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**2024/0430**

Applicant: Mr Corey Richardson

Description: Conversion of former colliery building (currently stables) into a single dwelling with external alterations including erection of porch

Site: Land and Building (Former Colliery), Norcroft Bridge, Silkstone Lane, Silkstone, Barnsley

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## **Description**

The site is located in a rural countryside location, set off Silkstone Lane, outside of the main village of Silkstone. The building was a former colliery building and has been more recently used as stables with use of the associated adjacent field for grazing. The building is rectangular in shape and is constructed from brick with a metal corrugated roof. There is a further storage building adjacent to the site, but this building is smaller in size and falls outside of the red line boundary.

Some works have commenced on site which include the clearing of vegetation, planting and erection of a boundary wall and fencing, however these aspects are permitted development and do not require planning permission. At the time of the site visit no works had commenced on the conversion of the building.

The site is allocated as Green Belt within the Local Plan. The site is also set within an SSSI Impact Risk Zone. The site is also set within Flood Zone 3.

## **Proposed Development**

The applicant is seeking approval to convert the stables on site into a residential dwelling with the erection of a porch and formation of associated garden space. The dwelling would consist of 3 bedrooms (the master bed would feature an ensuite and dressing area) along with an open plan kitchen/lounge/diner, and bathroom and utility.

It is proposed to retain the main walls and associated openings. The floor and walls will be upgraded to meet the current Building Regulations requirements with timber cladding and render proposed to be added externally to the external walls to hide the existing brickwork, minor cracking and former openings. A replacement roof will be provided. The existing access, drive and parking area are to be retained and resurfaced with 'no-dig' construction. No formal landscaping details have been provided at this stage. In support of the application, a Flood Risk Assessment, Structural Statement, Bat Survey and Tree Survey have been submitted.

The following further information was received from the applicant/agent and a re-consultation took place with consultees and interested parties:-

- Amended Bat Report submitted removing reference to removal of the building
- Response to queries regarding floor levels - 'The ground level is to remain unchanged. The finished floor will be higher than the existing floor as recommended by the flood risk assessment. The proposed ridge height is slightly lower than existing. It is not clear why there is any question that the building footprint, other than the small entrance porch, will remain unchanged.'

- Fencing around the site - The applicant has confirmed that this is temporary Herras fencing which will be removed when the renovation completed.
- Flood Risk Assessment Additional Comments - 'I understand that although I have recommended raising the floor level that this will be internally in the existing building so there is no increase in the footprint or loss of floodplain storage.'

An amended plan has also been submitted (Rev E) which includes a bin storage area at the request of the Highways Officer.

## **Planning History**

No Planning History

## **Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now 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 and 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.

## **NPPF**

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

### **Section 13 Protecting Green Belt Land**

Para 154 of the NPPF states:

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

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

Para 155 of the NPPF states:

Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.

These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

## Section 14. Meeting the challenge of climate change, flooding and coastal change

### *Planning and flood risk*

Para 165. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Para 168. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

Para 169. If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification.

Para 174. Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments.

## Local Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now 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 and 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.

The site is allocated as in the Green Belt in the Local Plan where GB1 applies, protecting the Green Belt in accordance with National Planning Policy. The following Local Plan policies would also be of relevance:

Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt

Policy GB3: Changes of use in the Green Belt

We will allow the change of use or conversion of buildings in the Green Belt provided that:

- The existing building is of a form, scale and design that is in keeping with its surroundings;
- The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;
- The proposed new use is in keeping with the local character and the appearance of the building; and
- The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials;
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or
- highway safety; and
- Preserve the openness of the Green Belt.

