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<b>Application reference number</b>	2025/0120
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<b>Application Type</b>	Full Planning Application
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<b>Proposal Description:</b>	Erection of 8 dwellings; conversion of outbuildings to create 2 residential dwellings and associated works including formation of access and landscaping, following the demolition of existing bungalow and farmhouse. (Amended Plans & Description)
<b>Location:</b>	Pear Tree Farm, Church Street, Brierley, Barnsley, S72 9JR

<b>Applicant</b>	Mr Wayne Bennett
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<b>Number of Third Party Reps</b>	21 letters in objection.	<b>Parish:</b>	N/A
	1 letter in support.	<b>Ward:</b>	North East Ward

**SUMMARY**

The application seeks full planning permission for the erection of 8x new dwellinghouses and the conversion of existing outbuildings to create 2x dwellinghouses. The existing bungalow and farmhouse are to be demolished to facilitate the development. Other associated works include the formation of a site access off Church Street and landscaping.

The site is washed over by Urban Fabric as defined in the adopted Barnsley Local Plan, and also falls within the Brierley Conservation Area.

The application has been amended with the original proposal including the demolition of all existing buildings. However following concerns raised by the Conservation Officer regarding the harm this would introduce upon the appearance of the Brierley Conservation Area, the proposal was amended to instead include the conversion of the existing outbuildings at the northern end of the site, as well as alterations to the external materials.

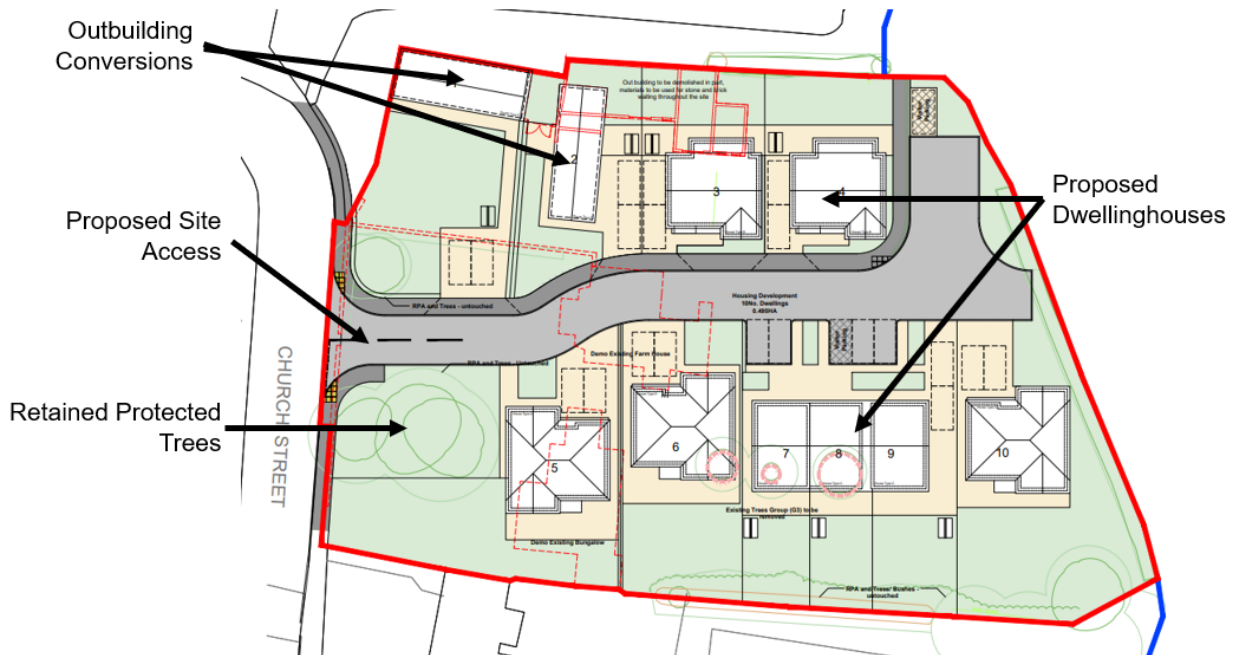
A S106 Agreement will need to be entered into to secure financial contributions for education and the delivery/monitoring of biodiversity net gain.

**Recommendation: Full Planning Permission GRANTED subject to conditions and signing of Section 106 Agreement.**

Location Plan



Proposed Site Plan



## **Introduction**

The application is being presented to Members due to the public interest and the number of neighbour representations received. The recommendation is also made subject to the signing of a S106 Agreement.

## **Site Description**

The site is located to the east of Church Road, Brierley and is square in shape, extending to circa 0.49ha. The site consists of 3x separate collection of buildings – the farmhouse; the bungalow and the outbuildings. However, there is no defined boundary or curtilage between the buildings, with the wider site being open in nature.

The site is currently accessed via an informal track towards the north-western corner of the site, off the road bend on Church Street. The access is secured via a gate, whilst the front boundary is defined by a stone wall which adjoins the corner of the outbuilding. The outbuildings are sited to the north of the access track, and define the north-western corner of the site boundary. The outbuildings are typical barn-like structures, being single storey and rectangular in shape. Although the outbuildings have been adapted and altered in both form and materials, they are still legible as mid C19 vernacular farm buildings, and are built from a mixture of sandstone and engineering brick and render walls, with replacement asbestos profiled sheet roofing.

The farmhouse is situated in the centre of the site, constituting a two-storey detached property with gable roof and distinctive chimney features. The main property is finished in stone and render and forms an L-shape, with a two storey projection off the rear. The farmhouse was built in C19, with the front elevation having traditional features including 2x bay windows on the ground floor and 2x vertical windows on the first floor. However, the farmhouse has undergone various uncharacteristic alterations with a conservatory extension to the front and a lean-to extension to the side, with all windows being UPVC, which together diminish its traditional character. Generally, the building appears to be in a poor structural state with multiple diagonal corner cracks in the exterior walls that are substantially out of alignment. As mentioned above, this property does not have a defined curtilage, due to the absence of an enclosed rear or front garden.

The existing bungalow is located towards the south of the site. This property benefits from a tarmac driveway to the front which is accessed via the south-western corner of the site. Compared to the farmhouse, the bungalow has a more modern character, built in late C20, being finished in red brick with faux stone features.

When viewed from Church Street, the outbuildings/north-western part of the site appears isolated from the 2x residential dwellings, with a low stone wall separating the front of the residential properties and the grassed area/informal track adjacent to the outbuildings. However, to the rear there are no boundary treatments, meaning the existing residents benefit from a single large shared rear garden.

