
2022/1112

Applicant: Mr Colin Martin

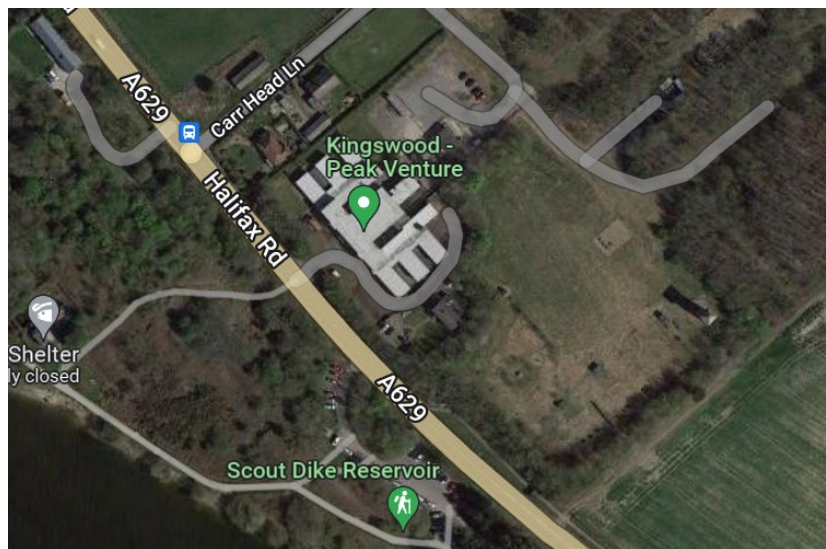
Construction of zip wire boarding platform and replacement of climbing tower (Part Retrospective)

Scout Dike Outdoor Education Centre, Huddersfield Road, Penistone, Sheffield, S36 7GF

Site Description

The application site relates to Scout Dike Outdoor education Centre which is located between the villages of Ingbirchworth (1.5km to the NorthWest), Hoylandswaine (2km to the East) and the District Centre of Penistone (2km to the South). The site is now occupied by Kingswood Learning and Leisure Group limited which is one of the most experienced providers of outdoor education operating from 9 centres in the UK – founded over 30 years. The site contains a central two-storey block providing classrooms and single storey accommodation wings to either side. The entire area of the centre extends to approximately 5.2 hectares. The primary access into the site is off Carr Head Lane, to the North-West of the buildings on site, with the access to the South (onto Huddersfield Road) serving for deliveries only.

The site is located within the Green Belt. There are a small number of residential properties within close proximity of the activity centre (Moorland bungalow and Dentwat View) located on Carr Head Lane to the West, and the Old School House, located to the South. There is also a disused outbuilding on Carr Head Lane to the West, possibly ex-agricultural in nature. A large hedgerow runs across the Southern boundary of the site. The site is just off Huddersfield Road, which runs along the frontage of the site, with Scout Dike reservoir located immediately adjacent to the site on the other side (south) of Huddersfield Road.



View from South of the site:



View from Huddersfield Road (North-West):



View from Halifax Road (South-East):



Relevant Site History

B/03/1325/PU – Erection of new pitched roofs over internal courtyards (Historic)

2006/0240 – Siting of three portakabins for use as reception, offices and drying rooms (Approved with conditions)

2010/0969 – Erection of an activity barn, accommodation block for staff and plant room (Withdrawn)

2017/0240 – The erection of eleven pods, two club lodges, one yurt, one WC/shower block and associated paths and landscaping (Approved)

2017/1146 - Discharge of conditions 6 (drainage), 7 (ecological details), and 8 (acoustic barrier) of app 2017/0240 - The erection of eleven pods, two club lodges, one yurt, one WC/shower block and associated paths and landscaping (Approved)