In addition to the above, when a residential use is proposed, we will allow the change of use provided that:

- There are not strong economic reasons why such development would be inappropriate; and
- Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use

The following policies are also of relevance:-

Policy D1 High quality design and place making  
Policy BIO1 Biodiversity and Geodiversity  
Policy T4 New Development and Transport Safety  
Policy POLL1 Pollution Control and Protection

Supplementary Planning Document – Parking  
Supplementary Planning Document - Trees and Hedgerows  
Supplementary Planning Document – Design New Housing Development  
The South Yorkshire Residential Design Guide (SYRDG)

### Silkstone Neighbourhood Plan

Policy H1 New Housing Development in Silkstone Parish Proposals for new housing development in Silkstone Parish will be supported where proposals:

Are on sites within the areas inset from the Green Belt in the two villages of Silkstone and Silkstone Common; 2. Or they comprise sensitive conversions or other development not considered inappropriate in the Green Belt, including rural exception housing in accordance with Barnsley Local Plan Policies. Residential areas should be located within walking and cycling distance of open spaces and other recreational opportunities. With the exception of former agricultural buildings converted for residential use, new housing developments should be accessible to local facilities and amenities and where possible provide fully accessible linkages to sustainable transport routes such as footpaths, multi-use routes and public transport. Schemes should include smaller housing (up to 3 bedrooms) suitable for first time buyers and young families or housing suitable for older people including those seeking to downsize. Designs should be of a high quality and respond positively to the NDP design policies in terms of height, density, scale, detailing and materials.

Other policies of relevance include:

Policy NE1 Protecting and Enhancing Local Landscape Character  
Policy NE2 Wildlife  
Policy D1 Sustainable Design  
Policy D2 Promoting High Quality Design and Responding to Local Character

### Consultations

Silkstone Parish Council – In response to the initial consultation the following comments were received:

The Parish Council would respectfully ask that the Neighbourhood Development Plan for Silkstone Parish forms part of the planning decision. Council would also like to make the following observations in support of the objection :- a) The Development is on 'Green Belt' land. b) The application is in conflict with the Neighbourhood Development Plan, particularly in relation to the addition of buildings within community 'Green Spaces' c) The development is in an area of established native and ancient species of flora and fauna as well as populations of birds and mammals. d) This is an underdeveloped site that has not been used as a colliery lamp room for over 50 years and therefore represents a change of use. e) Development of this site would lead to 'infill' and promote further works representing a creeping of residential boundaries into the Green belt. f) This is an area of high flood probability which if built upon would increase the likelihood of severe flooding in and around Elmhirst Beck and surrounding areas, including the ancient protected Wagonway. g) Access to the site is extremely limited and would cause road safety concerns.

Following an additional re-consultation after further information had been received Silkstone Parish Council have made the following comments:-

- a) The Development is on 'Green Belt' land. The Council objects to this land being termed anything else to succeed with a planning application.
- b) The application is in conflict with the Neighbourhood Development Plan, particularly in relation to the addition of buildings within community 'Green Spaces'
- c) The development is in an area of established native and ancient species of flora and fauna as well as populations of birds and mammals. Albeit without a full survey we are unable to identify specific species.
- d) This is an underdeveloped site that has not been used for over 50 years and therefore represents a change of use.
- e) Development of this site would lead to 'infill' and promote further works representing a creeping of residential boundaries into the Green belt.
- f) This is an area of high flood probability which if built upon would increase the likelihood of severe flooding in and around Elmhirst Beck and surrounding areas, including the ancient protected Wagonway.
- g) There are real concerns about road safety in this area; visibility is poor on an unrestricted section of highway. The area is used frequently on a daily basis by dog walkers and ramblers and any development would cause extreme danger to pedestrians and road users.
- h) The Applicant appears to have planted a Laurel hedge, which is a naturalised species with rapid growth in height and depth. The planting appears to be on Highways Authority land and will present a danger to pedestrians and road users in contravention of Highways Act 1980.
- i) Has either the Highways Authority or Planning Enforcement actively sought removal of the hedging which the Parish Council believe to be on land owned by Barnsley MBC.