To the front of the residential properties are a group of 3x TPO trees (TPO number: G1). These consist of 1x lime and 2x sycamore trees. The front boundary is defined by a low stone wall, though its height increases to the front of the bungalow. A hedgerow is on top of the wall across the central part of the front boundary.

PROW path number: 3 wraps around the northern and north-western boundaries immediately abutting the northern elevations of the outbuildings. Established hedgerow defines the eastern boundary, with open fields (washed over by Green Belt) to the east.

Large trees are located along the south-eastern boundary, with the Brierley Methodist Church site and car park to the immediate south. Smaller apple trees are located to the rear of the bungalow, though these lie outside the tree protection order.

Existing residential properties are located to the north and west of the application site. The closest properties vary in scale and appearance, with detached two-storey houses and bungalows to the north and semi-detached and terrace properties to the west.

The site lies within the Brierley Conservation Area, with Brierley Hall (Grade II listed, ref: 1191201) being located circa 75m from the southern boundary of the application site.

### Relevant Site History

Application Reference	Application description	Status
2016/1451	Erection of 16 new dwellings following removal of existing bungalow and 6 outbuildings and creation of new access into church street. (Outline)	REFUSED due to lack of information and detail – 27/6/2017
B/05/1362/HR	Erection of side attached garage to bungalow.	GRANTED – 23/9/2005
B/79/3997/HR	Outline for erection of one bungalow	HISTORIC – 16/4/1980

### Proposal

The application seeks full planning permission for the erection of 8x new dwellinghouses and the conversion of the existing outbuildings to create 2x dwellinghouses (Use Class C3). The development includes the demolition of the existing farmhouse and bungalow, as well as partial demolition of the outbuildings in order to create two detached dwellinghouses.

The development will consist of 5x new detached dwellings (Plots 3, 4, 5, 6 and 10) with a row of 3x 2.5 storey terrace properties (Plots 7-9) and the 2x conversions (plots 1 and 2). Each dwelling will benefit from a private outdoor garden, with associated parking/driveway. The following housing mix is proposed:

- 1x Housetype A - 2 storey detached (with integral garage), 4 bedrooms
- 2x Housetype B - 2 storey detached, 4 bedrooms
- 3x Housetype C – 2 storey (with rooms in the roofspace) terrace, 4 bedrooms
- 2x Housetype D- 2 storey detached (with integral garage), 4 bedrooms
- Outbuilding Conversions – 2 bedrooms

The layout of the 2x conversions will differ slightly due to the constraints associated with the siting of the existing buildings. This means that the private garden for Plot 1 will be to the front of the dwelling, whilst the garden for Plot 2 will wrap around the front, side and rear. Whereas the new dwellings will have a more traditional plot layout, with a private garden to the rear and an open driveway/garden to the front.

The development includes creating a new road junction off Church Street, within the centre of the western boundary. The road will be in a cul-de-sac arrangement, with a turning point at the eastern end. 2x visitor parking spaces are also proposed.

The existing TPO trees will be retained, and the proposal has been amended to address the Forestry Officer's comments regarding the proximity of the proposed road and dwellings to

the TPO trees and root protection areas. The trees/shrubs in the south-eastern corner area also to be retained, though the apple trees will be removed.

Associated landscaping and the erection of boundary treatments are also proposed.

## **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 the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering 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. The next review is due to take place in 2027, or earlier, if circumstances require it.

### Site Allocation/Designation

The site is washed over by Urban Fabric as defined in the adopted Local Plan.

The site lies within the Dearne Valley Green Heart Nature Improvement Area.

The site lies within the Low-Risk Development Area as defined by the Mining Remediation Authority.

The site is in Flood Zone 1 as per the Environment Agency maps, thus at low-risk of flooding.

### National Planning Policy Framework (NPPF 2024)

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. NPPF policies of relevance to this application includes:

Paragraph 61 states to support the Government's 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, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

Paragraph 66 states where major development involving the provision of housing is proposed, planning decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.

Paragraph 96 states that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction; are safe and accessible and enable and support healthy lives. Developments should include street layouts for easy pedestrian and cycle connections which are well-designed, clear and legible; high quality public space and layouts that encourage walking and cycling.

Paragraph 98(E) states that to provide social, recreational and cultural facilities, planning decisions should ensure an integrated approach to consider the location of housing, economic uses and community services.

Paragraph 105 states that planning decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users.

Paragraph 116 states that 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.

Paragraph 117 states that developments should give priority to pedestrian and cycle movements and facilitate access to high quality public transport with layouts that maximise the catchment area for bus and other public transport services. Developments should create places which are safe, secure and attractive and minimise conflicts between pedestrians, cycles and vehicles.

Paragraph 131 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

Paragraph 136 states that trees make a positive contribution to the character, and developments should include tree lined streets. Opportunities should be taken to incorporate trees elsewhere in the development which are compatible with highways standards and different user needs.

Paragraph 187 states that planning policies and decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to unacceptable levels of soil, air, water or noise pollution or land instability. Decisions should also minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporate features which support priority or threatened species.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 219 states that local planning authorities should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the

setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

### Barnsley Local Plan (2019)

Local Plan Policy SD1: Presumption in Favour of Sustainable Development states that the presumption contained in the NPPF will be applied and the Local Planning Authority will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible.

Local Plan Policy GD1: General Development states that proposals for development will be approved if there are no significant adverse effect on the living conditions and residential amenity of existing and future residents. Proposals should be compatible with neighbouring land and should not significantly prejudice the current or future use of neighbouring land. Proposals shall include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and mitigate/minimise any adverse impact upon the environment, natural resources and pollution. Adequate access and internal roads shall provide appropriate vehicular and pedestrian links, whilst drains, culverts and surface water bodies shall be considered. Appropriate landscaping shall be provided where sites are adjacent to open countryside.

Local Plan Policy H1: The Number of New Homes to be Built states that at least 21,546 new homes shall be built during the period 2014-2033.

Local Plan Policy H5: Residential Development on Large Non-allocated Sites states that 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 Barnsley, Principal Towns and Villages;
- Are accessible by public transport; and
- Have good access to a range of shops and services.

Paragraph 9.13 – 9.15 sets out the relevant criteria for assessing the sustainability of a non-allocated site.

Local Plan Policy H6: Housing Mix and Efficient Use of Land states that housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. A density of 40 dwellings per hectare net will be expected in Urban Barnsley, though lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.

Local Plan Policy H7: Affordable Housing states that housing developments of 15 or more dwellings will be expected to provide affordable housing.

