
2022/1127

Applicant: BMBC Growth and Sustainability

Proposal: Creation of new public open space

Site Address: Land adjacent Goldthorpe Library, Barnsley Road, Goldthorpe, Rotherham, S63 9NE

No letters of objection received. This application is before Members as it is a Council application

Site Description

The former Horse and Groom site is located on Barnsley Road, Goldthorpe. The public house is now demolished, and the site has been levelled and made good with a temporary tarmac surface, with trees retained along the perimeter of the site.

The site is set off the junction between Barnsley Road and High Street. There is an existing public car park to the north and is separated from the application site by a 1.8m brick wall. The access to the site is signalised and forms part of the Barnsley Road/Doncaster Road/High Street signalised junction. There are currently bollards adjacent to the access which prevent vehicles from accessing the site, with the exception of service vehicles

The site is flanked by the library, shops, a police station and a row of independent businesses. The businesses along the road have recently been improved via the Principal Towns Shop Front grant scheme and there are Community Growing Scheme planters in front of the library tended by volunteers. Other public amenities in the area include Phoenix Park – created from the spoil heap of Hickleton Main; The Dearne Playhouse and Welfare Park – originally the Miners Welfare Hall; The Tiny Forest at Brickyard Ponds; and the soon to be completed Thurnscoe Plaza.





Planning History

B/80/1750/DE: Formation of car park and vehicular access with associated landscaping (Approved with conditions)

B/82/0722/DE: Erection of private garage (Approved with conditions)

B/96/1246/DE: Formation of two new windows to public house (Retrospective) (Approved)

B/00/1380/DE: Erection of single-storey extension to public house (Historic – no decision notice on record)

2020/0325: Conversion of former public house into 11 no. flats – Refused

2021/0959 - Proposed demolition of existing former public house. Partial removal of existing hard landscape and retention / repair of existing tarmac car parking area. Provision of new temporary hard-standing area (asphalt road planings + sub-base) to areas where building demolished and existing hard landscape removed. Retain existing stone wall and concrete / gravel hard-standing to front of site – Approved with conditions

Proposed Development

The proposed development is part of the Heart of Goldthorpe project, which will include a new public plaza/open space at the application site in order to provide an events area as a central point for community activity and temporary public uses like market stalls and pop-up events.

The proposals have been subject to public consultation and the feedback provided has informed the design put forward. The proposal consists of new paving, planting and seating areas. A focal seating area is provided to the south west, near the library entrance, and this will incorporate a mosaic that represents the signage from the original pub building. The eastern part of the site is left relatively clear of any fixed seating and landscaping to enable the market to take place. This area will be provided with anchor points for the market stalls, as well as power in suitably designed floor boxes.

The existing mature trees along the site boundary are retained and the new planting will be low maintenance and open in order to maintain natural surveillance. The proposed layout plan indicates the intention to install bollards across the site access but to retain the traffic signals.

The applicant has submitted a Landscaping Plan, Planting Schedule, Tree Survey, Arboricultural Impact Assessment, Ecological Survey and Bat Survey Report in support of the proposal.

Policy Context

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

Local Plan

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

The site is set within the District Centre of Goldthorpe and within a Primary Shopping Frontage.

In reference to this application, the following policies are relevant:

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

SD1: Presumption in favour of sustainable development – The Council will take a positive approach to proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

Policy TC1: Town Centres - Support will be given to maintaining and enhancing the vitality and viability of the following hierarchy of centres

Policy TC2: Primary and Secondary Shopping Frontages - Proposals for retail (A1-A5) uses will be allowed on Primary and Secondary Shopping frontages in Barnsley Town Centre and the District Centres provided that: Within each primary shopping frontage in Barnsley Town Centre and the District Centres, ground floor uses would remain predominantly retail (Class A1) in nature.

Other uses may be acceptable, especially where they diversify and improve provision in a centre, provided that it can be demonstrated that the vitality and viability of the primary shopping area concerned would not be negatively affected and that ground floor uses on the Primary Shopping Frontages remain predominantly retail (Class A1) in nature.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the local area.

