

Application reference number	2026/0340
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Application Type	Reserved Matters
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Proposal Description:	Reserved Matters application for the erection of one dwelling with consideration of matters of appearance, layout, scale and landscaping of outline application reference 2021/1505 outline application for one dwelling with all matters reserved apart from access.
Location:	Plot B, Land of Dance Lane, Crane Moor, Sheffield

Applicant	Mr Les Simpson		
Number of Third Party Reps	4 3 objections (2 from same address) 1 comment	Parish:	Stainborough Thurgoland
		Ward:	Penistone East Ward

SUMMARY

The application seeks Reserved Matters approval for the erection of one dwelling with consideration of matters of appearance, layout, scale and landscaping of outline application reference 2021/1505 outline application for one dwelling with all matters reserved apart from access.

The proposal will have no adverse impact on highway safety, residential or visual amenity and is considered to be acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in line with paragraphs 7 and 8 of the National Planning Policy Framework (NPPF, 2026).

Recommendation: **GRANT Planning Permission subject to conditions**

Site Description

The site lies on the southern edge of Crane Moor and was previously a council-owned garage site. The land is set at the head of the cul-de-sac of Cliffe Avenue but accessed from Dance Lane from a gravel track that also provides access to a sewerage works located to the west. Yorkshire Water have a right of access along the access track to gain access to the existing sewerage works to the east.

Cliffe Avenue consists of semi-detached bungalows and semi-detached and detached two storey properties. The site slopes upwards to Cliffe Avenue where the houses and bungalows are set at a higher level. A stream runs along the southern edge of the village just beyond the

application site. Beyond this lies a belt of woodland. The Green Belt boundary is situated at the southern side of the access track.

An overhead electricity line runs over the site and a sewer pipe runs through the land with a manhole access. The site has evidence of being used as a garage site in the past, with the outlines of 5 'garage sized' buildings present on ordnance survey maps from the 1960's. There are no structures on the site at present and it is currently laid to grass.

The application site, plot B, edged red on the location plan, sits between plot A, which was granted approval for a detached dwelling in 2013 (ref: 2012/1203) with a subsequent Variation of Conditions approval in 2016 and the adjacent sewage works to the east. Whilst the dwelling at Plot A has not been constructed yet they have carried out sufficient works to ensure a material start and as such this permission is still extant.

Relevant Site History

The site has had a number of previous planning applications which are summarised below: -

2007/1559 – Residential development of 2 detached dwellings with integral garages - Refused due to reasons of extension into open countryside, design of development out of context with locality and proximity to sewerage works.

2008/0483 – Erection of two detached dwellings (resubmission) – Refused due to reasons of extension into open countryside, design of development out of context with locality, proximity to sewerage works, and impact on public sewer.

The applicant appealed the decision under application 2008/0483 but this was dismissed. However, in terms of Flood Risk, the Inspector considered the 'proposed dwellings would not flood, other properties or land would not be put at increased risk of flooding and future occupiers of the proposed dwellings would not be put at undue risk of flooding, provided the flood mitigation measures identified in the Flood Risk Assessment were incorporated.' The Inspector also considered that there would be no significant harm from the proximity to the sewage works or highway safety. The Inspector did state that the diversion of the public sewer would need to be satisfactorily agreed with Yorkshire Water. Therefore, the main reason for the dismissal of the appeal was the harm caused by the size, scale and design of the proposal in respect to the impact on the character of the settlement and the visual amenities of the surrounding area including the adjoining Green Belt.

2011/1155 - Erection of 1 no. detached dwellinghouse – withdrawn

2012/0693 – Erection of 1 no. detached dwellinghouse and associated parking area – withdrawn

2012/1203 - Erection of a detached dwelling with associated parking – Approved with conditions

2015/0036 - Variation of condition 2 of application 2012/1203 - Erection of a detached dwelling with associated parking - to reduce size of building – Approved with conditions (permission implemented but the dwelling not yet constructed)



Approved Plans Plot A

2021/1505 Plot B, outline application for one dwelling with all matters reserved apart from access – Approved with conditions

Detailed Description of Proposal

The application seeks Reserved Matters approval for the erection of one dwelling with consideration of matters of appearance, layout, scale and landscaping of outline application reference 2021/1505 outline application for one dwelling with all matters reserved apart from access.

The dwelling would be accessed from Dance Lane via an existing private unmade single track access way which serves plot A, plot B (the site) and the local sewage treatment works. The access track would be upgraded and parking and turning areas provided within the site to accommodate the parking spaces. There is an existing underground power cable that is located on the site and the existing sewer and this underground cable have been taken into account when determining the siting of the proposed dwelling.



