
2024/0199

Applicant: E J Lidster (Barnsley) Ltd.

Description: Demolition of existing buildings and construction of 6no. dwellings comprising 4no. detached houses and 1no. pair of semi-detached houses with associated parking. (Resubmission of planning application 2023/0269) (Amended Plans and Description)

Address: Hoyland Methodist Church, Market Street, Hoyland, Barnsley, S74 9QR

Site Location and Description

The application relates to Hoyland Methodist Church which is located to the West of Market Street on the edge of Hoyland Town centre. The building has been vacant for a number of years following the re-organisation of the local Methodist church community. Due to dwindling attendance numbers the congregation joined with the nearby Birdwell group.

The building is predominantly 2 storeys in height and is constructed from stone with a pitched, tiled roof. There have been a number of extensions and alterations to the building over the years, predominantly to the rear.

The building is set back from Market Street with a lawned area to the front. To the South of the lawn is a driveway leading from Market Street to the front of the building. A row of trees used to sit to the front of the building along the Northern boundary but these have recently been removed.

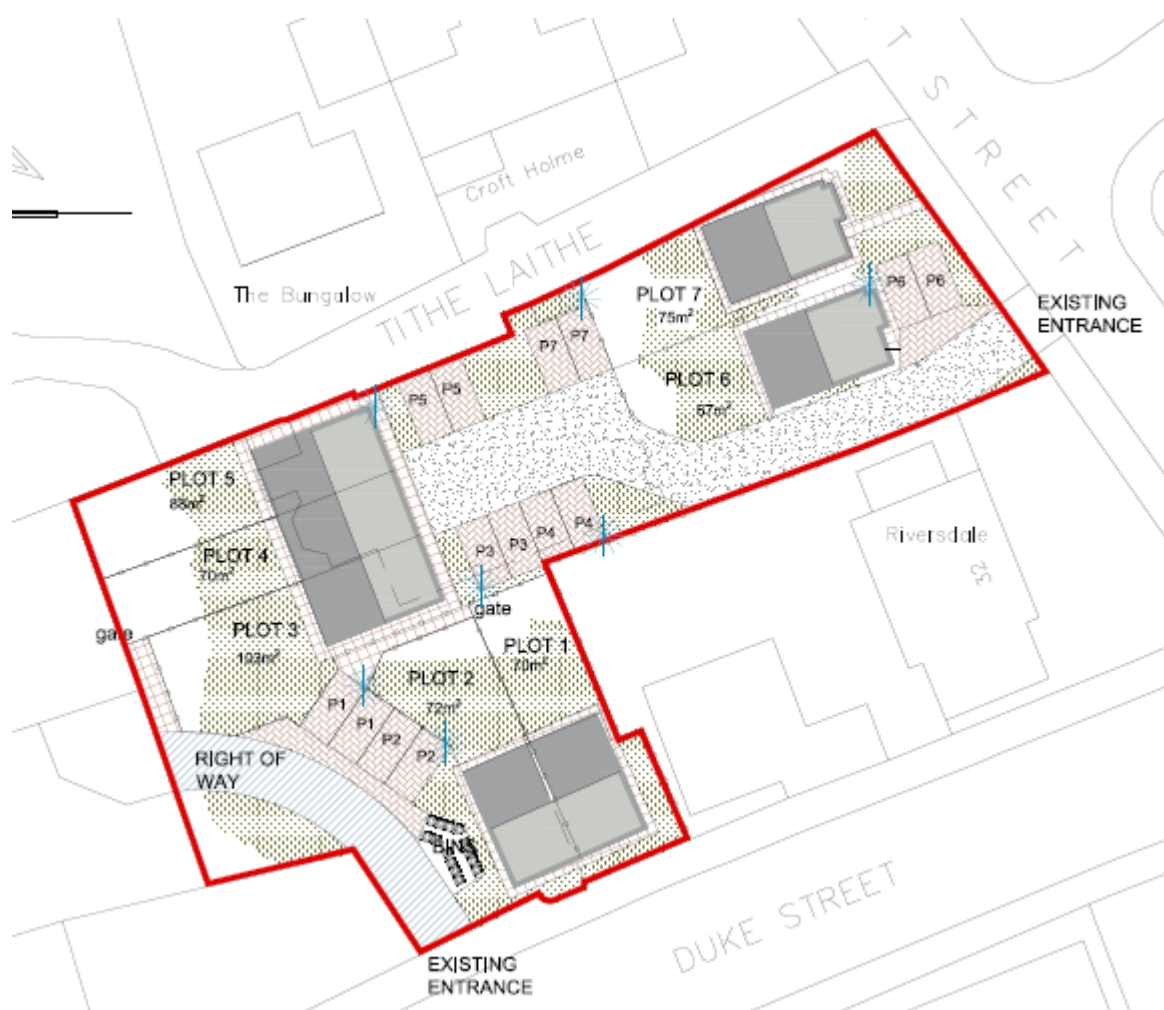
To the rear of the building are 2no. trees which are subject to a Tree Preservation Order. To the South West of the site is an area of Hardstanding and a stone outbuilding which are immediately adjacent to Duke Street. A further TPO'd tree sits immediately adjacent to Duke Street.

