
2024/0896

Mr Andrew Witcomb

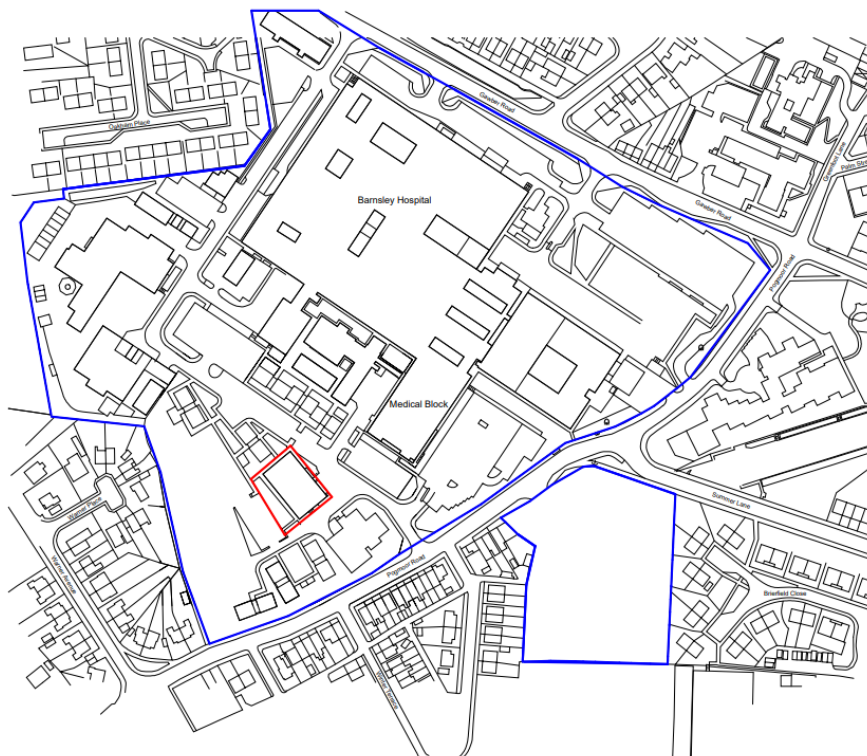
Education Centre, Barnsley District General Hospital, Gawber Road, Old Town, Barnsley, S75 2EP

Erection of single storey extension to the rear of existing building, installation of replacement cladding to all elevations of existing building, and external painting of existing handrails, balustrades and pebbledash banding (Amended Description).

