



PLANNING SUPPORT STATEMENT

**OUTLINE APPLICATION FOR RESIDENTIAL
DEVELOPMENT (14NO UNITS)**

**LAND OFF CHURCH STREET, BOLTON-UPON-DEARNE,
BARNSELY**

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1.0 INTRODUCTION

The proposal seeks outline planning permission for residential development (14No units) at land off Church Street, Bolton-upon-Deane, Barnsley.

The site has a lengthy planning history including previous approvals for the residential development of the site. The Council last granted planning permission on the redevelopment of part of the site in 2017. The full historic background will be set out further in this statement.

It will be noted that whilst this planning application is submitted in outline only at this stage, all matters of detail are sought for determination with the exception of landscaping.

This statement is provided to assist the Council in the discharge of its development control function. It is considered that this statement, together with the supporting documents clearly demonstrate to the Council that the proposal accords with the development plan and, when judged against this and all material considerations, it is clearly the case that planning permission should be granted.

The application is supported by the following information:

- (i) Full plans and details in respect of the proposal – STEN Architecture;
- (ii) Planning Support Statement – Townsend Planning Consultants; and
- (iii) Design and Access Statement – STEN Architecture;
- (iv) Highways Report – Paragon Highways; and
- (v) Ecological Report – Middleton Ecological Consultants.

This statement now proceeds to provide details of the site, the proposal and background, including the previous planning history. Relevant Local Planning Policy and Central Government advice in the form of the National Planning Policy Framework are examined. The issues that the proposal raises are then considered and finally the conclusion reached that permission should be granted for the proposal to proceed.

A Design and Access Statement is submitted with this application which examines issues of the design ethos. Furthermore, a detailed highway statement is submitted which demonstrates that the site can be satisfactorily accessed. An ecological report is also provided in respect of a previous barn owl box provided as part of the requirements of planning permission. These reports should be considered in conjunction with this planning support statement.

It is considered that this submission and supporting documentation demonstrates that planning permission should be granted. Nevertheless, the applicant remains willing to discuss all aspects of the proposal.

2.0 THE SITE AND PROPOSAL

The subject site extends to some 0.316 hectares or thereabouts and is located within the defined settlement of Bolton-on-Dearne, just off Church Street. The site forms an unused area of land which had in part previously incorporated traditional agricultural buildings. The site is located within a sustainable urban location in close proximity to schools, shopping and public transport routes. The site is situated in a generally residential area abutting residential development on all sides.

The site has a lengthy planning history. Briefly, planning permission was granted for the redevelopment of part of the site in the 1980s for it is understood detached dwellings, two of which were subsequently constructed and sit adjacent to the access to the site. It is understood at that time the frontage of the site incorporated a number of traditional farm storage buildings which had Listed Building status. In the late 1980's planning permission and Listed Building Consent were granted by the Council for conversion of those buildings to residential use. Those permissions were not, however, implemented and over time the buildings deteriorated and collapsed. The last remaining barn was fire damaged and beyond repair and the Council subsequently granted planning permission and Listed Building Consent for demolition of the Listed Building and redevelopment of that part of the site for 5 No dwellings (App No's 2016/1336 and 2016/1335). It will be noted that scheme approved essentially replicated the previous approval by the Council for the conversion of buildings as they stood in the 1980s. That permission is no longer extant and this proposal now seeks the redevelopment of the whole of the site but incorporates and replicates the scheme as previously approved by the Council on the front part of the site.

In drafting up this scheme, care has been taken to ensure that the proposal recognises the historic form, development and evolution of the site. Care has also been taken to ensure that the proposal meets the Council's guidelines in terms of space about buildings standards in respect of both the housing proposed within the site and in terms of the relationship to existing residential development around the site. The architects have provided a detailed Design and Access Statement in terms of the design ethos.

The further reports provided with this application include a highways/access report which demonstrates that the site can be readily accessed to meet the Council's standards; and an ecological report in respect of the relocation of an existing owl box to a more appropriate location.

It is considered that the proposals as submitted, which comprise of the redevelopment of an underused urban resource within an existing settlement and adjacent to residential development, is acceptable in principle. It is considered that the scheme, which has been carefully considered and meets all modern day standards and requirements for development and at the same time respects the historic evolution of the site, conforms with the Development Plan. In the absence of harm, it is clearly the case that planning permission should be forthcoming. Nevertheless, the applicant remains willing to discuss all aspects of this proposal with the Council.