Local Plan Policy T3: New Development and Sustainable Travel states that new development will be expected to be located and designed to reduce the need to travel; be accessible by public transport and meet the needs of pedestrians and cyclists. Developments shall provide minimum levels of cycle parking and a travel plan in accordance with NPPF guidance. Transport assessments should also be in accordance with NPPF guidance and have regard to cross boundary local authority impacts. Where levels of public transport accessibility are unacceptable, developers will be expected to make financial contributions in accordance with Local Plan Policy I1.

Local Plan Policy T4: New Development and Transport Safety states 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. Where a development is not suitably served by the existing highway, developers will be expected to make a financial contribution to secure necessary improvements.

Local Plan Policy D1: High Quality Design and Place Making states development should be of high quality design and reinforce the distinctive, local character and features of Barnsley including landscape character, topography, important habitats, woodlands, townscape character, scale, layout, building styles and materials.

The policy follows on to state that developments should contribute to place making, be of high quality, that contributes to healthy and sustainable environments. This includes providing clear and obvious connections to the surrounding street and pedestrian network whilst promoting safe access routes. Developments should make the best use of materials and include comprehensive and high quality hard and soft landscaping schemes with high quality public realm. In terms of place making the development should make a positive contribution to achieving qualities of a successful place such as character, legibility and permeability.

Local Plan Policy POLL1: Pollution Control and Protection states that development will be expected to demonstrate that there will be no increase in air, surface water/groundwater, noise, smell, dust, vibration or other pollution which would unacceptably affect the natural or built environments or people. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

Local Plan Policy BIO1: Biodiversity & Geodiversity states that development will be expected to conserve and enhance the biodiversity and ecological features of the borough by protecting and improving habitats, species and sites of ecological value. Developments should maximise biodiversity opportunities and conserve/enhance the form, local character and distinctiveness of natural assets. Proposals should protect ancient and veteran trees and encourage the provision of biodiversity enhancements.

Local Plan Policy GS2: Green Ways and Public Rights of Way states that where development affects an existing Public Right of Way the proposal must protect the existing route within the development or include an equally convenient and attractive alternative route.

Local Plan Policy I1: Infrastructure and Planning Obligations states that developments must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily. Where the necessary provision is not made directly by the developer, contributions will be secured through planning obligations.

Local Plan Policy HE1: The Historic Environment states that the LPA will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk. This will be achieved by supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.

Local Plan Policy HE5: The Demolition of Historic Buildings states that the demolition of buildings that make a positive contribution to a conservation area will not be approved unless:

- The building is structurally unsound and dangerous and cannot be viably repaired, where it is shown that every effort has been made to secure, repair, or re-use the

building, and where no opportunities for grant funding, charitable ownership, sale or lease are available.

- It can be demonstrated that the retention of the building is not justifiable in terms of the overarching public benefit that would outweigh the historic value of the asset.
- Demolition involves partial demolition where that element can be shown not to contribute positively to the area or the heritage significance of the asset.

The policy follows on to state that where permission is granted for the demolition of a building within a conservation area a condition will be attached to ensure that the demolition only goes ahead when full planning permission has been granted for redeveloping the site and the developer can demonstrate that the redevelopment will go-ahead within a specific timescale.

Other applicable Local Plan policies include:-

Policy LC1: Landscape Character

Policy CC1: Climate Change

Policy CC2: Sustainable design and Construction

#### Supplementary Planning Documents

The Council have adopted SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight. The following SPDs are relevant to this proposal:

- Parking, November 2019
- Residential Amenity and the Siting of Buildings, May 2019
- Sustainable Travel, July 2022
- Trees and Hedgerows, May 2019
- Section 278 Agreements, November 2019
- Section 38 Agreements, November 2019
- Sustainable Construction and Climate Change, July 2023
- Design of housing development, May 2019
- South Yorkshire Residential Design Guide, 2011
- Biodiversity & Geodiversity, March 2024

#### **Summary of Relevant Consultations**

BMBC Biodiversity Officer – The application has been supported by sufficient ecology surveys including a bat activity report. The BNG report and associated metric indicates a gain of 0.31 habitat units (+13.36%) and 0.75 hedgerow units (331.2%) which is to be achieved through a combination of on-site and off-site habitat creation and enhancement proposals. The proposed off-site habitat works are located adjacent to the north-east of the application site, which are to be secured via a S106 Agreement. No objection based on the updated information and the conditions attached in relation the pre-commencement submission of a Biodiversity Gain Plan; HMMP and a Biodiversity Mitigation Scheme.

Local Ward Councillors – Concerns raised regarding the proposed access arrangements and potential highway safety issues.

BMBC Conservation Officer – Initially objected to the original scheme which proposed the demolition of all existing buildings at the site. In response to this, the proposal was amended to retain and convert some of the outbuildings, which are considered to positively contribute

towards the appearance of the Conservation Area. The Conservation Officer considers that the amended scheme is an acceptable compromise. No objection subject to conditions relating to external materials.

BMBC Contaminated Land Officer – No objection subject to pre-commencement condition relating to further site investigations.

BMBC Demolition – No response.

Education – No objection subject to financial contribution of £80,000 being secured via a S106 Agreement.

Environment Agency – No response.

BMBC Forestry Officer – The proposed site plan/layout has been amended during the course of the application to address concerns raised regarding the proximity of development and the protected trees. No objection subject to pre-commencement conditions relating to full landscaping details and tree protection measures as part of an arboricultural method statement.

BMBC Drainage – No objection subject to pre-commencement condition requiring full drainage details.

BMBC Highways DC – Amendments to the site layout/width of the proposed road have been undertaken during the assessment of the application to address concerns raised by the Highways DC Officers. A Road Safety Audit brief has also been agreed as part of the assessment, and the Stage 1 Road Safety Audit must be undertaken and agreed in writing by the LPA prior to any works commencing onsite. No objection subject to various conditions relating to detailed drawings; submission of a Construction Method Statement and condition surveys to be undertaken.

Historic England – No objection based on the amended proposal. Historic England have identified a less than substantial amount of harm to the significance of the Conservation Area which should be weighed against the perceived public benefits of the proposal.

National Grid – No comments to make.

Natural England – No response.

Planning Policy – Initially raised some concerns regarding the proposed housing density. This is addressed in the assessment below.

BMBC Pollution Control – No objection subject to conditions relating to pre-commencement submission of a Construction Method Statement and restricted construction hours.

BMBC Public Rights of Way – No objection on the basis that there should be no impact upon the PROW to the north of the site, though an informative is attached.

South Yorkshire Archaeology Service – No response.

Affordable Housing – The development is below the threshold for affordable housing and therefore 0 affordable housing provision is required.