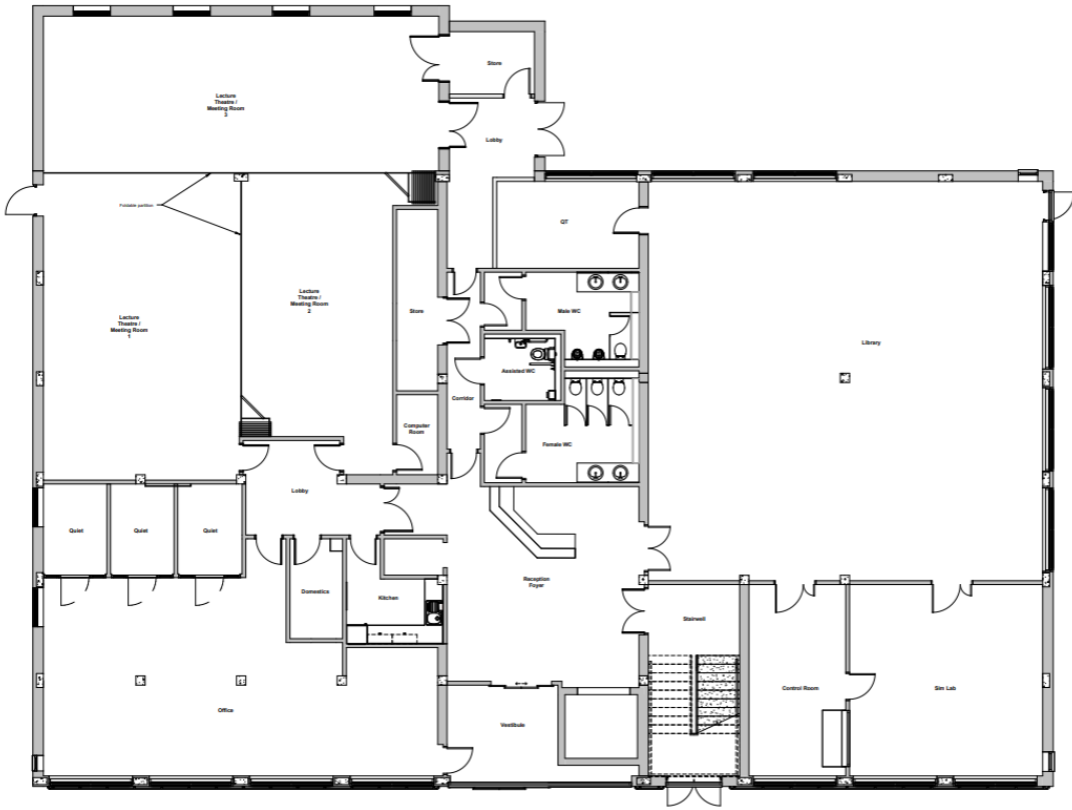
Site Description

The development site is the Barnsley Hospital Education Centre which is located to the south-west of the wider Barnsley District General Hospital site. The hospital site itself is located on the outskirts of Barnsley Town Centre – approximately c.500m to the north-west of the Town Centre boundary and is in a mixed-use area with the Hospital buildings somewhat dominating the immediate skyline. There are two main entrances into the Hospital, from Gawber Road to the north, and from Pogmoor Road to the east and south. There are several associated car parks within the main boundary of the Hospital complex – as well as a car park on the opposite side (south) of Pogmoor Road which falls within the blue line boundary but is separated by Pogmoor Road. The hospital has been extensively expanded over the years.

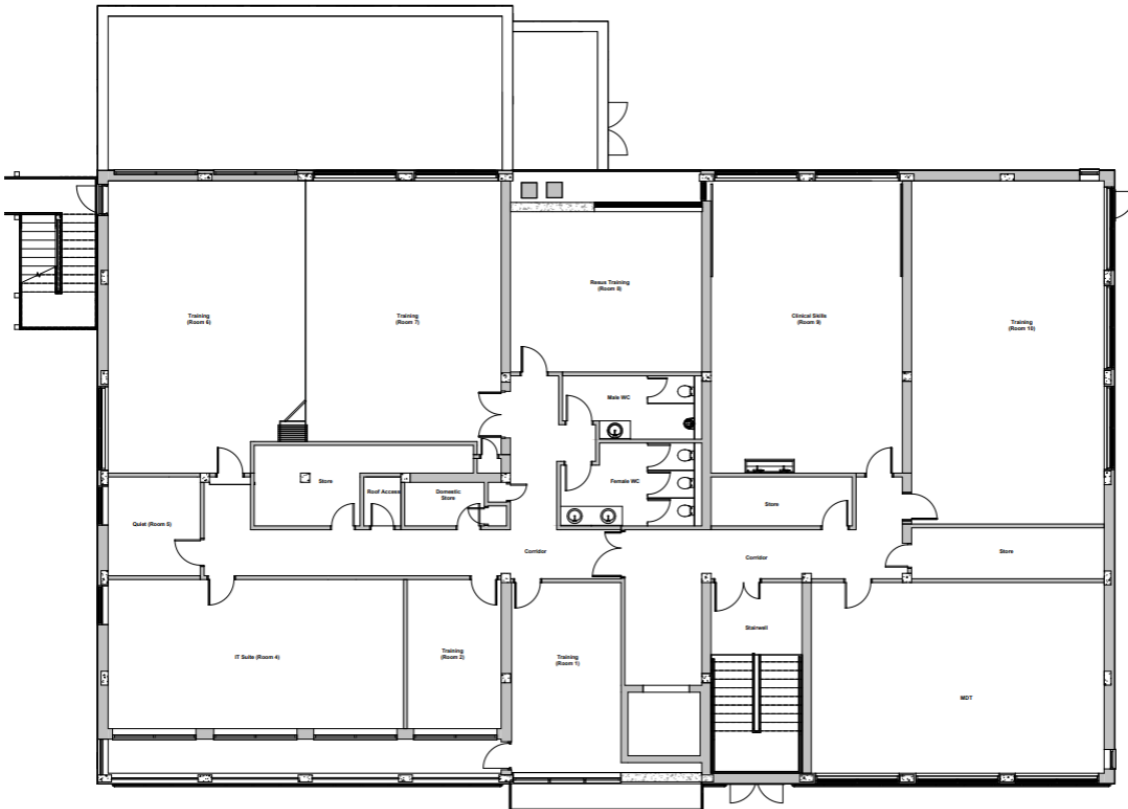
The Barnsley Hospital Education Centre building itself is a two-storey, flat roofed detached building constructed of brick and concrete. The first floor is part recessed on the buildings' north-east facing elevation, and the building features existing light, grey-coloured cladding above its entrance and beside most windows on all elevations. The building is bounded by car parking on all sides with a small area of grass with trees to the north-west and south-east separating the building and the car parking to the south-west.