3.0 PLANNING POLICY

By virtue of Section 38 (6) of the Planning & Compulsory Purchase Act 2004, the planning authority must determine the planning application in accordance with the statutory development plan (insofar as it is material to the application), unless material considerations indicate otherwise. The NPPF also advises of a presumption in favour of development which accords with the development plan. The importance of the statutory development plan in the decision making process necessitates an examination of the relationship between the policies and proposals of the plan and government guidance.

3.1 Central Government Policy Advice

3.1.1 The National Planning Policy Framework

Para 8 of the advice states:

“Achieving sustainable development means that the planning system has three overarching objectives, which are mutually interdependent and need to be pursued in a mutually supportive way...”

- a. An economic objective – to help build a strong, responsive and competitive economy...***
- 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 the present and future generations; and by fostering well designed, beautiful and safe places with accessible services...***
- c. An environmental role – to protect and enhance our natural, built and historic environments including making effective use of land.”***

At Para 11 the advice sets out the presumption in favour of sustainable development and states:

“Plans and decisions should apply a presumption in favour of sustainable development...”

For decision making this means:

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

At Para 38 with regard to decision making it states:

“Local planning authorities should approach decisions and proposed development in a positive and creative way... Decision makers at every level should seek to approve applications for sustainable development where possible.”

Para 47 goes on to state:

“Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.”

Section 5 relates to ‘Delivering a Sufficient Supply of Homes’. At Para 60 it states:

“To support the government objective of significantly boosting the supply of homes it is important that a sufficient amount and variety of land can come forward where it is needed.”

At Para 120 with regard to ‘Making Effective Use of Land’, it states:

***“Planning policies and decisions should:
...d. Provide and support the development of under-used land...”***

Section 12 provides advice on “Achieving Well Designed Places”. Para 126 states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps a development acceptable to communities.”

Para 130 goes on to state:

“Planning policies and decisions should ensure that developments:

- a. Will function well and add to the overall quality of the area not just for the short term but over the lifetime of the development.***
- b. Are visually attractive as a result of good architecture...***
- c. Are sympathetic to local character and history including the surrounding built environment and landscape setting...***
- f. Create places that are safe, inclusive and accessible and which promote health and wellbeing with a high standard of amenity for existing and future users where crime and disorder and the fear of crime do not undermine the quality of life or community cohesion and resilience.”***

This proposal conforms with the advice as set out in the NPPF.

3.2 Local Planning Policy – Barnsley MBC Local Plan

The current Local Development Plan consists of the Barnsley Local Plan adopted in January 2019.

There are a number of policies within the document that are relevant to the consideration of this application.

In terms of the settlement hierarchy, the settlement of Bolton-on- Dearne is identified as part of a principal town (Goldthorpe). It is identified that principal towns should be the main focus for, amongst other things, the development of housing.

The relevant policies include the following:

- (i) Policy SD1 – Presumption in Favour of Sustainable Development.

The wording of the policy includes:

“...WE WILL WORK PROACTIVELY WITH APPLICANTS JOINTLY TO FIND SOLUTIONS WHICH MEAN THAT PROPOSALS CAN BE

APPROVED WHEREVER POSSIBLE TO SECURE THE DEVELOPMENT WHICH IMPROVES THE ECONOMIC, SOCIAL AND ENVIRONMENTAL CONDITIONS OF THE AREA.”

(ii) Policy GD1 – General Development

This sets out a number of general parameters against which policies will be considered. It is considered that there is no conflict with this policy.

(iii) Policy LG2 – Location of Development

Policy LG2 refers to the location of growth and identifies that priority will be given to development in principal towns.

(iv) Policy H4 – Residential Development - Small Non-Allocated Sites

The Policy states:

“PROPOSALS FOR RESIDENTIAL DEVELOPMENT ON SITES BELOW 0.4 HECTARES WILL BE ALLOWED WHERE THE PROPOSAL COMPLIES WITH OTHER RELEVANT POLICIES OF THE PLAN.”

(v) Policy H5 – Residential Development on Large Non-Allocated Sites

Policy H5 states:

“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 BARNSELEY PRINCIPAL TOWNS AND VILLAGES;***
- ***ARE ACCESSIBLE BY PUBLIC TRANSPORT; AND***

- **HAVE GOOD ACCESS TO A RANGE OF SHOPS AND SERVICES.”**

(vi) Policy H6 – Housing and Efficient Use of Land

The proposal fully conforms with this policy.