Ecology Officer – No objections to amended Ecology Report subject to conditions

SYMAS – Given the nature of the proposals, the development will be exempt from the requirement of a Coal Mining Risk Assessment (CMRA) to be submitted as part of the planning procedure. It should be noted however that the site lies in a Coal Authority referral area due to past shallow coal workings, therefore it would be advisable that this is appropriately considered should any future substantial ground/foundations works take place (if for example the existing foundations are not adequate for the conversion and/or future warranty providers requires the aspect to be addressed.)

Environment Agency – No objection subject to conditions

Yorkshire Water – No comments received

Highways DC – No objection

Pollution Control – No objection

Tree Officer – No objection subject to conditions

Highways – No objections subject to conditions

Ward Councillors have made comments that they have been contacted by local residents and the Parish Council in relation to the application. Their comments on the scheme are summarised as follows:

- The Parish Council maintains that it would be contrary to the Neighbourhood Plan. It also appears to be a development in the Green Belt and follows on from work which has already been undertaken, such as the installation of a concrete base.

- I am advised that work is ongoing on the site for which there is no planning permission. Fences have been erected around the site with opaque netting attached

- The proposal constitutes inappropriate development in the Green Belt

- Many people have raised concerns about this being in the Green Belt and impacting on the rural setting and nature of Silkstone village. It borders a very well used path that lots of people use for a daily walk in the village. They feel it will spoil the rural nature of the village, impact on people exercising and also are unhappy that this is being considered having not been part of the Silkstone Local Plan

- The development is proposed in an area identified by the Environment Agency as subject to a high risk of flooding. The development lies in a high flood risk zone and recommendations have been made about raising the level of the ground to try and deal with this.

- The proposed development would result in an intensification of use of a substandard access on Silkstone Lane in an area of poor visibility, where no footways available.

- Fences breaching regulations: Fences have been erected around the site with opaque netting attached. Whilst they are less than 2m my understanding the limit next to a highway is actually 1m and they appear to be taller than that to me. At present it is a real eyesore on the area.

- Planting of laurel bushes: Laurel bushes appear to have been planted on the verge of the highway on what appears to be outside the fence. It's unclear if this is BMBC land.

- Widening of the entrance: Residents say that the entrance to the site has been widened by moving walls.

- Work in the root protection area of a TPO: I've been told that groundwork had been undertaken in the tree root protection area of tree number 13 TPO03/1986.

- If the Council is mindful to grant planning permission, it is recommended that permitted development rights are withdrawn to ensure that any proposed extensions or outbuildings etc are subject to proper planning scrutiny to ensure that inappropriate development does not take place within the Green Belt

## **Representations**

There are no adjacent neighbours associated with this application, but a site notice was placed adjacent to the site. The following objections have been received:-

Public comments - 9 objections received (some objectors have commented more than once but the additional comments are not included in this total)

- Inappropriate development within the Green Belt
- Impact upon visual amenity of area/urbanisation
- The proposal is contrary to the Neighbourhood Plan
- Flood risk

- Impact of proposal upon Highway safety, the proposal is set on a bend on a busy rural road
- Work has already begun on site without permission
- Impact upon wildlife/habitats
- No justification for the loss of the stable
- Walls and fences have been erected without permission
- No mention of second building
- No details of boundary treatment/landscaping
- Impact on drainage/sewerage
- Is the building structurally sound
- The site is set away from the village in an isolated location
- Impact upon footpaths and bridleways
- Impact upon trees
- Planting of laurel trees at the site frontage not in keeping with area
- Risk of further development within the adjacent field/precedence

Following the receipt of amended plans a further consultation has taken place – the following comments have been received in addition to the above:-

13 objections have been received (as above some objectors have commented more than once but the additional comments are not included in this total)