BMBC Urban Design Officer – The proposed plans and site layout has been amended during the course of the application to address concerns raised by the Urban Design Officer

in regard to space standards/separation distances; boundary treatments and housetype plans. 50% of the dwelling will meet the requirements for M4(2) Accessible and Adaptable dwelling which is above the 26% threshold thus welcomed. No objection subject to conditions relating to external materials; landscaping scheme and cycle storage.

Yorkshire Water- No objection subject to conditions relating to strict accordance with the submitted drainage strategy.

## **Representations**

This application has been advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The application has undergone 2 rounds of consultation following the submission of updated plans and changes to the proposal description. The application has been advertised as follows:

- Advertised on the Council website;
- Adjacent residents notified by letter;
- Site notices displayed adjacent to the site;
- Advertised in local press.

A total of 21 residents submitted comments in objection to the proposed development across the 2 rounds of publicity, with 4 of those submitting multiple comments. The material planning considerations included within the letters of objection include:

- Increased traffic;
- Lack of local school places;
- Impact upon habitats/ecological species;
- Highway safety concerns/poor visibility;
- Impact upon residential amenity/wellbeing;
- Overshadowing of existing properties;
- Impact upon Conservation Area;
- Further bat surveys required;
- Loss of open space;
- Increased noise levels;
- Impact upon the character of the area;
- Impact/increased demand on local amenities;
- Lack of public consultation;
- Loss of existing on-street parking;
- Dwellings should be built in stone;
- Loss of farmhouse;
- Loss of trees;
- Lack of traffic calming measures;
- Lack of sufficient car parking for future residents;

In addition to the above concerns, the following non-material issues were raised:

- Lots of houses for sale in the locality
- Applicant's financial benefit/gain

1 letter in support of the proposed development was received which included the following comments:

- In support of major development

The neighbour comments will be addressed within the assessment below.

## Assessment

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: 'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

The NPPF (December 2024) at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The Principle of the Development
- Impact upon Conservation Area and Appearance of Surrounding Area
- Impact Upon Trees
- Ecology and Biodiversity Considerations
- Highways Considerations
- Impact Upon Residential Amenity
- Economic Impacts
- Financial Contributions

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

### The Principle of the Development

The application site falls within urban fabric which has no specific land allocation. New buildings and dwellinghouses are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety and accord with the relevant policies quoted above.

Local Plan Policy H1: The Number of New Homes to be Built states that at least 21,546 net additional homes should be built between 2014 – 2033.

Local Plan Policy H5: Residential Development on Large Non-allocated Sites states that 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 Barnsley, Principal Towns and Villages;
- Are accessible by public transport; and
- Have good access to a range of shops and services.

Local Plan paragraph 9.15 emphasises the importance of housing developments benefiting from good access to a range of shops and services, to reduce car use and helping to create sustainable communities.

The proposed development looks to provide 10 new dwellings within the existing settlement of Brierley. Whilst the site is not allocated as a housing development, the site is already within part residential use, by virtue of the 2x existing dwellings on site, and is adjacent to residential dwellings and existing development to the north, south and west, with local shops and bus services also in close proximity. The development therefore accords with the criteria set out in Local Plan Policy H5.

The development will result in a net increase of 8 new residential dwellinghouses, which contributes towards the housing targets identified in Local Plan Policy H1. The principle of the proposed development therefore accords with the relevant policies and is acceptable, thus afforded substantial weight within the planning balance.

### **Environmental Impacts**

Paragraph 8 (C) of the NPPF sets out the environmental objective which includes protecting and enhancing the natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The environmental impacts of the proposed development are assessed as follows:

#### **Impact upon Conservation Area and Appearance of Surrounding Area**

Local Plan Policy HE1: The Historic Environment states that the LPA will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk. This will be achieved by supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place.

Local Plan Policy D1 states that development is expected to be of high-quality design and should respect and reinforce the distinctive, local character and features. Development should contribute to place making and make the best use of materials, as well as display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangements of materials, colours and details.

The entirety of the application site lies within the Brierley Conservation Area. The Conservation Officer acknowledges that alterations to the existing buildings have been undertaken, particularly to the farmhouse, however despite this, the group of buildings retain their overall historic legibility and with both the farmhouse and outbuildings having some individual architectural and historic interest.

As mentioned above, the original proposal included the demolition of all the existing buildings. However, the Conservation Officer considered that this would cause significant harm upon the appearance of the Conservation Area due to the existing buildings providing a positive contribution to the current character, stating that *'the harm caused by the wholesale demolition is not properly mitigated by the design of the development which is inadequately sensitive in appearance.'* The Conservation Officer therefore suggested that the existing outbuildings should be retained and converted if structurally possible, as well as amendments to the proposed external materials and colour palette.

In response to this, the scheme was revised to include 2x barn conversion type dwellings at Plots 1 and 2, which would utilise the majority of the existing outbuildings structure. The application was also supported by a structural survey which states:

*'The outbuildings are structurally stable at present. If they were to be converted to habitable accommodation they would require extensive refurbishment including replacing the render and mortar with lime based materials and damp treatment. The roof sheeting would probably be replaced with tiling. This, combined with new insulation and ceilings, would increase the loading on the roof structure. Structural repairs would consist of:*

- *Strengthening or replacing all structurally inadequate trusses, purlins, rafters and lintels.*
- *Repairing or replacing all rotten sections of timber.*
- *Replacing the missing diagonals to the trusses in the front outbuilding.*
- *Strengthening the poorly bonded sections of masonry with steel ties and straps.*
- *Replacing the ground floor with a suitably dampproofed and insulated floor slab.*
- *Cutting out and replacing the worst areas of frost damaged brickwork.'*

A small section of the outbuildings will be demolished in order to create 2x detached structures, though the brickwork/stone is to be reused for detailing and boundary treatments within the site, which would harmonise better with the conservation area. The amended scheme also includes alterations to the exterior materials of the new dwellinghouses, with the new dwelling most visible from the road (Plot 5) altered to be of a more sympathetic design. Overall, the Conservation Officer considers that the retention of the outbuildings is acceptable and will help to conserve and enhance the conservation area, and that the amended scheme represents a compromise but a distinct improvement on the original scheme. The development will appear in-keeping with the surrounding character and is therefore acceptable subject to strict accordance with the conditions attached.

In terms of the wider scale and appearance of the development, this is considered to be acceptable and reflects the surrounding character. It is recognised that the development fails to accord with Local Plan Policy H6 which expects developments to be built at a density of 30 dwellings per hectare in villages which equates to 13 dwellings, however the policy does suggest that lower densities will be supported where it can be demonstrated that they are necessary for the character and appearance. Given the current open nature of the site and low-density arrangement of the existing development to the north, a density of 13 houses at this site is not considered to be appropriate.