T4: New development and highway improvement - 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.

LG2: The Location of Growth – Priority will be given to development in the following locations:

- Urban Barnsley
- Principle Towns of Cudworth, Wombwell, Hoyland, Goldthorpe, Penistone and Royston; and
- Villages

Urban Barnsley will be expected to accommodate significantly more growth than any individual Principle Town, and the Principle Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

Poll1: Pollution Control and Protection - Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

We 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.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

I2: Educational and Community Facilities – The Council will support the provision of schools, educational facilities and other community facilities. New schools, educational and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship, should be located centrally to the communities they serve, in places where they will be accessible by walking, cycling and public transport.

Such uses will be protected from development unless it can be demonstrated that the sites and premises are no longer required by the existing or an alternative community facility.

BIO1 - Policy BIO1 Biodiversity and Geodiversity - Development will be expected to conserve and enhance the biodiversity and geological features of the borough

SPDs:

Trees and Hedgerows
Biodiversity and Geodiversity

NPPF:

The NPPF 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. Sections of relevance to this scheme would include:

8. Promoting healthy and safe communities

Para 93 - To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Consultations

Ward Councillors – No comments received

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

Yorkshire Water – No comments received

Highways DC – No objections

Ecology Officer – No objections subject to conditions

Tree Officer – No comments received

Culture and Visitor Economy – Support the proposal

Representations

Neighbour notification letters were sent to surrounding residents and a site notice placed nearby, no comments have been received.

Assessment

Principle of development

The site is allocated as within a District Centre and a Primary Shopping Area within the Local Plan proposals maps. Districts Centres have an important role serving localised catchments and meeting more local needs. To ensure they fulfil this role and continue to complement and support the role of Barnsley Town Centre, new retail and town centre development will also be directed to the District Centres.

The Local Plan text states:-

Goldthorpe is one of the larger district centres with its main retail and service provision located along the main Barnsley and Doncaster Roads. It is average in terms of vitality and viability. Its main strengths are the number and type of shops, the good supply of offices, the absence of floorspace outside the centre, the variety of specialist and independent shops, the market, the availability of food shopping, good pedestrian flow and the availability of public transport. In order to improve the economic fortunes of Goldthorpe the aims are:

To improve the provision of leisure, cultural and entertainment activities. Enhance movement for pedestrians, cyclists and the disabled. Improve access to the main attractions and to enhance security. Address environmental problems and increase the quality of open spaces and landscaping.

In 2008 a masterplan was produced for Goldthorpe to improve the village centre and develop the vision provided within the Renaissance Market Town strategy for Goldthorpe. The masterplan was finalised in 2011. The objectives of the masterplan include improving public realm, new retail development and a public square, car park reorganisation and shop front refurbishment. As part of this work an economic study identified that Goldthorpe town centre has the potential to support a total of 40-50,000 sq ft of retail floorspace. This is less than the total retail floorspace in the town centre at present and it implies the need to consolidate and improve the retail offer and ensure its future viability and sustainability.

In addition to the above, policy I2 Educational and Community Facilities of the Local Plan states that the Council will support the provision of schools, educational facilities and other community facilities. New schools, educational and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship, should be located centrally to the communities they serve, in places where they will be accessible by walking, cycling and public transport.

The proposal involves the formation of a new community public open space/town square, which would be used for markets and events. The site is located centrally within Goldthorpe and is accessible by walking, cycling and public transport, in compliance with Local Plan Policy I2. The proposed use is also an appropriate use in the District Centre, which would support the existing retail and leisure facilities in the area. The proposal is therefore in line with the aspirations of the 2011 Goldthorpe Masterplan.