- Impact on Green Belt
- Impact on Waggon Way
- Works carried out without planning permission and trees removed
- Flooding at the site over the summer
- Inaccuracies on planning application form
- The application site can be seen from a public road, public footpath, Bridleway and other public land
- Concerns regarding temporary fencing
- The access has already been widened
- A base appears to have been erected for L-shaped stables shown on previous location plan
- The brick wall is not suitable for a Green Belt location and is incongruous
- Concerns regarding planting of laurel hedges and impact upon visibility/visual amenity
- If permission is granted then a condition should be applied so that nothing further can be built, including stables
- The proposal goes against the Silkstone Village Plan
- The unsafe entrance on a fast bend
- The Noxious fires, including burning old tyres
- Impact on wildlife
- Concerns regarding 'development creep' if this plan is extended further in the future
- No details of materials have been provided
- No defined boundary between the site and the adjacent horse field
- The dwelling is inappropriate as there is sufficient housing land available
- The proposal is not sustainable development and is contrary to the NPPF, the Local Plan and Neighbourhood Plan
- The building is being radically altered contrary to policy GB3
- Impact on footpaths and bridleways



- Inappropriate development in the Green Belt
- The site has a high probability of flooding
- Intensification of the use of a substandard access
- No footways available on Silkstone Lane
- Removal of TPO trees
- Residential features would change the character of the Green Belt
- Do the plans propose the demolition or conversion of stables

## **Assessment**

### Principle of development

The proposal involves the conversion of a stone built stable block into one dwelling. The site is in the Green Belt as allocated on the adopted Barnsley Local Plan but is not in a formally designated green space within the Local Plan or the Silkstone Neighbourhood Plan. However, as the site is the Green Belt it needs to be considered whether the proposal would be classed as inappropriate development in the Green Belt. In this case the NPPF states that “the re-use of buildings provided that the buildings are of permanent and substantial construction would not be classed as inappropriate development subject to an assessment on its impact on the openness of the Green Belt. Local Plan Policy GB3 closely relates to this and also allows for changes of use of existing buildings in the Green Belt, subject to various criteria. The policy states that:

We will allow the change of use or conversion of buildings in the Green Belt provided that:

- The existing building is of a form, scale and design that is in keeping with its surroundings;
- The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;
- The proposed new use is in keeping with the local character and the appearance of the building; and
- The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings in its footprint, scale, massing, elevation design and materials;
- Have no adverse effect on the amenity of local residents, the visual amenity of the area or highway safety; and
- Preserve the openness of the Green Belt

Policy GB3 of the Local Plan requires that the existing building to be converted is of a ‘permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use’. The applicant has provided a statement from a structural design company who have assessed the building. The assessor has stated that the wall construction is solid masonry and the walls appear in good condition. Whilst there are some minor areas of work required, and they acknowledge that the roof structure will need to be removed and replaced, their conclusion is that “the existing structure is suitable for supporting conversion works”. The building appears to be structurally sound and does not need major or complete reconstruction for the proposed new use and therefore complies with the above.

In terms of the current and proposed use, whilst the stables have been used for the stabling of horses, this is not an agricultural use and is considered as previously developed land. The site is remote and other uses such as business uses are unlikely to be successful in such a location and given that this is a small building, residential usage is considered acceptable in principle.

The proposed alterations have been sensitively designed and the proposed new use would utilise the existing building with the only addition being a small porch of 5 square metres. The development has been designed with a small curtilage and as such it is not considered that it would have a significant impact upon the openness of the Green Belt. When measured against local and national planning policy the proposed change of use is acceptable in principle and it is recommended that a condition is imposed to ensure that the unit cannot be extended or altered without planning permission in order to protect the openness of the Green Belt in accordance with policy GB3.