Based on the hereby proposed density and the number of dwellings, the proposal will not appear as an overdevelopment of the site, with each of the proposed dwellings benefitting from a generous front and rear gardens, as well as landscaping around the access road. The use of two-storey dwellings together with the outbuilding conversions will create an interesting development which respects the historical nature of the site. The proposal accords with the relevant design and conservation policies as set out in the Local Plan and NPPF and is therefore afforded substantial weight.

### Impact Upon Trees

Policy GD1 states proposals for development will be approved if existing trees are to remain on site and are considered in order to avoid overshadowing.

Policy BIO1 states development will be expected to conserve and enhance the biodiversity and geological features by protecting ancient and veteran trees.

Paragraph 5.3 of the Trees and Hedgerow SPD (May 2019) states where trees are situated in close proximity to a proposed development a full tree survey is required. The survey should specify any works or pruning that is needed. Section 5.4 states that the submitted site plan must clearly indicate which trees are to be retained and which are to be removed.

Paragraph 6.1 states that the tree survey should inform the layout and design of the development and should ensure that higher category trees are retained. Plans which show the retention of high value trees too close to buildings or roads or will be affected by alterations in ground level will not be approved. The paragraph follows on to state *'Sometimes it can take several years for damage to a tree caused by development to be apparent, and in other cases future residents may wish to remove trees that are too close to their dwelling, for instance due to the overshadowing of windows or leaves dropping in gutters or on car parking areas. In considering planning applications, the Council will seek to avoid such long term problems arising as well as ensuring that the development does not lead to the unnecessary direct removal of trees and hedgerows.'*

The application has been supported by an Arboricultural Impact Assessment; Tree Survey Schedule and a Tree Constraints Plan. During the assessment of the application, the Forestry Officer emphasised the importance of the existing protected trees and their contribution to the character of Church Street, thus must remain unaffected by the proposed development.

The Forestry Officer initially raised some concerns regarding the encroachment upon rooting area and future pressures upon the protected trees, particularly due to the position of the site access and close proximity of the proposed dwellings.

In response to these concerns, the site plan has been amended to ensure that suitable separation distances between the proposed development and existing trees is maintained to ensure that there is no impact upon the TPOs. A landscaping strategy has been submitted in relation to Biodiversity Net Gain (expanded upon further below) which the Forestry Officer has also reviewed, nevertheless full landscaping details are still required prior to the commencement of the development.

In order to facilitate the development, the proposal does include the 3x trees within Group G3 to be removed. These are apple tree species and are assessed as Category C, thus have low amenity value. Their position to the rear of the existing bungalow also means that these trees have limited impact upon the appearance of the locality, and as such there is no objection to the proposed removal.

A large section of hedge H7 (along the front of the site) is also to be removed in order to facilitate the proposed site access. Whilst the loss of the hedge is unfortunate, this is not considered to constitute as a reason for refusal and is acceptable when weighed against the benefits associated with the development. Overall, the Forestry Officer has confirmed that the proposal is acceptable in terms of the impact upon trees subject to strict accordance with the conditions attached. The proposal is afforded significant weight in terms of trees.

### Highways Considerations

NPPF Paragraph 116 states that 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.

Policy T4 of the Local Plan echoes this and states that new development will be expected to be designed and built to provide all transport users within and surrounding the development safe, secure and convenient access and movement.

During the course of the application additional information has been provided regarding highways and the proposed site access. The additional information includes vehicle tracking/swept path drawings; footway details; road design and the inclusion of visitor parking.

Given the proposed number of dwellings, the access and internal road layout will need to be adopted by the Local Highway Authority and as such needs to be built to the relevant standards. This also requires a Stage 1 Road Safety Audit to be undertaken.

Based on the amended plans, the Highways DC Officer considers that the proposal is acceptable in terms of highway impacts. The net increase in the number of dwellinghouses will not cause a cumulative harmful impact upon the local highway network. It is recognised that neighbour representations have been received which raise concerns in relation to the site access being positioned close to where Church Road bends. However, the Highways DC Officer has confirmed that the visibility splays from the proposed site access onto Church Street are acceptable and are shown to meet the required 2.4m x 43m in both directions in accordance with Manual for Streets guidance for 30mph streets. The Road Safety Audit will also assess this further, with the audit to be undertaken prior to the commencement of the development.

Internally, each property will benefit from 2x parking spaces per property which accords with the Parking Standards set out in the adopted SPD. Neighbour comments also raised concerns regarding the loss of on-street parking along Church Street, however currently there is no formal on-street parking provision, and therefore these comments are afforded limited weight. Overall the Highways DC Officer has no objection to the proposal subject to strict accordance with the conditions attached. Taking all of the above into account, the proposal is acceptable in terms of highways subject to the necessary details being provided via condition discharge. The proposal is afforded significant weight in terms of highways and access.

### Ecology and Biodiversity Considerations

Policy BIO1 of the Local Plan states that development will be expected to conserve and enhance the biodiversity and geological features of the borough by protecting and improving habitats and species, maximising biodiversity and geodiversity opportunities in and around new developments and encouraging provision of biodiversity enhancements.

BNG became mandatory for all applications in April 2024 except where one of the exemptions (as set out in the PPG) are met.

A Preliminary Ecological Appraisal, Statutory Biodiversity Metric and Bat Activity Survey Report were submitted in support of the application. The PEA included a single bat emergence survey which was undertaken in June 2025. The survey concluded that no bats were recorded using the existing buildings. The Biodiversity Officer is therefore satisfied with the details included in the submitted surveys and the overall conclusions.

In terms of Biodiversity Net Gain, various revisions have been submitted to address queries raised by the Biodiversity Officer in regard to the baseline habitat value. The final version (received 26/2/2026) has been reviewed by the Biodiversity Officer and is found to be acceptable. The BNG report and associated metric indicate a gain of 0.31 habitat units (+13.36%) and 0.75 hedgerow units (331.2%) which can be achieved through a combination on on-site and off-site habitat creation and enhancement proposals. The proposed off-site habitat works are to be located adjacent to the north-east of the application site.

Given that the Applicant is choosing to achieve the mandatory uplift in BNG via off-site habitat creation, this will need to be secured within a Section 106 Agreement. Once the habitats are legally secured, the Applicant can apply to record the allocation of biodiversity units to the development on the biodiversity gain sites register.