(vii) Policy H8 – Housing Regeneration Areas

Policy H8 identifies Bolton-on-Dearne as such an area. It is stated that the Council will:

“Encourage sustainable housing growth to support the creation of an overall balanced housing market.”

(viii) Policy T3 – Transport, New Development and Sustainable Travel

This policy states that new development will be expected to:

“BE LOCATED AND DESIGNED TO REDUCE THE NEED TO TRAVEL, BE ACCESSIBLE TO PUBLIC TRANSPORT AND MEET THE NEEDS OF PEDESTRIANS AND CYCLISTS.”

(ix) Policy D1 – High Quality Design and Place Making

It is considered that proposal meets with this policy and provides a high standard of design.

4.0 THE ISSUES

4.1 The Development Plan

The starting point for the consideration of this application is the Development Plan. It is considered as outlined above that there is no conflict with the Development Plan. As a consequence, in the context of Section 38(6) it is considered that there is a presumption in favour of the development which should be weighed in favour of the applicant.

It now falls for the application to be considered in the context of all other material considerations.

4.2 Other Material Considerations

The following are material considerations in respect of this submission:

4.2.1 Planning History

The site has a lengthy planning history including previous approvals for the redevelopment of part of the site which resulted in the construction of 2 No detached dwellings adjacent to the entrance to the site. Furthermore, planning permission was granted on the site's frontage to convert the then Listed Buildings to residential use.

In more recent times planning permission and Listed Building Consent was granted for the demolition of the remaining fire damaged Listed Building and redevelopment for housing in a form which replicated the original form of the conversion approval. That latter permission has expired. However, the proposed scheme for that part of the site has been incorporated into the current proposals to reflect the historic development and background to the site, which will essentially ensure that the development incorporates the sense of 'place' and is not simply a modern day housing estate.

4.2.2 Residential Development/Principle of Development

The site is located in a residential area within a defined settlement in a sustainable location close to other residential properties and its use for residential purposes is considered to be wholly acceptable in principle.

4.2.3 Sustainability

The NPPF sets out a presumption in favour of sustainable development to which there are three dimensions. In terms of the subject development:-

1. In the economic dimension, the framework states that the government is committed to securing economic growth in order to create jobs and prosperity. This development will result in economic development providing jobs and a boost to the local economy.
2. In the social dimension, increased employment and housing provision will provide jobs and housing for local people, supporting the community.
3. In the environmental dimension, the proposal would bring back an underutilised brownfield site into beneficial use and removal of dangerous derelict and disused buildings.

Overall, the proposal would have significant economic, social and environmental benefits.

4.2.4 Highways/Access

A detailed Highways Report is provided which demonstrates that the site can be safely accessed.

4.2.5 Barn Owl

It is recognised that as part of the provisions of the previous approval on the site a barn owl box was placed on site. This proposal now involves the removal of the barn owl box to a more suitable location as detailed in the report by Middleton Bell Ecological Consultants.

4.2.6 Design

A detailed Design and Access Statement is provided with the application. It is considered that an appropriate housing mix is provided for the site with the emphasis on providing starter homes, which is considered to be appropriate for the area and will add to the housing mix in this location.

4.2.7 Amenity

In drafting up the proposal, care has been taken to ensure that the amenity of existing and new residents is maintained and projected through compliance with space about buildings standards.

4.2.8 Regeneration

Bolton-on-Dearne is defined as a principal town in which development (including housing) should be concentrated. It is also identified as a housing regeneration area and in this context it is considered that the Council should welcome this application and fully support the proposals.

5.0 CONCLUSION

This proposal seeks outline permission for 14No dwellings but with all matters, save for landscaping, for consideration at this stage.

The site is located in a principal town (where such development is encouraged) and also in a housing regeneration area. The site is situated within the settlement adjacent to existing residential development and as such the principle of development is clearly acceptable. The site forms an underused urban resource.

In designing this layout, the historic form of the site has been fully considered and this form is reflected in the scheme put forward to the Council.

Care has been taken to ensure that the development meets with space about buildings standards both in terms of future residents and existing residents around. Safe and convenient access can be achieved as set out in the highways report.

The proposal constitutes sustainable development against which there is a presumption in favour.

It is considered that the proposal fully conforms with the development plan and as such the presumption inherent in Section 38(6) should be weighed in the applicant's favour. In the absence of harm, it is clear that planning permission should be forthcoming. Nevertheless, the applicant remains willing to discuss all aspects of the proposal with the Council.