To the North of the Site is Tithe Laithe which is a small access road and Public Right of Way which serves residential properties. To the East is Market Street with residential properties opposite. Hoyland Town centre is a short distance South along Market Street. To the South, and adjoining the site, on the corner of Market Street and Duke Street is a 2 storey stone building occupied by a solicitors office. Also to the South is Duke Street which serves a number of residential and commercial properties, as well as a public car park. To the West of the site are residential properties accessed from Tithe Laithe and Duke Street.



Site History

2023/0269 - Demolition of existing buildings and construction of 7no dwellings with associated works including vehicular access and parking - Withdrawn



Proposed Development

The applicant is seeking permission to demolish the methodist church and associated extensions/outbuildings and erect 6no. 2.5 storey dwellings.

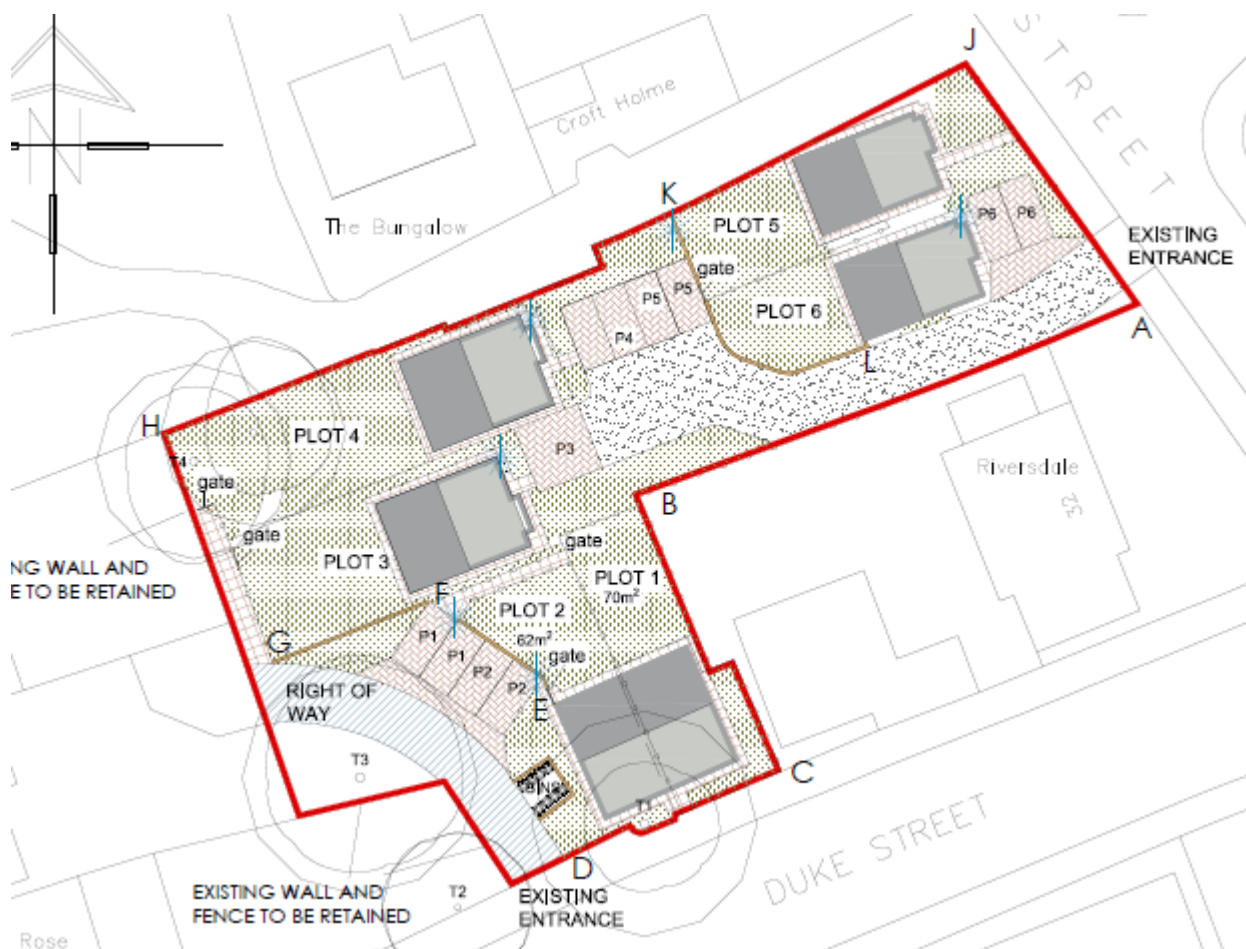
Plots 1 and 2 front Duke Street and are a pair of semi-detached dwellings and have 3 bedroom accommodation over 2.5 floors. Each plot has a small buffer garden to the front and a private garden to the rear. Parking for these plots would be out of curtilage and served from the existing right of way serving the existing dwellings to the West.

Plots 3 and 4 are 4 bedroomed detached dwellings. Each property has a buffer garden to the front and an enclosed garden to the rear. Vehicular access is from Market Street via a private drive and parking would be to the front of the properties (2no. Spaces each)

Plots 5 and 6 are detached 4 bedroom units. Plot 5 has pedestrian access from Market Street and parking is to the rear via the shared private drive. Plot 6 has pedestrian access from the shared private drive and parking between the front elevation and Market Street. Both properties have a small buffer garden to the front and an enclosed garden to the rear.

2no. vehicular access points would be utilised to serve the development and both already exist, 1no. off Market Street and 1no. off Duke Street which is subject to a right of access for neighbouring residents.

The group of trees to the North East of the site are proposed to be removed (T6-13) as well as the tree adjacent to Duke Street (T1). The other trees on the site, including T4 & T5 which are subject to a TPO are to be retained.



