

Application reference number	2026/0654
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Application Type	Full
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Proposal Description:	Erection of covered wooden walkway to link changing rooms to showers container.
Location:	Wortley Rugby Union Club, Finkle Street Lane, Wortley, Sheffield, S35 7DH

Applicant	Mr Stephen Brown
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Third-Party Representations	N/A	Parish:	Wortley
		Ward:	Penistone East

Summary:

The application seeks full planning permission for the erection of a covered wooden walkway to link changing rooms to showers container.

The site lies within Worley Sports Ground, a registered Greenspace and is also allocated within the Green Belt.

There are no outstanding consultee objections or concerns.

The proposal will have no adverse impact on highway safety, residential amenity, visual amenity or the site. The proposal is considered a small-scale form of development which would not impact the openness of the Green Belt and would improve the function of the Green Space and is considered to be acceptable in policy terms. The proposal is therefore considered to be an acceptable form of development in line with Local Plan Policy GB2 and GS1.

Recommendation: **GRANT Planning Permission subject to conditions**

Site Description

The application site is located on the north side of Finkle Street Lane. The site is located within the north side of Wortley Sports Ground and is also allocated as Green Belt and Green Space. The site features 5 structures, including two pitched roofs buildings constructed from pebble dash render and featuring wooden cladding to the front elevation. Two container buildings are placed on site and used as changing rooms and a shower building. A fifth flat roofed building is on site and appears to function as a serving building for

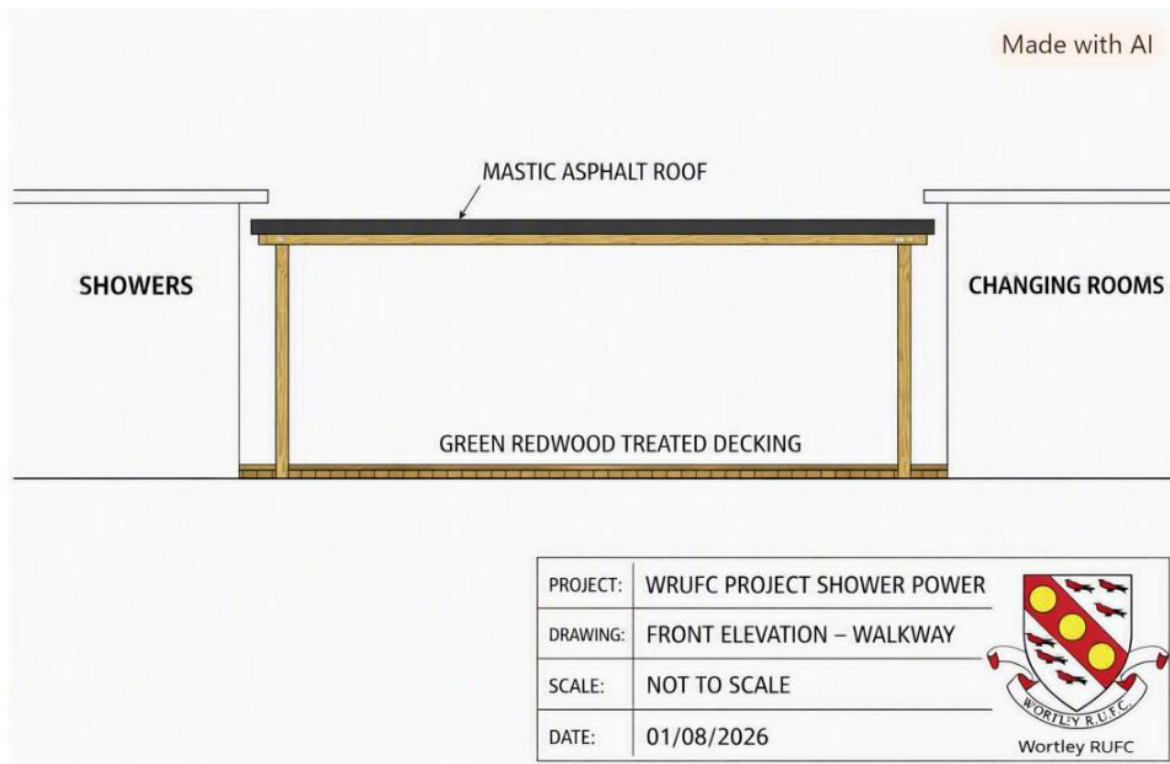
food and drink. The site is surrounded by agricultural fields with Wortley village located to the north of the site.