### Impact on the Green Belt

As covered above, the development is classed as redevelopment of an existing building in the Green Belt in accordance with the NPPF and policy GB3 of the Local Plan. However, part of the site will be changed from Green Belt land into residential curtilage (i.e. the dwelling's garden) which will be used in a different way to what it is used for now. For example, the rear garden will most likely lead to an increase in suburbanisation by the rear garden holding garden paraphernalia such as washing lines and seating. However, the garden shown on the site plan has been reduced from the original submission and is now proportional to the proposed dwelling itself. Given the rural nature of the site, a dwelling of this size with the proportioned garden is not considered to have a significantly detrimental impact on the openness of the Green Belt. Additionally, the access into the site will be off an existing hard surfaced access leading off Silkstone Lane.

In conclusion, the impact upon the openness of the Green Belt will be fairly limited and will not be seen as significant to warrant refusal of the application.. The proposal is therefore in compliance with Local Plan Policy GB1 and GB2 and is acceptable in terms of the impact on the Green Belt.

### Visual Amenity

There are no significant external alterations to the building with the exception of a replacement roof, a small porch and the formation of window and door openings. In terms of the finished floor levels, the agent has confirmed that: 'The ground level is to remain unchanged. The finished floor will be higher than the existing floor as recommended by the flood risk assessment. The proposed ridge height is slightly lower than existing.' The external materials shown on the proposed elevation plan indicates that the building will be clad in timber panels and rendered to hide the brickwork. There are other rendered buildings within the Silkstone area and the use of timber cladding would provide a suitable acknowledgement to the rural surroundings. Subject to the submission of material samples including details of the colouring of these, there are no objections to the use of render or cladding. Once converted, the scale of the building would not be largely different to what is there currently.

There will not be any significant impact upon the openness of the Green Belt from the proposed residential use and any residential paraphernalia would be contained within the site. The proposed use would not generate significant additional activity at the site in accordance with policy GB3 over and above the current usage as a stables.

Concerns have been raised with regard to the works already commenced on site. Some works have commenced on site which include the clearing of vegetation, planting, and erection of a

boundary wall and fencing, however these aspects are permitted development and do not require planning permission. At the time of the site visit no works had commenced on the conversion of the building. A detailed landscaping scheme has not been submitted with the application and has been requested by the Tree Officer to replace trees lost as part of the site clearance works. It is therefore recommended that a landscaping scheme and plan of boundary treatments should be conditioned as part of any planning approval. As such subject to conditions, the proposed development is in compliance with Local Plan Policy D1: High Quality Design and Place Making and the Silkstone Neighbourhood Plan Policy D2.

#### Impact on Ecology/Biodiversity

Given the location and nature of the building, a Bat Survey has been submitted with the application. The survey indicated that the Preliminary Roost Assessment assessed the building as providing low potential for roosting bats in accordance with the Bat Conservation Trust Good Practice Guidelines 4th Edition. As such, a single dusk emergence survey was undertaken of the building and during this survey no bats were found to emerge from the building. Recommendations have been made in the survey and should be followed as part of any building works.

The Ecology Officer has been consulted and has reviewed the report. There are no objections to the proposal subject to conditions. The site is located within a SSSI Impact Risk Zone however, the development does not fall into any categories where consultation with Natural England is required. The proposal can be conditioned so the development shall be completed in line with the recommendations in the Bat Survey Report and the conditions of the planning permission. All the recommendations will need to be implemented in full according to the timescales laid out including providing details of any external lighting to ensure that the lighting will not adversely impact wildlife using key corridors, foraging and commuting features and roosting sites.

In addition to the above the development can be conditioned to provide additional biodiversity mitigation and enhancement measures including integrated bat roosting boxes and integrated swift boxes to be installed in suitable locations within the new dwelling and hedgehog highways to be installed in any boundary fencing. The hedgehog highways can be signposted to prevent residents blocking gaps; and any trees and scrub on site to be replaced at a ratio of 2:1 to those lost.

The proposal is acceptable when measured against policy BIO1 of the Local Plan and impact upon Biodiversity subject to conditions to secure the above

#### Impact on Trees

A Tree Report has been submitted with the application. The Tree Officer has been consulted and has provided the following comments:-

'I have visited the site and looked at the plans and it appears as though some tree works have taken place when looking at the entrance when compared to the Google street view photos of last year. The trees removed appear very much to be small poorer specimens, however ideally they should have remained in situ until the application was determined.