In summary, the Biodiversity Officer has confirmed that the development is acceptable in terms of the impacts upon ecological species subject to strict accordance with the conditions proposed and the securing of the off-site habitat creation. The proposal is afforded moderate weight in terms of biodiversity.

### **Summary of Environmental Impacts**

Overall, and taken in context that this site is designated as Urban Fabric, the appearance, scale and overall character of the development is considered to be acceptable. Whilst the development will significantly increase the amount of built form at the application site, the proposal is of sympathetic design which reflects and reinforces the surrounding characteristics and materials. The development will not appear as an overdevelopment of the site, due the obvious sense of spaciousness and greenery within the site, particularly along the eastern boundary adjacent to the Green Belt.

The Conservation Officer is accepting of the amended scheme. The repurposing of the outbuildings will both protect and enhance the appearance of the Conservation Area. The use of reclaimed and sympathetic materials will also help to soften the appearance of the new development. Overall, the development accords with NPPF sections 11, 12 and 16, as well as Local Plan Policy D1 and HE1 in terms of design and the impact upon the Conservation Area.

The new dwellings will be set back from Church Street due to the presence of the retained protected trees, which are a prominent feature within the existing street scene. The Forestry Officer considers that the submitted information is satisfactory and welcomes the amendments to the scheme which ensures that the protected trees will remain unimpacted by the development.

The site is located within an existing settlement, whereby existing bus stops are located within 25m of the site, with regular services to Barnsley and Pontefract. There are also local shops and a primary school within easy access of the site, meaning it is considered to be in a sustainable location and therefore satisfies the requirements of Local Plan Policy H5 in this regard. The Highways DC Officer is satisfied with the information submitted and confirms that the proposal is acceptable subject to strict accordance with the conditions attached, particularly in reference to the Road Safety Audit. The proposal therefore accords with the NPPF Section 9 and Local Plan Policies T3 and T4 in terms of transport and connectivity.

The environmental impacts of the development are considered to be acceptable and significant weight should be attached to this in favour of the development.

### **Social Impacts**

NPPF Paragraph 8(B) sets out the social objective, stating that proposals should support strong, vibrant and healthy communities, by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

The social impacts of the development are assessed as follows:

## Housing Supply

As set out in the sections above, the proposed development would provide a net increase of 8 dwellinghouses at an existing residential site, within close proximity to existing services and amenities. Whilst the number of new houses is relatively minor, this contribution is welcomed and achieves the objectives of Section 5 of the NPPF, thus is afforded substantial weight.

## Impact Upon Residential Amenity

Local Plan Policy GD1 states that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Local Plan Policy POLL1 states that the LPA will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

The development would not harmfully impact existing residential amenity. Although existing residential properties are located to the north of the site, sufficient separation distances can be achieved between the rear elevations of Plots 3 and 4 and the rear garden of No.5 Church Street to ensure that no harmful overlooking would occur. Similarly there are no existing dwellings to the immediate south which would be impacted by overlooking. Whilst plots 3-10 will be generously sized two storey dwellings, it is not expected that harmful overshadowing would occur, with only the very end of No.5 Church Street's rear garden likely to be impacted.

The main impact upon residential amenity will most likely be as a result of the existing PROW which would wrap around the edge of the proposed dwelling at Plot 1. The LPA recognise that this is an unusual arrangement, with the northern and western elevations of that property defining the boundary of the PROW path number 3. As a result of this, the internal layout has been arranged so that there are no windows on these elevations to ensure that harmful overlooking into the property does not occur by users of the PROW. Whilst this does result in bedroom 2 being only served by a roof light, neither the Urban Design Officer or Environmental Health Officer have raised an objection in this regard.

Residents of this property may be impacted by disturbance associated with the use of the PROW and the comings and goings of walkers adjacent to the dwelling. However, the benefits associated with retaining the outbuilding structure in terms of its impact upon the Conservation Area (as assessed in the section above) are considered to outweigh the potential harm upon future residential amenity. Nevertheless, future residents will be aware of the dwelling's position adjacent to the PROW prior to occupying the dwelling.

In terms of future residential amenity, the proposed dwellings achieve the space standards set out in the South Yorkshire Residential Guide and also benefit from sufficiently sized private amenity spaces.

It is recognised that the impact upon residential amenity was raised as a concern in the submitted representations. However, subject to strict accordance with the conditions attached, any impact is likely to be limited. The Environmental Health Officer has provided conditions to ensure that any noise or disturbance created during the construction hours will be restricted to daytime hours, with a construction method statement also to be agreed prior to commencement.

Both the Urban Design Officer and Environmental Health Officer consider that the development is acceptable in terms of the impact upon residential amenity and has no

objection to the proposal subject to the conditions attached, thus is afforded significant weight.

### **Summary of Social Impacts**

Overall, and taken in context that this site is allocated as Urban Fabric, the social impacts of the development are welcomed. The NPPF emphasises the need for additional housing within existing settlements. This development will provide 8 additional dwellings in an established village which benefits from existing amenities. Whilst the number of new houses is relatively minor, the development would still make a welcome contribution towards local housing supply.

No significant harm to existing or future residential amenity has been identified, and any potential impacts can be addressed via the condition attached. The development therefore accords with the requirements of Local Plan Policy POLL1 and GD1. The social impact of the development is considered to be acceptable and significant weight should be attached to this in favour of the development.

### **Economic Impacts**

NPPF Paragraph 8(A) sets out the economic objective, stating that proposals should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

Whilst the proposed development is not expected to create direct economic impacts, it will generate indirect economic benefits during both construction and occupation, by virtue of job creation and increased local expenditure. The Applicant will also provide a financial contribution towards school places/educational facilities as to be secured as part of the S106 Agreement. It is recognised that the lack of local school places was raised as a concern in the neighbour comments and therefore this contribution is welcomed.

### **Summary of Economic Impacts**

Overall, and taken in context that this site is allocated as Urban Fabric, the economic impact of the development is limited. Whilst construction jobs will be indirectly created, this would be for a limited period. The small number of new houses means additional expenditure in the community will also be relatively limited. However the development will certainly cause no economic harm, and are therefore afforded moderate weight.

### **Planning Obligations**

Paragraph 55 of the NPPF states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 57 states that planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

These are the statutory tests as set out in the Community Infrastructure Levy Regulations 2010.

The Financial Contributions for Educational Provision SPD states that a financial contribution will be needed for planning applications for housing developments where the scheme provides 10 or more homes and there is insufficient capacity in schools.

The proposal includes 8 dwellings all of which are identified as family homes. Based on the current information and capacity in the local area it is considered a contribution would be required for both primary and secondary school places, which equates to a contribution of £80,000. The contribution is to be secured as part of a S106 Agreement.