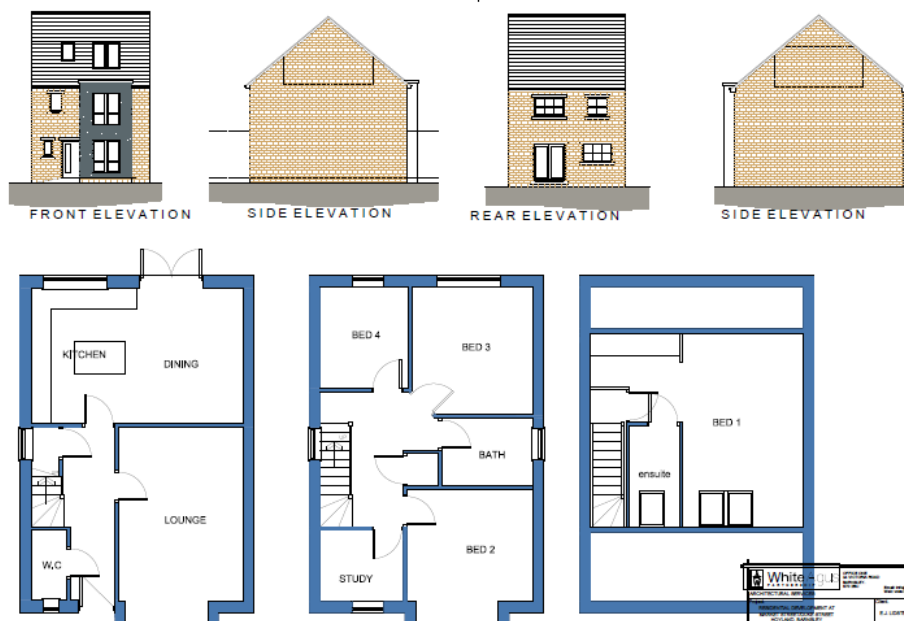
Plots 1 & 2



Plots 3 & 4



Plots 4 & 5



Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy H1 The Number of New Homes to be Built

Policy H4 Residential Development on Small Non-Allocated sites

Policy I2 Educational and Community Facilities

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy BIO1 Biodiversity and Geodiversity

Policy CC1 Climate Change

Policy CC2 Sustainable Design and Construction

Policy CL1 'Contaminated and Unstable Land'

SPD's

Those of relevance to this application are as follows:

-Design of Housing Development

-Parking

Other

South Yorkshire Residential Design Guide

NPPF 2024

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.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 73 – Small and medium sized sites can make an important contribution to meeting the housing requirements of an area, are essential for small and medium enterprise housebuilders to deliver new homes, and are often built out relatively quickly

Para 96 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings

Para 116 - 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 scenarios.

Para 131 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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.

Consultations

Biodiversity – No objections following the receipt of the Ecological Impact Assessment, subject to a suitably worded condition.

Drainage – No Objections subject to a condition

Highways – No objections to the amended plan subject to conditions

Regulatory Services – No objections subject to conditions

Superfast South Yorkshire – No objections. Development subject to Building Regulations.

Tree Officer – verbally confirmed no objections subject to replacement planting and suitably worded conditions

Yorkshire Water – No objections subject to conditions

Ward Members – 1no. Cllr has provided comments raising concerns in terms of highways impact, loss of trees, loss of an important community building and loss of history.

Representations

A site notice was erected on Market Street and 30no. neighbouring properties were sent notification letters. Neighbours were also re-consulted on receipt of amended plans when dwelling

numbers were reduced from 7 to 6. 3no. objections were received for the original plans and 3no. objections were received for the amended plans. The main points of concern are;

- Location of bin store
- Questions raised regarding the Duke Street entrance
- Over development of the site
- Proposal out of character with the area
- Disturbance during construction, particularly the traffic
- Potential damage to the shared drive
- Conflict between proposed parking areas and existing shared drive
- Reduced pedestrian safety
- Reduced Highway Safety
- Loss of trees and detrimental impact on wildlife

Assessment

Principle of development

The site is located within the Hoyland Principal Town Area and immediately adjacent to Hoyland Town centre. The significance of the site being located in the Hoyland Principal Town area is that is a priority location to accommodate growth and new residential development in spatial and sustainable development terms making it compliant with policies LG2 and H2. Furthermore, the site is allocated as Urban Fabric in the Local Plan and is not specifically allocated for housing, as such, this would be a relatively small, but valuable windfall site contributing to the Councils Housing targets set out in the Local Plan.