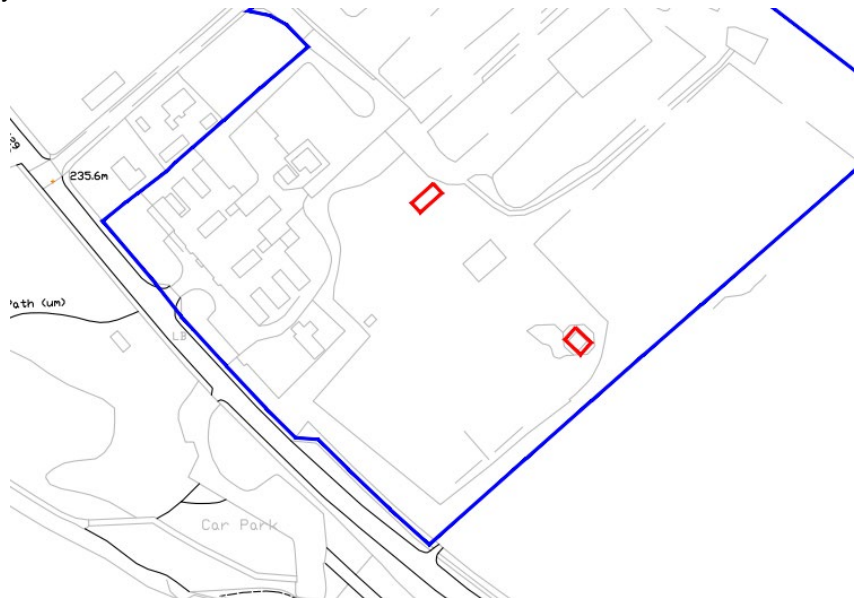
Proposed Development

The applicant is seeking approval for the erection of a zip wire landing platform (retrospective) and a replacement climbing/zip line tower.

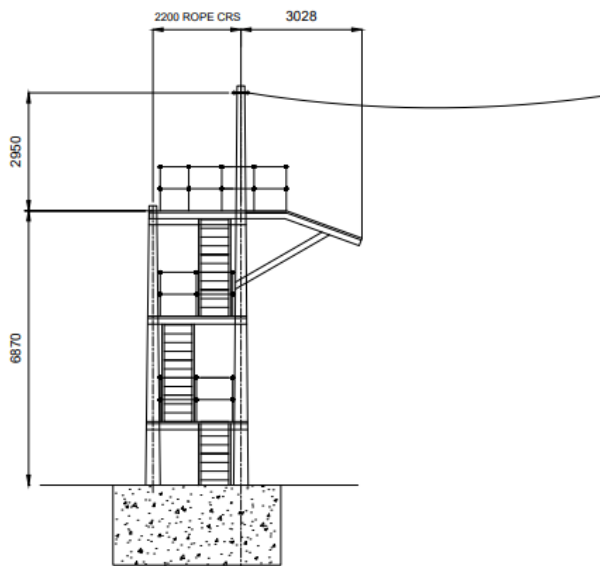
The zip wire landing tower is 9.8m in height, with the landing platform 6.8m in height. The tower has three zip wires, with the direction of travel being North-West.

The climbing wall/zip wire launch tower is 13m in height, with the zip wire take off platform being 9.66m. The side elevations of the tower is timber clad using pine boards, naturally coloured after treatment and would be complemented by galvanised steel handrails.

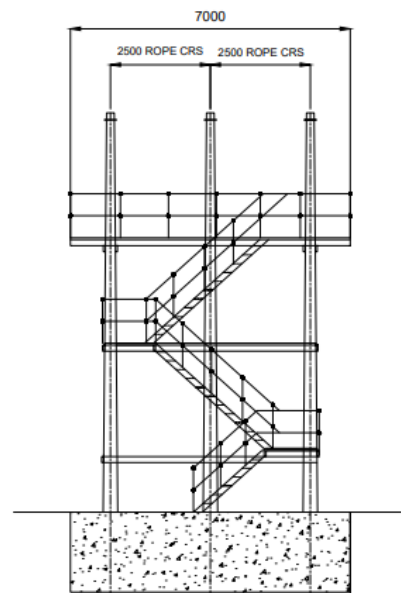
Proposed Site Layout Plan:



Proposed Zip Line landing platform:

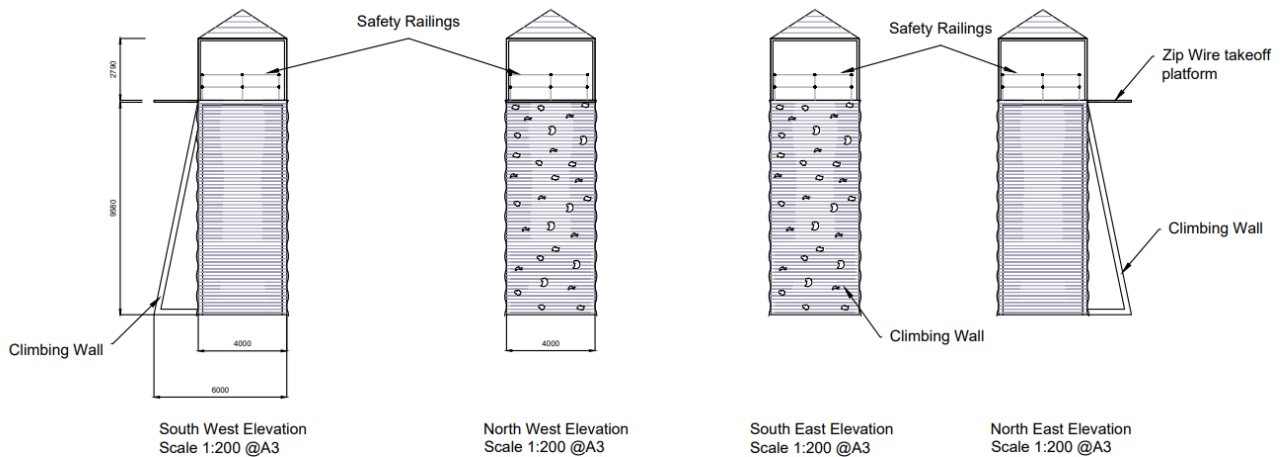


South West Elevation
Scale 1:100 @A3



North West Elevation
Scale 1:100 @A3

Proposed climbing wall and zip wire takeover platform:



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan (adopted January 2019), alongside the Joint Waste Plan and relevant neighbourhood plans, form the statutory development plan for Barnsley. It establishes policies and proposals for the development and use of land up to the year 2033 and will be used when considering planning applications and to coordinate investment decisions that affect the towns, villages and countryside of Barnsley. The Local Plan supersedes the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

In reference to this application, the following policies are relevant:

GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1: Presumption in favour of Sustainable Development - When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

GB1: Protection of Green Belt – The Green Belt will be protected from inappropriate development in accordance with national planning policy.

D1: High Quality Design and Place Making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4: New Development and Transport Safety – 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.

Poll1: Pollution Control – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

Supplementary Planning Documents

- Parking

NPPF

The National Planning Policy Framework 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.

The site is located within the Green Belt, therefore paragraph 149 of the NPPF is relevant which requires Local Planning Authorities to regard that the construction of new buildings is inappropriate in the Green Belt with several exceptions:

- a) buildings for agriculture and forestry;
- 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;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

All such buildings still have to be considered in terms of their impact on the openness of the Green Belt and whether they cause other harm.

All developments need to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings. General design advice is given in paragraph 126 (general design considerations) and paragraph 134, which state that 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design'.

Consultations

Penistone Town Council – No comments

Pollution Control – No objections raised.

Ward Councillors – No comments

Representations

Neighbour notification letters were sent to surrounding residential properties and a site notice placed nearby. No comments were received.

Assessment

Principle of Development

The site is located within the Green Belt. Local Plan Policy GB1 seeks to protect the Green Belt from inappropriate development, and the construction of new buildings is inappropriate subject to a number of exceptions. This includes the provision of appropriate facilities (in connection with the existing use or a change

of use) for outdoor sport and recreation, as long as the facilities preserve the openness of the Green Belt. It is considered that the proposed facilities meet the criteria to be classed as supporting outdoor recreation and sport, with one of the structures also being a replacement. The proposed development is therefore considered to be in compliance with Local Plan Policy GB1 but assessment is required as to whether the facilities preserve the openness of the Green Belt. This will be assessed in the following section.

Impact on Green Belt and Visual Amenity

The proposed facilities/application site relates to just 125sqm of the c.5.2 hectare site, so clearly by these measurements presents a very small section of the site which is to be developed. It is appreciated that the structures are tall in terms of height, but they are positioned well within the site, over 100m from the nearest roads – Huddersfield Road and Carr Head Road to the West. The front boundary line, parallel to Huddersfield Road, also has a substantial hedgerow (c. 4m in height) which would largely screen the development from public view. There is a public footpath running to the West of the site along Carr Head Road, but again the nearest section of this is over 100m from the nearest respective tower. It is considered that, despite the large height, the structures will have a very limited impact on the openness of the Green belt as they are fully integrated within the site and are to support an established use. It has already been established in the above section that the facilities do not represent inappropriate development.

One of the proposed structures is a replacement with the other proposed being very similar in appearance to the existing/replacement tower, constructed out of suitable materials and they are considered to be in compliance with Local Plan Policies GB1 and D1 and are acceptable in terms of the impact on the green belt and visual amenity.

Residential Amenity

There are a small number of residential properties in close proximity to the application site. The closest of which is the Old School House, located to the South which is c.65m from the climbing wall/zip wire landing tower and c.95m. Whilst the location of the development will likely increase the noise generated from the site, which will be partially heard from the neighbouring property. However, the separation distance of 65m will reduce this impact and clearly the existing use of the site will generate noise from the associated activities and guests/users. The properties located to the West are an even greater distance (c.130m) away from the nearest structure, and likewise the impact on their property will not be significant. Colleagues in Pollution Control have been consulted on the application and have not objected to the proposal and have not requested additional information such as a noise impact assessment/survey.

The proposed development is considered to be in line with Local Plan Policy GD1 and is acceptable in terms of residential amenity.

Highway Safety

No impact upon highway safety.

Recommendation

Approve subject to conditions