The habitat creation in relation to the off-site Biodiversity Net Gain and the monitoring of this will be secured within the S106 Agreement. Off-site units have to be maintained to deliver 10% BNG for at least 30 years after the completion of habitat enhancement works. The Local Planning Authority charge a monitoring fee to review monitoring reports submitted periodically over the 30-year management period for the off-site mitigation area. Based on the size of the off-site mitigation area being less than 5ha, a fee of £5000 is to be paid by the developer, and secured within the S106 Agreement.

## Planning Balance & Conclusions

### Planning Balance

A summary of the weights which have been afforded to each material planning consideration are summarised in the table below:

The Principle of the Development	Substantial
Impact upon Conservation Area and Appearance of Surrounding Area	Substantial
Impact Upon Trees	Significant
Highways Considerations	Significant
Ecology and Biodiversity Considerations	Moderate
Summary of Environmental Impacts	Significant
Housing Supply	Substantial
Impact Upon Residential Amenity	Significant
Summary of Social Impacts	Significant
Summary of Economic Impacts	Moderate

### Conclusion

The National Planning Policy Frameworks is an important material consideration related to this case, in particular paragraph 61 which states that to support the Government's 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, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community. Substantial

weight is therefore afforded to the delivery of 10x new dwellings at a sustainable and accessible location.

The assessment demonstrates that the environmental impacts of the development can be acceptably mitigated through planning conditions. Highways, drainage, ecology, trees and contamination matters have been fully considered, and no statutory consultee has raised an objection that would justify withholding permission.

All concerns regarding the impact upon the Brierley Conservation Area have been suitably addressed during the assessment process, with the development expected to enhance and protect the historical character of the site.

The development will deliver notable social benefits through the provision of new housing, meanwhile no significant harm to the amenity of existing or future residents has been identified. The proposal will also generate modest economic benefits through employment during construction and increased local expenditure following occupation, which adds further positive weight.

When balancing these considerations, the identified harm does not significantly and demonstrably outweigh the substantial benefits of housing delivery. On balance, the proposal represents a sustainable form of development that accords with the overall aims of the National Planning Policy Framework when taken as a whole.

## **Recommendation**

### **MEMBERS RESOLVE TO GRANT FULL PLANNING PERMISSION SUBJECT TO CONDITIONS AND SIGNING OF SECTION 106 AGREEMENT IN RELATION TO MATTERS PERTAINING TO EDUCATION AND BIODIVERSITY AS OUTLINED IN THE REPORT**

#### **CONDITIONS/REASONS**

1. The development, hereby permitted, shall be begun before the expiration of three years from the date of approval.  
**Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.**
2. The development hereby permitted shall be carried out in accordance with the following plans and documents except as may be substituted with subsequently approved details:

Location Plan, Drawing No: 4038-01-A, Rev: A, Received: 10/10/2025  
Proposed Site Plan, Drawing No: 4038-03E, Rev: E, Received: 20/1/2026  
Proposed Ground Finishes & Boundary Treatments, Drawing No: 4038-04E, Rev: E, Received: 20/1/2026  
Housetype A – Proposed Plans, Drawing No: 4038-151, Rev: C, Received: 5/1/2026  
Housetype B – Proposed Plans, Drawing No: 4038-152, Rev: B, Received: 5/1/2026  
Housetype C – Proposed Plans, Drawing No: 4038-153, Rev: C, Received: 20/1/2026  
Housetype D – Proposed Plans, Drawing No: 4038-154, Rev: B, Received: 5/1/2026  
Proposed Outbuilding Conversion, Drawing No: 4038-155B, Rev: B, Received: 5/1/2026

**Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1: High Quality Design and Place Making.**

3. The Biodiversity Gain Plan shall be prepared in accordance with the Ecological documents submitted with the application: Biodiversity Net Gain Plan Report by Estrada Ecology, document reference: SQ-4127 and dated 26<sup>th</sup> February 2026  
**Reason: In the interests of clarification and to help deliver a biodiversity net gain on site in accordance with Schedule 7a of the Town and Country Planning Act 1990.**
  
4. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) prepared in accordance with the approved Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:
  - a) A non-technical summary;
  - b) The roles and responsibilities of the people or organisation(s) delivering the [HMMP];
  - c) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
  - d) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
  - e) The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, and approved in writing by the local planning authority;
  - f) A timetable for implementation and completion of creation and enhancement works;
  - g) Notice in writing shall be given to the Council within 10 working days of the implementation of the HMMP;
  - h) Notice in writing shall be given within 10 working days of the completion of the habitat creation and enhancement works as set out in the HMMP and a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.
  - i) Thereafter the created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP] for a period of 30 years following the completion of the development.**Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Local Plan Policy BIO1 and Schedule 7A of the Town and Country Planning Act 1990.**
  
5. Prior to the commencement of the development (including any works of demolition) full details of the engineering, drainage, street lighting and construction of the road proposed for highway adoption shall be submitted to and approved in writing by the Local Planning Authority. Once agreed, the development shall be constructed in accordance with the approved details.  
**Reason: To ensure that the internal streets are planned and approved in good time to a satisfactory standard for use by the public in the interests of highway safety in accordance with Local Plan Policy T4: New development and Transport Safety.**

6. Prior to the commencement of the development (including any works of demolition ground works and vegetation clearance) a Biodiversity Mitigation Scheme (BMS) shall be submitted to and approved in writing by the Local Planning Authority. The BMS will set out:
- Any precautionary measures to be adopted on site during construction, such as protection of retained features, reasonable avoidance measures for protected and priority species and appropriate removal of non-native invasive species;
  - Incorporation of features such as integral bat and bird boxes on proposed buildings and hedgehog access points within proposed fencing.

Once agreed in writing, the features shall installed prior to the occupation of the relevant dwelling and thereafter be permanently retained.

**Reason: In the interests of biodiversity in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity, and the adopted Biodiversity and Geodiversity SPD.**

7. Prior to the commencement of the development (including any works of demolition), a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include details of:
- The parking of vehicles of site operatives and visitors;
  - Means of access for construction traffic
  - Loading and unloading of plant and materials;
  - Storage of plant and materials used in constructing the development;
  - The erection and maintenance of security hoarding including decorative displays and
  - Facilities for public viewing, where appropriate;
  - Wheel washing facilities, or other measures to prevent mud/debris being deposited on the public highway;
  - Details of the provision of an on-site water supply or water storage facility;
  - Measures to control the emission of dust and dirt during construction;
  - Measures to control noise emissions during construction;

Once agreed, the approved statement shall be adhered to throughout the construction period.

**Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1, and in the interests of highway safety in accordance with Local Plan Policy T4: New development and Transport Safety.**

8. Prior to the commencement of the development (including any works of demolition), a survey of the adopted highway condition to be used by construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed by the Local Highway Authority prior to the survey being undertaken. The survey must consist of:
- A plan to a scale of 1:1250 showing the location of all defects identified;
  - A written and photographic record of all defects with the corresponding location references accompanied by a description of the extent of the

assessed area and a record of the date, time and weather conditions at the time of survey.

Prior to occupation of the 10<sup>th</sup> dwelling, a second condition survey of the adopted highway shall be carried out to identify defects attributable to the traffic associated with the development. It shall be submitted to and agreed in writing by the Local Planning Authority. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

**Reason: To ensure that any damage to the adopted highway sustained throughout the construction process is identified and subsequently remedied at the expense of the developer in interests of highway safety and in accordance with Local Plan Policy T4: New development and Transport Safety.**

9. Prior to the commencement of development (including any works of demolition) a Stage 1 Road Safety Audit shall be submitted to and approved in writing by the Local Planning Authority. The audit shall be carried out in accordance with the requirements of DMRB GG119 – Road Safety Audit.

Subsequent Road Safety Audits (Stages 2, 3 and 4) shall be undertaken at the appropriate stages of design and construction, in accordance with GG119.

The brief of each audit shall be submitted to the Local Planning Authority for approval prior to the audit being undertaken.

All recommendations arising from each stage of the Road Safety Audit shall be addressed through a Response Report and Audit Team Statement, to be agreed by the Local Highway Authority as Overseeing Organisation, and any agreed mitigation measures shall be implemented in full.

**Reason: In the interests of highway safety and in accordance with Local Plan Policy T4: New development and Transport Safety.**

10. Prior to the commencement of development (including any works of demolition) tree protective barrier details; tree protection plan and an arboricultural method statement shall be submitted to and agreed in writing by the Local Planning Authority. The documents must be in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction. Once agreed, the development shall take place in complete accordance with the approved methodologies.

**Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality in accordance with the adopted Trees and Hedgerow SPD.**

11. Prior to the commencement of development (including any works of demolition) full details of both hard and soft landscaping works shall be submitted to and agreed in writing by the Local Planning Authority. The information shall include details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved landscaping details shall be implemented prior to the occupation any dwelling.

**Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1: High Quality Design and Place Making.**

12. Prior to the commencement of development (including any works of demolition) a site investigation of the nature and extent of contamination shall be submitted to and agreed in writing by the Local Planning Authority. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for residential development shall also be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved measures prior to any occupation of the development.

If, during construction, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures.

**Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.**

13. Prior to the commencement of development:

- Full-foul and surface water drainage details shall be submitted to and approved in writing by the Local Planning Authority.
- Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways; and
- Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways are all approved in writing by the Local Planning Authority.

Once agreed, the development shall not be occupied or brought into use until the approved scheme has been fully implemented in accordance with the approved details, which shall be retained for the lifetime of the development.

**Reason: To ensure the satisfactory drainage of the area in accordance with Local Plan Policy CC3: Flood Risk.**

14. Prior to the commencement of development (including any works of demolition) details of external materials including those used in the new dwellings and the converted outbuildings shall be submitted and approved by the Local Planning Authority. The external material details shall accord with the following requirements:

- The walls of the converted outbuildings shall utilise natural stone and brick that matches the existing closely in terms of type, colour, face dressing and coursing style;
- The pointing of the converted outbuildings shall be in lime (Mix: 1 part NHL 3.5 to 3 parts well graded aggregate). The joints shall be finished by brushing back to a slightly concave joint of circa 2-3mm;
- Roof coverings shall be either natural slate or a good quality riven artificial slate with matching ridge tiles;
- Rainwater goods and downpipes shall be circular attached to ogee gutters in black;
- Windows and doors shall be mounted in the reveal a minimum of 100mm;
- Rooflights shall be genuine conservation rooflights, vertically emphasised, low in profile, with a single vertical divider in black;
- 1x1m sample panels will be constructed showing examples of the coursing style. The panels will be retained on site until completion of the development.

The scheme shall proceed in accordance with the approved details.

**Reason: To protect the appearance and character of the Brierley Conservation Area in accordance with Local Plan Policy HE1: The Historic Environment.**

15. Prior to the commencement of development (excluding demolition) a scheme for the parking of bicycles complying with LTN 1/20 Cycle Infrastructure Design shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

**Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3: New Development and Sustainable Travel.**

16. Prior to the occupation of any part of the development hereby approved, a landscape management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall identify which areas of soft landscaping are to be maintained by a private management company and shall include the long-term design objectives; management responsibilities of all landscaping and the maintenance schedules for all landscape areas, as well as details of aftercare for a minimum of 5 years following practical completion of the landscape works. Any part of the scheme which fails to achieve independence in the landscape or is damaged or removed within five years of planting shall be replaced during the next available planting season.

Once agreed, the landscape management plan shall be carried out in accordance with the approved document for the lifetime of the development.

**Reason: To provide a high-quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.**

17. Prior to the occupation of any part of the development hereby approved, the vehicular access shall be upgraded and widened in accordance: Highway Access Plans with Tracking, Drawing No: 4038-05E, Rev: E, Received: 20/1/2026

Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

**Reason: In the interest of highway safety and traffic movement and in accordance Local Plan Policy T4: New development and Transport Safety.**

18. Prior to the occupation of any part of the development hereby approved, Building Control Completion Certificates must be submitted to the Local Planning Authority demonstrating that the requirements of Part M4(2): Accessible and Adaptable Dwellings, as set out in the Building Regulations 2010 (as amended) have been achieved, in relation to the following plot numbers: 3, 4, 5, 6, 10 This condition may be partially discharged by the submission and approval of Completion Certificates for individual plots during a site build out. This condition will be fully discharged upon receipt of satisfactory Completion Certificates for all plots.

**Reason: In accordance with the Design of Housing Development SPD.**

19. During construction or demolition works, activity shall only take place between the following hours:

0800 - 1800 Monday to Friday; and

0900 - 1400 on Saturdays; and

At no time on Sundays or Bank Holidays

**Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.**

20. The development shall be carried out in accordance with the details shown on the submitted plan: Drainage Strategy (Issue 2) prepared by Flow Drainage, dated 3/3/26, unless otherwise agreed in writing with the Local Planning Authority.

**Reason: In the interest of satisfactory and sustainable drainage in accordance with Local Plan Policy CC3**

**The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.**