The proposed dwelling would be set within the existing building line of Cliffe Avenue and Plot A. The dwelling is designed as a traditional appearance, with heads and cills around the windows and a porch canopy. The property has an attached garage with rooms above. The property consists of a lounge, kitchen/diner, study and wc at ground floor with a side attached garage, and at first floor and 5 bedrooms, an ensuite and dressing room to the master suite and a family bathroom at first floor.

Plot B is sited closer to the access road than plot A, due to service constraints on the site, therefore is designed to be two storeys and would be facing onto the access road, with the rear elevation facing onto Cliffe Avenue.

A tree survey has been submitted with the application and shows that no trees will be removed as part of the proposal and a new Laurel Hedge will be planted.

No details of the materials have been submitted at this stage, however there are a number of conditions on the outline approval which will need to be discharged as part of a future DOC application.

Access roadway to be Tarmac to heavy loads specification to accommodate heavy traffic to Yorkshire Water treatment works. All hard landscaping on Plot B (drives, paths etc.) to be natural stone flags

Small hedgerow approximately 3 metres long with young Hawthorn, California Privet and Ash to be pruned and managed

Small hedgerow approximately 3 metres long with young Hawthorn, California Privet and Ash to be pruned and managed

Crack Willow Trees on neighbours land

Tree 1

Tree 2

Tree 3

Tree 4

Tree 5

Tree 6

All laid to lawn

PLOT B footprint

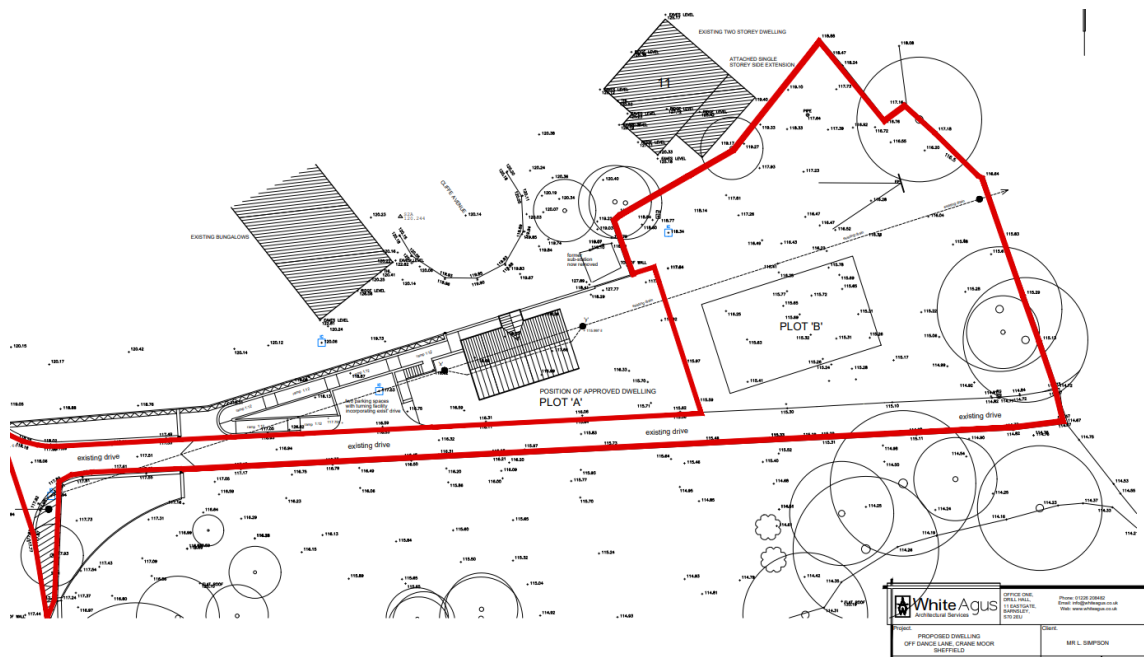
PLOT A

New Laurel hedge

Tree
1
2
3
4

Tree No.	Species	Maturity	Condition
1	Weeping Willow	Mature	Fair
2	Willow	Mature	Poor
3	Oak	Mature	Good (on neighbours land)
4	Elderberry	Semi Mature	Good
5	Oak	Mature	Good
6	Oak	Mature	Good

[illegible]



Site plan showing approved plot A

Policy Context

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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.

Local Plan

The site is identified as Urban Fabric within the Local Plan and as such the following policies are considered to be relevant to this application:

GD1 General Development

H1 The Number of New Homes to be Built

H4 Residential Development on Small Non-allocated Sites

LG2 The Location of Growth

T3 New Development and Sustainable Travel

T4 New development and Transport Safety

SD1 Presumption in Favour of Sustainable Development

CC1 Climate Change
CC3 Flood Risk
CC4 Sustainable Drainage Systems (SuDS)
D1 High Quality Design and Place Making
Poll1 Pollution Control and Protection
BIO1 Biodiversity and Geodiversity

Adopted Supplementary Planning Documents

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

Trees and hedgerows
Biodiversity and Geodiversity
Parking
Design of Housing Developments

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Other

South Yorkshire Residential Design Guide

National Planning Policy Framework (NPPF) (2026)

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 - Decision making policies
Section 4 - Achieving sustainable development
Section 14- Achieving well designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Relevant Consultations:

Thurgoland Parish Council - Thurgoland Parish Council have looked at the plans for the above application and there is concern that the property is very close to the main sewer which comes from Thurgoland.