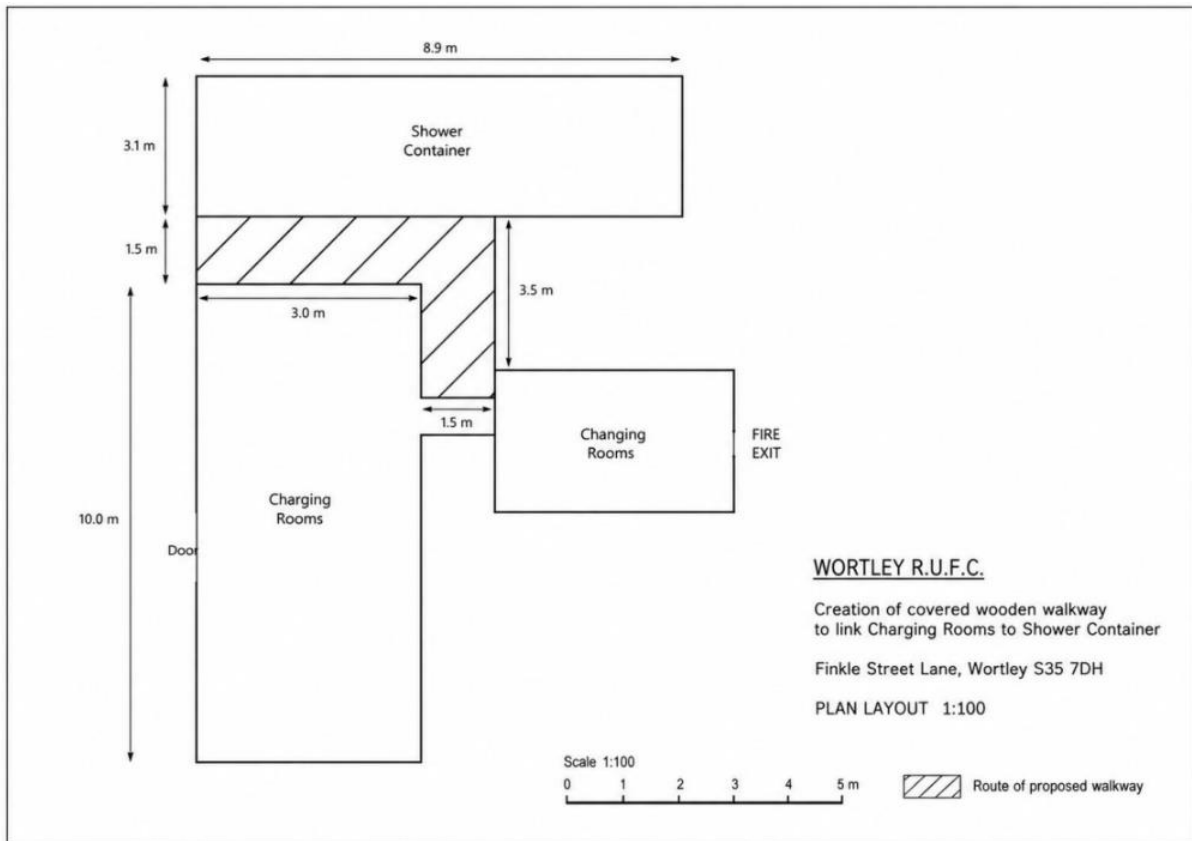
Relevant Site History

Reference	Description	Decision
B/84/0602/WO	Erection of toilets and groundsmans store	Permission Granted
B/85/1537/WO	Erection of 12' high chain link fence to two sides of restored tennis court	Permission Granted
2013/1176	Alterations to sports ground to include creation of new sports pitches, erection of single storey community hall/clubhouse, creation of parking areas and new access and associated works.	Approve with Conditions

Detailed description of Proposal

The applicant is seeking permission to erect a covered wooden walkway to link the changing rooms to the showers' container. The structure would have a flat roof and an approximate height of 3 metres. The structure would have an approximate walkway width of 1.5 metres and would be located between the shower container and the changing rooms. The structure would be constructed from wood.





