
2021/0077

Applicant: Mr Chris Gaddes

Description: Erection of 5 dwellings

Land at Windmill Hill Quarry, Brierley Road, Grimethorpe, Barnsley, S72 7AJ

Site Description

The site is a former quarry located off Barnsley Road to the north of Grimethorpe and adjacent to the former Willowgarth school site. It is approximately 0.32 hectares and is broadly triangular in shape. It is broadly level but the land to the south is higher with a steep sided quarry face along the southern boundary and parts of the eastern boundary.

A private drive runs along the eastern boundary, accessing 4 houses to the south. Beyond this is the Willowgarth School site which has been developed as residential. To the north and west is open land allocated as green belt.

The site was previously covered with a number of trees and shrub, however it has been cleared and scraped back with minimal vegetation remaining.

Proposed Development

The proposed development is for 5 dwellings, arranged around a private drive / courtyard with a single access off Barnsley Road.

The dwellings are all 3 bed properties with an office, kitchen diner, lounge and integral garage downstairs. All the houses are relatively modern in design with bi-fold doors to the rear accessing private gardens. 10 parking spaces are also provided, over and above the garages.

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 new Local Plan was adopted at the full Council meeting held 3rd 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).

Site Allocation: Urban Fabric and a site recognised as having biodiversity and/or geological value. In addition, the site is located within the Nature Improvement Area: Dearne Valley Green Heart.

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

LG2 'The Location of Growth'

H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546

H2 'Distribution of New Homes' states 6% of new homes to be built in Cudworth (inc Grimethorpe).

H4 'Residential Development on Small Non-allocated Sites' will be allowed where the proposal complies with other relevant policies in the Plan.

H6 'Housing Mix and Efficient Use of Land'

T3 'New Development and Sustainable Travel'.

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

GS1 'Green Space' requires new development to provide or contribute towards green space in line with the Green Space Strategy.

GS2 'Green Ways and Public Rights of Way' seeks to protect rights of way from development.

BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

PI1 'Infrastructure and Planning Obligations'

SPD's

- Design of Housing Development
- Parking
- Open Space Provision on New Housing Developments
- Trees and Hedgerows
- Biodiversity and Geodiversity

Other

South Yorkshire Residential Design Guide

NPPE

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.

Consultations

AQ: No objections subject to a condition securing EVCP.

Biodiversity: Initial concerns regarding the site and lack of supporting information provided have been addressed and there are no objections subject to conditions.

Coal Authority: No objections subject to conditions.

Drainage: No objections subject to conditions.

Highways: No Objections subject to conditions.

Pollution Control: No objections.

SYMAS: The applicant has undertaken a site investigation which indicates there may be ground instability issues due to coal mining. The report makes recommendations for mitigation. It is therefore recommended that if planning permission is granted a condition is imposed to ensure the mitigation works are undertaken. The condition proposed by the coal authority can be used.

Ward Councillors: No comments received

Yorkshire Water: No objection subject to conditions

Representations

The application was advertised by neighbour letters and site notices, no comments have been received.

Sheffield Area Geology Trust (SAGT) have been consulted as the council's partner in dealing with geological sites. In their response they have confirmed there is no ongoing geodiversity interest remaining at the site.

Assessment

Principle of Development

The site is located within the urban fabric as identified on the Local Plan proposals map, where the presumption in favour of sustainable development applies (SD1). Cudworth (inc Grimethorpe) is a Principal Town as identified in the Local Plan where 6% of new housing growth is planned; this excludes windfall sites such as this one, but they are allowed for within the 5 year housing supply. Local Plan Policy GD1 is the starting point for new development, setting various criteria against which development is judged, these correspond with more detailed policies in the plan which are covered below. Policy H4 relates specifically to small non allocated sites, supporting these where the proposal complies with other relevant policies in the Plan. On this basis, there is no in principle objection to the proposed development subject to an assessment of it against the wider policies in the Local Plan, undertaken below.

The site is below the density requirements as set out in Policy H6 but, taking account of the levels on site and the biodiversity enhancements secured, this is acceptable in this case. Further detail is provided in the wider assessment.