Proposed Ground Floor Plan
 Barmley Hospital NHS Foundation Trust
 Barmley Hospital Education Centre Extension
 JTP ARCHITECTS
 15/06 - JTP - 00 - 00 - D - A - 002 - P03



Proposed Ground Floor Plan
 Barmley Hospital NHS Foundation Trust
 Barmley Hospital Education Centre Extension
 JTP ARCHITECTS
 15/06 - JTP - 00 - 00 - D - A - 002 - P03



Proposed First Floor Plan
 Barmley Hospital NHS Foundation Trust
 Barmley Hospital Education Centre Extension
 JTP ARCHITECTS
 15/06 - JTP - 00 - 00 - D - A - 002 - P03

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy I2: Educational and Community Facilities.***
- ***Policy D1: High quality design and place making.***
- ***Policy T3: New Development and Sustainable Travel.***
- ***Policy T4: New Development and Transport Safety.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy BIO1: Biodiversity and Geodiversity.***

Supplementary Planning Document(s)

- ***Residential amenity and the siting of buildings.***
- ***Biodiversity and geodiversity.***
- ***Trees and hedgerows.***
- ***Parking.***

National Planning Policy Framework (December 2024)

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 8: Promoting healthy and safe communities.***

Paragraph 101. To ensure faster delivery of other public service infrastructure such as health, blue light, library, adult education, university and criminal justice facilities, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted. Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.

- ***Section 9: Promoting sustainable transport.***

Paragraph 116. 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, following mitigation, would be severe, taking into account all reasonable future scenarios.

– **Section 12: Achieving well-designed places.**

Paragraph 139. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Consultations

Local Ward Councillors	<i>No comments.</i>
Highways Development Control	<i>No objection subject to conditions.</i>
Pollution Control	<i>No objection subject to conditions.</i>
Biodiversity	<i>No objection subject to conditions and informative.</i>
Forestry Officer	<i>No objection.</i>

Representations

Neighbour notification letters were sent to surrounding properties, and a site notice was also placed nearby, expiring 30th December 2024. No representations were received.

Assessment

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 Local Planning Authority (LPA) will support proposals for the provision of schools, educational facilities and other community facilities where they are located centrally to the communities that they serve and in places where they will be accessible by walking, cycling and public transport.

Extensions to non-domestic buildings are acceptable in principle if proposals would not significantly adversely affect residential amenity and highway safety, and where satisfactory standards of design are achieved.

The Education Centre is used in the training of Hospital staff and holds an on-site library with training literature and facilities which are made available to all staff, students on placement at the Trust, and volunteers. There are also lecture theatres, staff offices and training rooms. The proposed extension would add an extra lecture theatre space, whilst also expanding the existing lecture hall, and allowing the space to be used multi-functionally. The proposal would therefore comply with Local Plan Policy I2, and the principle of development is considered acceptable.

Visual Amenity

The proposed extension would be erected from the south-west rear elevation of the existing building which is set back from Pogmoor Road within the Hospital site and heavily screened by other existing buildings and trees to the south. Whilst the existing building is visible from the surrounding public realm, views are relatively limited to the Hospital site entrance off Pogmoor Road, and the building itself is not an overtly prominent or dominant feature within the street scene.

