
Policy BIO1: Biodiversity & Geodiversity
Policy CL1: Contaminated and Unstable Land
Policy TC1: Town Centres

Supplementary Planning Documents

The Council have adopted SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight. The following SPDs are relevant to this proposal:

Parking, November 2019
Biodiversity & Geodiversity, March 2024
Development on land affected by contamination, November 2019

Consultations

Biodiversity Officer – Additional information provided during the course of the application to address concerns regarding the classification of habitats within the BNG metric. A satisfactory metric and report have been received which demonstrate an overall net gain of +11.24%. No objection subject to the mandatory Biodiversity Gain Plan condition and implementation of the recommendations included in the Preliminary Ecological Appraisal and Roost Assessment prior to the occupation of the development.

Local Ward Cllrs– No response.

Contaminated Land – No response.

Highways DC- Additional information provided to address initial concerns regarding the impact upon on-site parking provision. An additional transport statement was received on 13/9/2024 which has been reviewed and considered to be acceptable. No objection subject to condition attached relating to surfacing.

Mining Remediation Authority- No objection subject to condition requiring a signed declaration to be submitted prior to occupation.

Drainage – No objection, no conditions required.

Pollution Control- No objection, no conditions required.

Yorkshire Water - No objection, subject to conditions relating to piped discharge of surface water; protection of public sewer system (pre-commencement) and separate drainage systems.

PROW - No objection subject to informative proposed.

SYMCA – No response.

South Yorkshire Mining Advisory Service – No objection subject to condition requiring further intrusive investigations prior to commencement.

Urban Design Officer – No response.

Waste Management- No response.

Forestry Officer - No objection subject to the arboricultural method statement and landscaping details being complied with. These documents are therefore referenced in the plans condition.

Representations

This application has been advertised in accordance with the Development Management Procedure Order 2015 as follows:

- Site Notice displayed (public interest), consultation expiry: 20/8/2024
- Neighbour Notification letter, consultation expiry: 14/8/2024

0 representations have been received in response to the above publicity.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. New buildings are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety and accord with the relevant policies quoted below.

Annex 2 of the NPPF defines hotels as a Main Town Centre use, in which Local Plan Policy TC1 suggests should be directed to Barnsley Town Centre. The policy follows on to state that a sequential approach will be used to assess proposals for new retail and town centre development.

However, as this development relates to the extension of an existing hotel, a sequential approach is not required in this instance. The site has a long-established use as a hotel/restaurant (as set out in the planning history above) and this development looks to support the existing use. On this basis the principle of the proposed development is considered to be acceptable subject to the considerations below.

Highway Considerations

NPPF Paragraph 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Local Plan Policy T4 states that new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement. It follows on state if a development is not suitably served by the existing highway or would add to problems of safety or the efficiency of the highway, developers will be expected to take mitigating action to make sure the necessary improvements go ahead.

Table 1 of the Parking SPD (November 2019) sets out the adopted parking standards for new developments.

The application has been supported by a Transport Statement and additional highways information in response to concerns raised by the Highways DC Officer. Due to the position of the proposed building being within the existing car park, the Officer raised concerns regarding the loss of car parking in combination with the increased bedroom provision.

In response to this, an additional statement was provided which includes the findings of a week-long car parking survey at the application site. The survey concluded a peak car park occupancy rate of 61% based on the hotel being at full capacity/all bedrooms occupied.

The proposed extension works would result in an additional 15 bedrooms which equates to an increase of 24% from the current 63 bedrooms. As such, the existing car park occupancy figures have been inflated by 24% in order to forecast the parking demand of the proposed development. This gives a predicted maximum requirement of 104 spaces.

The proposed development will result in 105 car parking, a reduction of 32 spaces in comparison to the current provision. However, based on the predictions above (which does not exceed the proposed provision of 105 spaces) the development is acceptable. The Highways DC Officer is satisfied with the information submitted and therefore has no objection subject to the condition attached which requires the car park to be surfaced and marked prior to occupation of the building.

Design, Appearance and Impact upon Residential Amenity

NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

Local Plan Policy D1 states that development is expected to be of high-quality design and should respect and reinforce the distinctive, local character and features. Development should contribute to place making and make the best use of materials, as well as display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangements of materials, colours and details.

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions and residential amenity of existing and future residents. Proposals should be compatible with neighbouring land and should not significantly prejudice the current or future use of neighbouring land.

Local Plan Policy POLL1 states that development will be expected to demonstrate that there would be no unacceptable affect or cause a nuisance to the natural and built environment or to people.

The proposed building will be finished in light coloured brick with a hipped roof and therefore reflects the characteristics of the existing host building. The proposed building is of a suitable scale and massing, and will not dominate the appearance of the site.

The proposal may introduce some harmful overshadowing of the rooms to the north. However, the most impacted bedrooms (at ground floor level) are to be converted to an on-site breakfast room. Some overshadowing upon bedrooms at first floor may occur, but given that these are hotel rooms rather than residential habitable rooms this is considered to be acceptable.