The site is allocated as Urban Fabric within the Local Plan. Local Plan policy H4 'Residential Development on small Non-allocated sites' states 'proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies within the plan.

Policy I2 'Educational and Community Facilities' states 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. As outlined in the site description above, the Hoyland Methodist group joined with the Birdwell group to form the Hoyland and Birdwell Methodist church due to dwindling numbers. This left the application building vacant.

In addition to the above, all new dwellings proposed must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

The merit of the proposed scheme is assessed under the headings below;

Residential amenity

It is noted that the demolition of the church and the replacement with 6no. dwellings with their associated vehicular movements and residential activities would generate some noise and disturbance. However, given that the site is on the very edge of Hoyland town centre with commercial uses within close proximity, the modest number of dwellings of a modest size would not significantly increase noise and disturbance to the detriment of the amenity of neighbouring residents and commercial uses.

The proposed development is immediately to the east of a number of detached dwellings which generally front the site. The rear elevations of plots 3 and 4 would face the front elevations of the neighbouring dwellings, however, there is a separation distance of circa 30m which exceeds the required 21m set out in the SPD. The neighbouring front elevation habitable room windows are also circa 17m from the private amenity spaces off the proposed dwellings which exceeds the required 10m.

The side elevation of plot 2 faces the front elevations and associated habitable room windows of the neighbouring dwellings to the West, however, again there is a circa 30m separation distance which exceeds the required 12m.

Plot 4 sits to the South of The Bungalow off Tithe Laith and there are habitable room windows, including dormer windows, facing the site. However, there is a circa 12m separation distance and Tithe Laith sits between the two sites. Furthermore, plot 4 does not have any habitable room windows on the side elevation facing the bungalow. As such, the proposal would not result in excessive overshadowing, be an overbearing feature or result in a loss of privacy.

Croft Holme sits to the North of the site, to the East of The Bungalow, and fronts Market Street. Plot 5 only partially overlaps the building line of Croft Holme and, in any case, there is an acceptable separation distance and there are no habitable room windows on the side elevation of plot 5.

Plots 5 and 6 front Market Street and predominantly face the junction between Market Street and Barber Street. There are some views of those 2 properties of the front elevations of the dwellings on the opposite side of Market Street but the separation distances meet those set out in the SPD for properties separated by a Highway.

The application site wraps around a detached building to the South East but that building is commercial and serves a solicitors office. Furthermore, plot 6 is separated from that site by the access road and plot 1 is beyond the rear boundary, adjacent to the associated outbuilding.

In terms of the amenity of the future residents of the development, the internal separation distances between the dwellings generally meet or exceed the requirements of the SPD. It is noted that the rear habitable room windows of plot 2 fall short of the 12m distance to the side elevation on plot 3. However, it only falls short by 1m and there is a slight offset between the plots. Furthermore, plot 2 sits to the South of plot 3 which means overshadowing of the rear garden area would not be significant. Given the reasons above, a refusal could not be sustained on the shortfall in this instance.

Each dwelling would have access to an adequate private amenity space, in accordance with the SPD, and the internal spacing generally meets or exceeds the requirements of the South Yorkshire Residential Design Guide.

For the reasons outlined above, the residential amenity of existing and future residents would be to a reasonable degree and accord with Local Plan policy GD1 and requirements of SPD 'Design of Housing Development'.

Visual Amenity

The existing church building is set back from both Market Street and Duke Street with soft landscaping surrounding, therefore, is not overly prominent from those public vantage points. However, the building is immediately adjacent and prominent on Tithe Laith and the large trees to the front of the building have been recently removed which has opened up the views from Market Street.

The proposed residential development is a departure from the current site layout and the proposed buildings occupy more of the site and are closer to the highways and public vantage points. The residential use is also a departure from the existing community use but, despite the site being on the edge of Hoyland Town centre, there are numerous residential properties adjoining, and within the immediate vicinity of, the site, as such, the proposed development is compatible with the area and would not appear alien or out of place.