Biodiversity – Conditions on the outline permission will require discharging prior to the commencement of works and site clearance

Highways DC – No objection following submission of amended plan showing bin store

Drainage – No objection, details to be checked by Building Control

Tree Officer – No comments received

Yorkshire Water – No objection

SYMAS – No objections subject to informative

Coal Authority – No objection

Environment Agency – No objection

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Neighbour notification letters were sent to surrounding properties, a site notice was placed nearby and the application has been advertised on the Council website.

4 representations were received (2 of which are from the same address).

One representation queried where the access to the front door and garage is (access from Cliffe Avenue or Dance Lane)

The 3 representations raised the following planning issues:

- Concerns regarding the clearing of woodland to the south of the plot
- Will new trees be replanted
- Impact on Ecology, birds and mammals
- The plan within the area outlined as plot B seems reasonable. The unreasonable impact on the surrounding area seems to have extended beyond what was considered as Plot B; particularly activity south of the existing drive/access site.
- Consideration should be given to a natural sound barrier, such as vegetation, to be installed between the site and neighbouring properties to minimise noise impact during development and from the new property
- Concerns regarding exit/entrance and visibility
- Impact upon residents during construction works

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 (2026) at paragraph 3 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
- The impact on the character of the area
- The impact on the existing trees and Ecology
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of development

As this is a Reserved Matters application, the principle of the development of the site for one dwelling has already been established by the Outline approval. The site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and H4 'Residential Development on Small Non-allocated Sites' apply. These require that development should be compatible with its surroundings, in this case the land is set adjacent to a residential area and as such the use of this site for residential uses would be in keeping with the locality. The site does border onto the Green Belt, although is not within it, so consideration would need to be given to the impact on the adjacent Green Belt.

As such the principle of development is considered acceptable subject to the assessment against other relevant policies below.

Impact upon Character and Appearance of Surrounding Area

This application relates to the approval of Reserved Matters application for the erection of one dwelling with consideration of matters of appearance, layout, scale and landscaping of outline application reference 2021/1505 .

Plot B is an infill plot and the proposed layout plan shows that the proposed dwelling would be sited comfortably on the site and allow for the building line to be maintained and would not have any detrimental impact on the openness of the adjoining Green Belt. Plot A was designed as a split level property as it was sited closer to Cliffe Avenue and the adjacent bungalows, therefore was designed to be single storey facing onto Cliffe Avenue and two storeys at the rear. Plot B is sited closer to the access road, due to service constraints on the

site, therefore is designed to be two storeys and would be facing onto the access road, with the rear elevation facing onto Cliffe Avenue. The adjacent dwelling, number 12 is a two storey dwelling, therefore the proposed dwelling will not appear out of character. Limited landscaping details are provided, however the plans show that the site would be turfed and a new Laurel Hedge would be planted. No details of the materials have been submitted at this stage, however there are a number of conditions on the outline approval which will need to be discharged as part of a future DOC application, including approving details of landscaping.

The proposal is considered to be an acceptable design and scale. It is of a traditional design with feature heads and cills and a porch to match the style of the adjacent dwelling 'Plot A'. The siting is in line with the indicative siting shown on the outline approval and the landscaping is acceptable. Overall, it is considered that the proposed alterations would have a positive impact on the character of the area and as such is in compliance with Local Plan Policy D1; this carries moderate weight in favour of the application.

Concerns have been raised with regard to tree removals to the south of the site and the impact upon visual amenity, however this does not form part of the application site. The application does not show that the land to the south is in the applicant's ownership and does not form part of any blue line boundary. In addition, the trees are not protected by a TPO and therefore can be removed or pruned without permission.

Impact on Trees and Ecology

Biodiversity Net Gain (BNG) became mandatory for all applications in April 2024 except where one of the exemptions (as set out in the Planning Practice Guidance) are met. This application is exempt from the requirement to provide BNG as the outline application was submitted and approved prior to April 2024.

The applicant submitted an Ecological Impact Assessment with the outline application. The Council's Ecology Officer considered the details within the report and has no objection to the proposal subject to conditions. The outline application included the following conditions in relation to Biodiversity. These documents will be required prior to the commencement of the development.