Additional AC units are proposed within close proximity to bedroom windows. However this is not uncommon for commercial hotels and is not considered to detrimentally harm amenity. The Environmental Health Officer has reviewed the application and raised no concerns in this regard.

The appearance of the fire exit staircase is somewhat unsightly, however given that this is positioned to the rear of the site, away from direct view, this is suitable.

No other residential properties are located within the locality. On this basis, the development is acceptable in terms of design and appearance.

Biodiversity & Landscaping

Policy GD1 states proposals for development will be approved if existing trees are to remain on site and are considered in order to avoid overshadowing.

Local Plan Policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geodiversity features by protecting and improving habitats; maximising biodiversity opportunities in and around new developments and encouraging provision of biodiversity enhancements. Policy BIO1 follows on to state that development will be expected to conserve and enhance the biodiversity and geological features by protecting ancient and veteran trees.

Section 5.3 of the Trees and Hedgerow SPD (May 2019) states where trees are situated in close proximity to a proposed development a full tree survey is required. The survey should specify any

works or pruning that is needed. Section 5.4 states that the submitted site plan must clearly indicate which trees are to be retained and which are to be removed.

Section 6.1 states that the tree survey should inform the layout and design of the development and should ensure that higher category trees are retained. Plans which show the retention of high value trees too close to buildings or roads will not be approved.

The application has been supported by tree protection details; an arboricultural survey, impact and method statement and landscaping plan/specification. The development will result in the loss of 3x existing trees which include 2x silver birch and 1x staghorn sumac. The silver birch is a category B tree and is prominent when viewed from the car park. However, in contrast to the trees along the perimeter of the site, it is a small specimen and its loss is not considered to detrimentally impact the appearance of the site. On this basis, the loss of the tree can be suitably mitigated by the planting proposed as per the submitted landscaping scheme.

The proposed landscaping includes the planting of 4x Acer campestre and 9x Betula pendula trees as well as a wide variety of shrubs, thicket, hedgerow and wildflower. The Forestry Officer is satisfied with the proposed landscaping proposals and no conditions are required subject to implementation of the method statement and landscaping scheme.

The Ecologist has reviewed the application in terms of the impact upon habitats. The application has been supported by a Preliminary Ecological Appraisal and Roost Assessment (PEA) and BNG Metric and report. The Ecologist initially requested that the PEA be updated to include additional justification in relation to the data search, as well as alterations to the grassland distinctiveness. An updated BNG metric was also required to reflect the grassland categorisation.

Updated information has been received and reviewed by the Ecologist, who has confirmed that there is no objection based on the amended documents. The metric indicates that a gain in 0.4 habitat units (11.24%) and 0.2 hedgerow units (17.7%) can be achieved as part of the proposals, meeting the mandatory 10% net gain in biodiversity requirement. The development is therefore acceptable subject to the mandatory Biodiversity Gain Plan condition and securement of the habitats for 30 years via the Habitat Management and Monitoring Plan condition.

Coal Mining Impacts

NPPF Paragraph 189 states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability. This includes risks arising from former activities such as mining and any proposals for land remediation. Planning decisions should ensure that adequate site investigations information is available to inform assessments.

Paragraph 190 states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Local Plan Policy CL1 states that development which would be affected by land stability issues must be accompanied by a report which shows that investigations have been carried out to work out the nature and extend of the issues and possible effect it may have on the development and its

future users. The report shall set out detailed measures to allow the development to go ahead safely including addressing the land stability issues resulting from former coal mining activities.

The site is located in a high-risk area as per the Mining Remediation Authority mapping. Records indicate that within 20 metres of the application site there are 8 mine entries. The planning application is accompanied by a Phase 1 Coal Mining Risk Assessment which has been reviewed by the Mining Remediation Authority and the South Yorkshire Mining Advisory Service (SYMAS).

Both consultees have no objection subject to additional information being provided which demonstrates that the site is stable and safe. A condition is therefore attached which requires further intrusive site investigations to be carried out and the results submitted to the LPA prior to commencement of development (requested by SYMAS) as well as a signed declaration to be submitted prior to occupation (required by Mining Remediation Authority). The development is acceptable on this basis.

Conclusion

The site has a long-established use as a hotel, which this development looks to retain. Although no new/additional jobs will be created, the development will support increased expenditure within the region through the provision of 15 additional hotel bedrooms. The hotel is a well-used site with the submitted parking survey demonstrating full bedroom occupancy.

The Highways DC Officer is satisfied with the information submitted, in addition to the Forestry Officer and the Ecologist. The development is of a suitable size and scale and will appear subservient to the main hotel/restaurant building, whilst reinforcing the building traditions of the site. The proposal includes sufficient replanting and landscaping details and will achieve +11.24% biodiversity net gain.

In summary, the proposed development is acceptable subject to the conditions attached.

Recommendation

Approve with conditions