Visual Amenity

The site is located on Brierley Road which links Brierley and Grimethorpe, it is therefore relatively visible. The land opposite (to the north west) is open and there is a new housing estate to the north east (behind the site). Historic aerial photos and images on google street view show the site was green with a number of trees and shrubs, however, these were cleared when the site visit for this application was undertaken in March. This represents a negative impact on visual amenity but has been mitigated to a degree through the proposed landscaping on the site, secured to offset the ecological impact. More details are provided below but the landscaping scheme includes trees and hedgerows around the site edges which replaces some of what was cleared and will soften the appearance of the houses when viewed from Brierley Road.

The development itself is for 5 houses, laid out around a central courtyard with gardens to the rear. The application form confirms they are all proposed to be stone and the elevational treatments include detailing such as solid stone heads and cills and some differentiation in the roofline which breaks up the elevations. Houses in the area are largely red brick, however, there are some stone properties so the proposed materials will not be out of character and will add some interest to the wider street scene.

Therefore, the proposal will have an acceptable impact on visual amenity as assessed in accordance with Local Plan Policy D1 and subject to the landscaping being secure by condition alongside more specific details of the materials to be used.

Residential Amenity

There are existing dwellings to two sides of the site, a recent development is located to the rear on the former Grimethorpe School site and there are two older houses to the south side of the site. Impact on residential amenity is mitigated by the levels on site with the proposed set at a lower level. In addition, the newer houses to the rear are all located side on with no windows overlooking this site. As the proposed are also orientated side on there is no overlooking and the distance and levels mean overshadowing is also not an issue.

To the south side one of the existing properties is also side on but has an annex in the rear garden with a window overlooking the site and located 18m from the rear elevation of the nearest house. Having checked the planning history for the annex, this is a habitable room window but is a secondary window with bifold doors on the front. The other dwelling is orientated to back over the site but located circa 25m away when measured back-to-back. Both are at a higher level, to the extent that they will sit circa 3m above the upper floor windows of the proposed, so overlooking is most likely to be into the proposed dwellings rather than out of them. In addition to the level change, the new houses are orientated at an angle and the proposed and existing tree planting will provide screening all of which mitigates the impact on residential amenity to an acceptable level.

The proposed houses all meet internal and external spaces standards as set out in the Design of Housing SPD and South Yorkshire Residential Design Guide.

Therefore, the proposed is acceptable in residential amenity terms and complies with Local Plan Policy D1.

Ecology

The application site is a former quarry and as such Sheffield Area Geology Trust (SAGT) were invited to assess its geodiversity interest. Officers attended the site in April and confirmed that there is no ongoing geodiversity interest remaining at the site.

With regards to ecology, the initial ecology report submitted with the application was insufficient to address the Council's requirement for no net loss as set out in Local Plan Policy BIO1 and the accompanying Biodiversity and Geodiversity SPD. Further, it was clear from the report submitted and historic images of the site that it had been cleared of vegetation prior to the ecological

assessment being carried out. As a result the applicant was asked to provide additional information and to address the habitats lost on site.

The revised ecology assessment allows for the loss of the mixed scrub habitat across the site and its replacement with hedgerow habitats. Although the two habitats are not entirely the same, they are reasonably similar and given the size of the site and the overall gain allowed for, this has been accepted in this case. In addition, tree planting and replacement scrub is proposed around the site edges and an area of wildflower management.

Full details of the mitigation proposed, in accordance with the report submitted, can be conditioned alongside a management plan to ensure the habitats reach the required potential.

On this basis, the proposed complies with Local Plan Policy BIO1 and the accompanying Biodiversity and Geodiversity SPD.

Highways

The development proposes a private drive, accessed directly off Brierley Road. As waste collections would need to occur from the public highway and within 5m of the access there is a pedestrian refuge island there were initial concerns that waste collection vehicles could obstruct the southbound carriageway. Swept paths have been provided showing cars could pass safely and a bin store located adjacent the site entrance. In addition, swept paths for fire appliances have been provided.

Parking has been provided in accordance with the Parking SPD including visitor spaces.

The proposed is acceptable in Highway Safety terms and accords with Local Plan Policy T4.

Conclusion

The proposed will secure 5 dwellings, contributing to the overall housing supply and providing a different product to that of the national housebuilders, increasing choice. Biodiversity enhancements and the formal management of these have been secured. In addition, the impact on residential and visual amenity is acceptable. Therefore, the proposed complies with the Local Plan and is recommended for approval.

Recommendation

Grant subject to conditions