Policy Context

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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 following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.

- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy GB1: Protection of Green Belt
- Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt
- Policy GS1: Green Space

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019.

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

National Planning Policy Framework (NPPF) (2026)

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 - Decision making policies

Section 4 - Achieving sustainable development

Section 13 – Protecting Green Belt land

Section 14 - Achieving well designed places

Section 16 – Promoting healthy communities

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

This application was advertised on the Council website, and a site notice was placed nearby, expiring 19th September 2026. No representations were received.

Consultee	Summary of Comments
Local Ward Councillors	No Response

Representations

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. No representations have been received

Planning Assessment

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: 'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

The NPPF (2026) at paragraph 3 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The principle of the development
- The impact on the Green Belt

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
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of development

The site falls within Green Belt where proposals to extend buildings are acceptable in principle provided that, the total size of the proposed and previous extensions does not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature. In addition, the construction of the extension should be of a high standard of design and reflect the architecture of the building.

The site also falls within Green Space where proposals which result in loss of Green Space, or land that was last used as green space, will not normally be allowed unless:

An assessment shows that there is too much of that particular type of green space in the area which it serves and its loss would not affect the existing and potential green space needs of the borough; or

The proposal is for small scale facilities needed to support or improve the proper function of the green space; or

An appropriate replacement green space of equivalent or improved quality, quantity and accessibility is provided which would outweigh the loss.

Green Belt and Green Space

The original building on site is considered to be the existing changing rooms, which is pitched roofed building with an approximate floorspace of 30m². The additional buildings provide the following approximate floorspace.

Second pitched roofed building: 34m²

Serving Building 10m²

Shower Container 28m²

Second Changing Room 16m²

The site is therefore considered to have already exceeded the size of the original building by 160%.

Although the site and therefore the proposal would exceed what is usually permitted for development within the Green Belt, given the proposal would be a covered walkway connecting the existing buildings, the proposal would not be considered to be a form of development which would impact the openness of the Green Belt.

The site is acknowledged to be located on Wortley Sports Ground and is located within a piece of Green Space. The proposal would not result in the loss of any green space and therefore would also not require any replacement green space or financial contribution. Given the site functions as a valuable recreation facility and given the proposal would be small scale and enhance a facility, and therefore improving the function of the green space, the proposal is considered a positive form of development with the benefit to the function of the Green Space outweighing any loss of Green Space or impact on the Green Belt.

It is therefore considered that the proposal is acceptable in terms of its impact on the openness of the Green Belt and the Green Space and in compliance with Local Plan policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt and Policy GS1: Green Space and as such carries considerable weight in favour of the application.

Impact upon the Appearance of Surrounding Area

The proposal is significantly set back from the highway by approximately 145 metres and is significantly isolated from the general public. The existing buildings at the site are not considered to have any significantly positive visual amenity. The addition of the flat roofed walkway between the existing building and container would therefore not reduce the visual amenity of the structure and would form a relatively insignificant addition to the existing arrangement.

Although the use of a flat roof is not preferred, given other structures on site are flat roofed and the proposal is considered a modest addition, the use of a flat roof on this occasion is considered acceptable. The use of wood as a material is considered to match the existing wood cladding on the front elevation of the changing rooms and is therefore considered in keeping.

The structure therefore compliant with Policies GD1 and D1 of the Local Plan and is acceptable in terms of visual amenity. This weighs significantly in favour of the proposal.

Residential Amenity

The nearest residential properties to the proposal are located approximately 180 meters away beyond the surrounding fields. Given the small scale of the proposal and the significant distance to any neighbouring property, the proposal would have no impact on residential amenity.

The proposal is considered to comply with Local Plan Policy GD1: General Development and would provide an acceptable standard of residential amenity. This weighs significantly in favour of the development.

Highway Safety

The proposal would not be impactful on highway safety. It would not be constructed on existing parking areas or increase the number of visitors to the site.

As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries moderate weight in favour of the application.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

No amendments have been requested from the applicant.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

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 approved plans

20260654 Location and Site Plan Received 20th August 2026

20260654 Proposed Vertical Plan Received 20th August 2026

20260654 Proposed Plan Received 20th August 2026

20260654 Project Power Shower - Front Elevation Received 20th August 2026

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Informatives

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.