No development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority. The CEMP-B shall include, but not necessarily be limited to, the following:

- Risk assessment of potentially damaging construction activities;
- Identification of 'biodiversity protection zones';
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
- The times during construction when specialists ecologists need to be present on site to oversee works;
- Responsible persons and lines of communication; and,
- The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s).

A Biodiversity Enhancement Management Plan (BEMP), completed by a suitably qualified ecologist will be submitted to the Local Planning Authority prior to the commencement of works on site. The BEMP will include the following:

- A recent landscape plan detailing the location of mitigation works and each habitat area to be enhanced and/or created;
- Management aims and prescriptions detailing the methods required to create and/or enhance each habitat; and,
- Details of integral bat and bird boxes to be incorporated within the proposed building including proposed location and type of boxes to be used.

The tree survey confirms that the dwelling has been sited to ensure that no trees which would be physically impacted upon by the construction of the dwelling. Concerns have been raised by neighbouring residents with regard to clearance works of trees off site and outside of the redline boundary, however these trees are off-site and are not protected by TPO's, therefore are not part of this planning application and Biodiversity/Tree impacts considerations.

Subject to the above conditions being adhered to and the information being provided prior to works commencing on site it is therefore considered that the proposed development would not have a significant impact on Biodiversity or Trees and as such is acceptable; this carries moderate weight in favour of the application.

The Impact Upon Residential Amenity

The Supplementary Planning Document 'Design of Housing Development' provides guidance in terms of separation distances and other amenity requirements, in order to ensure that any new development does not cause significant impact by way of overlooking, overbearing and overshadowing of existing dwellings and their private gardens.

The site is set within a predominately residential area therefore there are other dwellings which are set close to the site off Cliffe Avenue and plot A. The site plan shows that the proposal meets the separation distances set within the SPD in terms of distances from habitable room windows. The proposed dwelling should not cause any significant impact upon residential amenity in terms of overlooking/loss of privacy or overbearing/overshadowing/loss of light impact in accordance with the SPD.

The layout plan shows that the dwelling would have an adequate garden which exceeds the requirements of the Supplementary Planning Document Design of Housing Development, and the dwelling meets the requirements of the South Yorkshire Residential Design Guide in terms of internal spacing standards.

Overall, the proposal is considered to be acceptable when measured against the guidelines set within the SPD Design of Housing Development in terms of residential amenity and the proposal complies with Local Plan Policy GD1 of the Local Plan. As a result of the above, it is not considered that the development proposed would significantly impact the amenity of the residents, this carries moderate weight in favour of the application.

The impact on the highway network and highways standards

The proposal is for a detached property with vehicular and pedestrian accessed from Dance Lane via an existing private unmade single track access way which serves the site, Plot A and the local sewage treatment works. The access track is to be upgraded and parking and turning areas provided, as approved with the outline application. The use of the access for an additional detached dwelling and the movements generated by the additional dwelling

were not considered to impact upon highway safety nor the adjacent sewerage works in accordance with Local Plan Policy T4.

During the processing of the application, Highways requested an amended site plan showing a suitable refuse bin storage point within 10m of the site access junction with Dance Lane. This has now been submitted and agreed with the Highways Officer.

Based on the above assessment it is considered that the proposed development would not have a detrimental impact on highway safety and as such is in compliance with Local Plan Policy T4; this carries moderate weight in favour of the application.

Any Other Material Planning Considerations

Location of sewer

Concerns have been raised with regard to the public sewer which crosses the site. The position of the proposed dwelling has been carefully considered and ensures that the public sewer crossing the site neither needs to be built over or diverted. Yorkshire Water and the Council's Drainage Officer have been consulted and have no objection. The proposal is therefore considered to satisfy Local Plan Policy CC3 Flood Risk.

Coal Mining

A mining report and an additional mine adits plan has been submitted with the application. It confirms the no build zone / zone of influence of mine adits ref: 430401-019 & 430401-031 and has been agreed with the Coal Authority and SYMAS.

Other issues

Objections have been raised with regard to potential disturbance during construction, however this would be controlled via a standard construction hours condition which has been applied to the outline permission.

There are a number of conditions on the outline approval which will need to be discharged as part of a future DOC application, therefore the recommended conditions on this reserved matters application reflect this.

PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2026) the proposal is considered in the context of the presumption in favour of sustainable development.

The proposal is considered to be located within a sustainable location and would not impact on the character of the area, the openness of the adjacent Green Belt, highway safety, residential amenity, drainage, or Biodiversity/Trees and this weighs in favour of the application.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal and this weighs moderately in favour of the application. The proposal is therefore recommended for approval.

RECOMMENDATION

Approve with conditions

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Mine Adit Plan at the request of the Coal Authority - Lyons CMC Addendum plan for report ref: SI 00453 dated 6th May 2026
- Amended site plan showing bin storage adjacent to access