The proposed extension would adopt a simple rectangular form and a relatively modest scale that would generally be in-keeping with other buildings within the Hospital site. The proposed extension cladding would adopt a relatively neutral colour palette that would not appear brash or visually jarring in the surrounding context. The use of yellow cladding would add an element of interest and contrast, which would extend to the existing building, replacing existing, grey-coloured cladding, which would harmonize well with the proposed extension. Existing handrails would also be painted yellow, and the painting of existing balustrades in dark grey and the pebbledash banding in light grey would be complementary to the overall scheme, greatly improving the appearance of the existing building, and is considered to weigh significantly in favour of the proposed development.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Highway Safety

During the application process, it was confirmed that an existing fire escape ramp would need to be re-routed because of the proposed extension, which would result in the loss of 2no. parking spaces located immediately to the south-west of the existing building. Highways Development Control were consulted, and no objections were raised as the proposed development would not adversely impact upon the existing access, parking and turning arrangements of the site or adversely impact upon the highway. In addition, considering the size of the Hospital site and the overall large number of parking spaces available, it is not considered to be a justifiable reason for refusal, especially as 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, following mitigation, would be severe, taking into account all reasonable future scenarios, in accordance with the NPPF. Furthermore, the Hospital site is in a highly sustainable location with good access to public transport. As such, this is considered to weigh moderately in favour of the proposed development.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Residential Amenity

The proposed extension would not be significantly detrimental to the amenity of the people that use the Education Centre or surrounding buildings, or the occupant(s) of nearby neighbouring residential properties to the west. The proposed extension would not contribute to significantly increased levels of overshadowing, overlooking and loss of privacy, or reduced levels of outlook. Nevertheless, it is acknowledged that there could be some disturbance and nuisance caused because of development related activity. However, any potential impact is likely to be temporary and a condition will be used to control construction hours. As such, this is considered to weigh modestly in favour of the proposed development.

The proposal is therefore considered to comply with Local Plan Policy POLL1: Pollution Control and Protection and Local Plan Policy GD1: General Development and is considered acceptable regarding residential amenity.

Impact on trees

There are three existing trees within the immediate vicinity of the application building. It is proposed that Cherry tree T1 would be removed to allow for the erection of the proposed extension. No works are proposed to trees T2 and T3 and these trees would be retained. The application is supported by a replacement tree planting scheme which comprises three new Strawberry trees approximately 70 metres to the north-west of the development site, which is within the blue line ownership boundary of the Hospital site. This location was agreed upon between the applicant and the Council's Forestry Officer following initial concerns with the original re-planting location which was considered likely to prohibit the tree becoming established. No objections were received regarding the new tree planting location. As such, this is considered to weigh moderately in favour of the proposed development.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.

Impact on Biodiversity and Geodiversity

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), and means developers must deliver a BNG of 10%. This application is subject to BNG.

This application is supported by the Statutory Biodiversity Metric for small sites. The loss of on-site habitat is minimal because of the removal of a small area of modified grassland, a low distinctiveness habitat. To offset the loss of this habitat a total of three Strawberry trees will be planted within the blue line boundary of the Hospital site, resulting in a net gain of 37.27%. As such, this is considered to weigh significantly in favour of the proposed development.

This application is subject to the Statutory Biodiversity Net Gain condition and the submission of a Biodiversity Enhancement Management Plan (BEMP).

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.

Planning Balance and Conclusion

The Education Centre is used in the training of Hospital staff and holds an on-site library with training literature and facilities which are made available to all staff, students on placement at the Trust, and volunteers. There are also lecture theatres, staff offices and training rooms. The proposed extension would add an extra lecture theatre space, whilst also expanding the existing lecture hall, and allowing the space to be used multi-functionally. The proposal would therefore comply with Local Plan Policy I2 in that the LPA will support proposals for the provision of schools, educational facilities and other community facilities where they are located centrally to the communities that they serve and in places where they will be accessible by walking, cycling and public transport. Additionally, the NPPF states significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development, to which this application would aid.

The proposed extension and alterations to the external appearance of the existing building would be of an appropriate scale and would achieve satisfactory standards of design, greatly improving the appearance of the existing building and harmonizing existing and proposed structures. Moreover, there would be no significant adverse impact upon residential amenity, and the proposal would not be prejudicial to highway safety. The proposal would also achieve a satisfactory BNG by way of tree planting within the blue line boundary of the Hospital site.

Considering the above, the proposed development would comply with all relevant Local Plan policies and is supported by national planning policy. As such, this application is recommended for approval.

**Recommendation -
Approve with conditions.**