The plans appear to show that the dwelling will be clear of those trees which have been retained with room for growth without significant impacts or future pressures on them. The proposed parking area is overhung by T14 and as such I do have some minor concerns over there being pressure put on this tree as it grows, however any works to remedy issues should only prove minor. The protected trees on the site will not be implicated directly by the dwelling"

The Tree Officer has asked for a condition requiring an arboricultural method statement to be submitted to ensure that if there is the requirement for any new surfacing that a suitable no dig construction would be required for this .

Given that trees were removed before they could be properly considered as part of this application then replacement planting will be required. This will need to be carried out to provide suitable numbers and species so as to mitigate for those trees removed whilst providing benefit in terms of amenity and wildlife value. A landscaping condition will therefore also be required for this application.

Subject to suitable protection measures, construction methodologies and replacement planting the Council's Tree Officer has therefore stated they have no significant objections to this proposed application subject to conditions. There are therefore no objections to the proposal from an arboricultural perspective in accordance with Local Plan Policy BIO1.

### Highway safety

Several objections have been raised with regard to the impact of the proposal upon Highway Safety. Objections have also been raised with regard to the impact of the proposal upon public footpaths and bridleways, however there are no PROWs within or directly adjacent to the site.

The Highways Officer has been consulted and has made the following comments:-

'The proposal would create a three-bedroomed dwelling with off-street parking commensurate with the recommendations set out in the Council's Parking SPD. A suitable refuse collection pad is also shown.

Silkstone Lane is subject to the national speed limit for an unlit single carriageway of 60mph at this point. As such, the visibility splays from the proposed access are unlikely to meet the guidance in DMRB. However, it has to be acknowledged that the site is already used as stables and formerly as a works access. It is noted that improvements to the access are proposed, and these are welcomed by officers.

Given the extant use on the site, Highways would not wish to raise objection to the scheme on the grounds of highway safety, but would ask that that conditions are added to the decision notice.'

Sufficient room has been included in the site for the parking of 2 off-street parking spaces and a bin storage area for the development and Highways have been consulted and have not objected to the proposal. The proposal is therefore in compliance with Local Plan Policy T4: New Development and Transport Safety and SPD: Parking and is considered acceptable in terms of highways safety.

### Residential Amenity

There are no adjacent neighbours, with the nearest residential property being over 150m away. As such there should not be any impact upon residential amenity of other dwellings. With regards to the residential amenity of the future occupants of the proposed dwelling, the property is designed with the internal and external space meeting the technical guidelines set out in the South Yorkshire Residential Design Guide.

The proposed development therefore complies with SPD Designing New Housing development and the SYRDG.

### Drainage/Flood Risk

The site is set within Flood Zone 3 which is of the highest risk of flooding. However, Para 174 NPPF states that ‘applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments.’ This proposal would be classed as a change of use.

As part of the submission the applicant has submitted a site specific Flood Risk Assessment with the application. The report has identified the sources of flooding which could potentially pose a risk to the site and the proposed development. The submitted FRA sets out the mitigation measures which should be incorporated within the proposed development to address and reduce the risk of flooding to within acceptable levels. The report states that: ‘The proposed development is at a low risk of flooding from fluvial, pluvial, groundwater and sewers. The existing land level is 88.90m AOD adjacent to the building, and the existing floor level of the building is 88.93m AOD. The floor level will be raised to 89.50m AOD, 600mm above existing ground level. Flood resilience measures will be included which include, water resisting airbricks, backwater valves and non-return valves and electrical installation to be above 89.80m AOD.

The report demonstrates that the proposed development is not at significant flood risk, and will not increase flood risk to others, subject to the recommended flood mitigation strategies being implemented.