Visual Amenity

The proposal put forward would result in the re-use of an existing vacant site and will also be of significant benefit to visual amenity, with the removal of the existing tarmac surfacing. The landscaping proposals include an attractive mix of hard paving and soft landscaping with bench seating and up-lighting within the landscaped areas. The proposal includes a detailed replanting scheme and existing trees along the boundaries of the site will be retained and protected during construction works. The proposal is therefore acceptable in terms of visual amenity in accordance with policy D1 of the Local Plan.

Highway Safety

Highways have been consulted and have no objections to the proposal. The access to the site is signalised and forms part of the Barnsley Road/Doncaster Road/High Street signalised junction, in the centre of Goldthorpe. The proposed layout plan indicates the intention to install bollards across the site access but to retain the traffic signals. The main activity on the site that will generate vehicle movements is the market, however, this will typically be only once a week and there will be no vehicular access for traders as they will be expected to use the public parking area to the immediate north of this site. The only vehicle gaining access to the site will be a van from the Councils' market team in order to deliver and collect the stalls on market days. The bollards will be in place across the access at all other times so as to prevent any other vehicles from entering the site.

In terms of accessibility and parking, there is plentiful parking in the area for members of the public/market stall holders within the adjacent public car park and the site is located in a sustainable location, which is accessible by walking, cycling and public transport. The

proposals are considered acceptable in terms of highway safety in accordance with policy T4 of the Local Plan.

Impact on Protected Species/Trees

The site is currently tarmacked with a number of trees along the boundary that will be retained. The applicant has submitted a Tree Survey and Arboricultural Impact Assessment and the trees on site will be retained and protected during construction.

In terms of Biodiversity the Ecology Officer has no objections to the proposal subject to conditions. The application is supported by a Preliminary Ecological Appraisal (PEA) report detailing a survey undertaken on site in May 2021, including an assessment of habitats present and an inspection of the former building on site. The building was assessed as having a low potential to support roosting bats and a subsequent emergence survey was carried out in June 2021, as detailed within a separate bat survey report, with no roosting bats identified. As surveys indicated a likely absence of bats, no formal mitigation was recommended and the building has since been demolished.

The PEA does not identify the presence of the Dearne Valley Wetland Site of Special Scientific Interest (SSSI) within 2km of the site (Adwick Washlands); however, as the survey was undertaken in May 2021, the SSSI was not designated at that point. The proposals site is located within the Impact Risk Zone of the SSSI but the development type proposed is not considered to have a potential adverse impact upon this site and therefore no further assessment in this regard is required.

A Biodiversity Net Gain calculation has been undertaken in association with the PEA. Prior to BNG becoming a statutory requirement and guidance on 'de minimis' (minimal) thresholds being available, it has been decided within BMBC that where site areas are <0.5ha and do not support any priority habitats, a BNG assessment is not required. The calculation undertaken as part of the PEA has therefore not been taken into account in this consultation; however mitigation recommendations made within the report are welcomed by the Ecology Officer and can be secured by way of planning conditions.

The Ecology Officer has stated that a Construction Environmental Management Plan (CEMP: Biodiversity) should be conditioned and shall detail measures to protect retained features and protected species and a pre-commencement check for invasive non-native species prior to works commencing. A Biodiversity Enhancement Management Plan (BEMP) should also be conditioned which should include measures to enhance biodiversity on site, such as the inclusion of native/pollinator friendly planting within the landscaping proposals, management of landscaping and the incorporation of bird/bat/insect boxes on site.

In accordance with the above and subject to conditions, due to the addition of further planting on site, the proposal will be of benefit to biodiversity in accordance with policy BIO1 of the Local Plan.

Conclusion

The proposal involves the formation of a new community public open space/town square, which would be used for markets and events. The site is located centrally within Goldthorpe and is accessible by walking, cycling and public transport, in compliance with Local Plan Policy I2. The proposed use is also an appropriate use in the District Centre, which would support the existing retail and leisure facilities in the area. The proposal is therefore in line with the aspirations of the 2011 Goldthorpe Masterplan and will be of significant benefit to the community and visual amenity of the area in accordance with the Local Plan and the NPPF.

Recommendation

Approve with conditions