

Applicant: Mr Adam Sheard

Description: Portable classroom unit.

Site Address: Cudworth Fire Station, Burton Road, Monk Bretton, Barnsley, S71 5SA

Relevant History

2020/0335 - Stationing of shipping container with a volume of approximately 57 cubic metres for a limited time period (to March 2022) to be used for storage purposes by the Princess Trust and fire cadets – Approved with Conditions

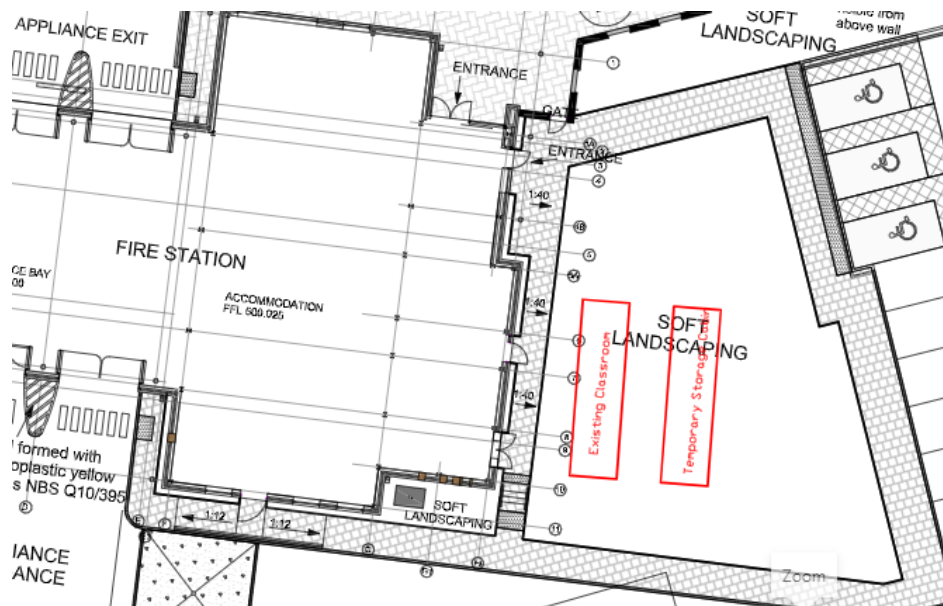
Site Location and Description.

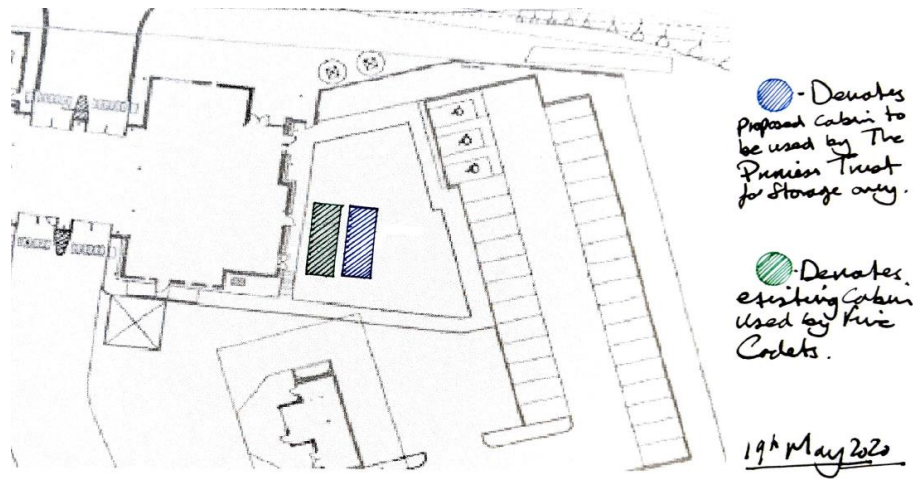
The application site is Cudworth Fire Station (F1 Use Class) situated south of Burton Road adjacent to Pontefract Road Roundabout. The station was approved under application 2008/0226 with two bays alongside community facilities with access from both Burton Road and Tumbling Lane. The station is located on the north western aspect of the site with a fire drill tower in the middle and to the south with the access road bypassing further east to the main car park which extends across the entirety of the eastern boundary of the site. Between the car park and the eastern elevation of the fire station is an open grassed area that has an existing container situated upon it.



Proposed Development

The applicant (South Yorkshire Fire Service) is seeking permanent siting of the classroom container located in closest proximity to the fire station as indicated in the picture above and in the plans below.





Policy Context

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

The following local plan policies are of relevance to this application:-

Policy GD2 Temporary Buildings & Uses

Policy T4 New Development and Transport Safety

Policy D1 High Quality Design and Place Making

NPPF

The NPPF 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. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Highways – No response

Pollution Control – No response

Ward Councillors – No response

Representations

None

Assessment

Principle of development

The classroom is proposed for in an Urban Fabric location. Urban Fabric establishes that new development is acceptable in principle in a previously developed urban area where the proposed development conforms with the requirements of other policies within the development plan. In this instance temporary development will be granted where it can satisfy the requirements of Policies GD2, D1 and T4, relating to residential amenity, high quality design and transport safety respectively. Permanent siting of the classroom has been

requested by the applicant however, this is contrary to policy GD2 for temporary buildings and the applicant has subsequently agreed to a five year permission.

Residential Amenity

The nearest residential dwellings are at least 60m away from the portacabin classroom while the fire station is between the cabin and those dwellings to further minimise any impacts on residential amenity. Likewise Pollution Control have not responded to the application and it must be considered that the development has no recorded history of being a nuisance within the local area. Overall the LPA believe that the proposal to station a cabin in the location indicated, and for a temporary period, is likely to have negligible impacts on surrounding residents.

Visual Amenity

The cabin is of a utilitarian design that has been on site from at least 2016 as evidenced by the date stamped Google Earth image below:



The classroom unit shall continue to be sited in its current location approximately 20m from the highway behind a buff brick wall. The combination of the wall and the separation distance should ensure that the container does not detract from the appearance of the Fire Station from Burton Road which is a landmark building in the area. The classroom is in a somewhat dilapidated state in respect of its external appearance however the SY Fire and Rescue have stated that the unit is due a condition survey with subsequent recommendations, including application of colour, being possible in the short to medium term.

Given the reasons above, the visual amenity of the area would be maintained to a reasonable degree, in accordance with Local Plan D1.

Highway Safety

Highways DC have not responded to the application and have thereby not recorded objections to the proposal. Given the classroom's long-standing location within the site on a grass verge away from the highway and the parking area, the unit is found to comply with Local Plan Policy T4

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for temporary siting of the classroom. Indeed the continued siting of the classroom will continue to bring fire safety to the Borough's children who serve as fire cadets and any minor shortcomings in respect of appearance are more than outweighed by the benefits the classroom will bring to the community.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Approve Conditionally