The Drainage Officer has raised no objections to the proposal however has stated that the FRA does not provide a full conclusion of details of drainage of the site or a specific flood evacuation plan and as such, whilst raising no overall objections to the scheme, has suggested conditions to provide these details.

The Environment Agency have been consulted and have no objections to the proposal subject to the following condition being applied to any approval:

‘Finished floor levels shall be set no lower than 89.5m above Ordnance Datum (AOD) and Flood resistance and resilience measures shall be incorporated to a minimum level of 89.8m above Ordnance Datum (AOD).

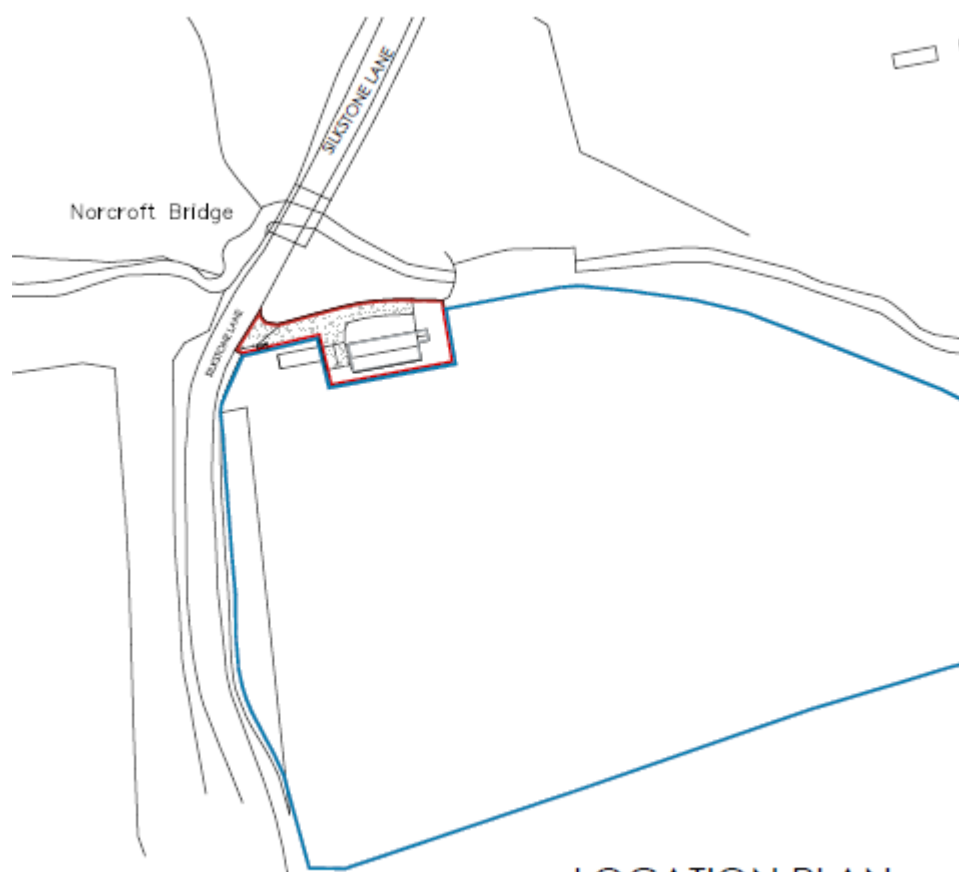
The proposal is therefore considered acceptable when measured against Local Plan Policy POLL1 and Section 14 of the NPPF.

### Conclusion

The proposal is a conversion of an existing building in the Green Belt with minimal external alterations which is not considered to be detrimental to the openness of the Green Belt and is therefore not considered as inappropriate development in the Green Belt. Subject to suitable conditions the proposal is not considered detrimental to highway safety, visual amenity, residential amenity, ecology, trees or drainage.

### **Recommendation**

**Approve with conditions**



## LOCATION PLAN

SCALE 1:1250