In terms of the proposed layout, plots 1 and 2 have a highway frontage on to Duke Street and plots 5 and 6 have a frontage onto Market Street, this is in accordance with guidance set out in the SPD and South Yorkshire Residential Design Guide in that those dwellings would have an active frontage and interact with the streetscene. It is noted that plots 1 and 2 are very close to the back edge of the footpath serving Duke Street but that is reflective of the neighbouring properties. Plots 5 and 6 are far closer to Market Street than the existing building but again are reflective of the

building line of the neighbouring buildings, as such, they reflect the development pattern of the area.

Plots 4 and 5 have a side elevation adjacent to Tithe Laithe but would be separated from it boundary treatments. Furthermore, the existing building has a large side elevation onto Tithe Laithe and is relatively prominent. Plots 3 and 4 are set away from Market Street and Duke Street which reduces their prominence with public vantage points limited from the public footpath along Tithe Laithe.

Plots 3-6 are served by the proposed access road into the site which utilises the existing vehicular access point. It is noted that the entrance into the site is not ideal with the side elevation and side boundary of plot 6 on one side and the side boundary of Riversdale to the South. However, there is some fenestration in the side elevation of plot 6 to avoid a blank elevation and the proposed boundary treatment in this prominent location is upgraded to a dwarf wall with piers and infill timber panels rather than close boarded fencing.

Each of the properties have an element of buffer gardens to the front to provide an opportunity for soft landscaping. Not all the dwellings have in curtilage parking so this results in runs of parking spaces, however, they are limited to a maximum of 4 spaces inline with requirements. There is also opportunity around those parking spaces for soft landscaping and tree planting to reduce their prominent and dominance.

In terms of the design of the dwellings, they do differ from the buildings immediately adjacent to the site in that they have a smaller footprint and have smaller plots. However, along the wider streetscene there is a mix and variety of property styles and sizes, as such, there is no particular set architectural language to follow. There are also a number of smaller property types within the immediate area, including the development directly opposite Market Street. There is also a variety of designs, ages and styles of building within the immediate area, resulting in a varied and diverse streetscene, this development would add to that mix.

In terms of materials, the immediate area is predominantly stone. The materials of the proposed development are to be agreed, as such, a suitably worded condition will be recommended and the materials considered in detail at the discharge of conditions stage.

Each property has pedestrian access to the rear of the dwellings which will allow bins storage away from the principle elevations. It is acknowledged that some of the residents raised concerns regarding the bin store areas and the impact this could have on visual amenity, however, they are merely bin collection areas and bins would only be stored there on bin collection days.

As a result of the comments above, the visual amenity of the area would be maintained and the development would accord with Local Plan Policy D1, SPD 'Design of Housing Development' and the South Yorkshire Residential Design Guide.

Highway Safety

The proposal uses two existing accesses; the one on Market Street measures at 5.3m in width with the one from Duke Street being 4.5m wide. Both are acceptable to serve more than one dwelling.

The site is within easy walking distance of Hoyland Town centre and there is a bus stop within 100m of each proposed dwelling with at least two buses per hour travelling to Barnsley town centre.

Under normal circumstance, the site would need two visitor parking spaces, the requirement being for one space per four dwellings. However, the site is in a highly sustainable location and there is an 80-space public car park (presently council-owned and free to use) directly across Duke Street from the existing access. Given this, it is deemed acceptable to not provide any visitor parking in this particular instance. Resident parking is provided at levels commensurate with the guidance in the Barnsley MBC Parking SPD for three-bedroomed dwellings.

Given the dwellings would be served via a private drive, bin collection points have been provided adjacent to the adopted highways to allow collections from the Councils Waste Management Services.

Given the above comments, the development would accord with Local Plan Policy T4, SPD Parking and the South Yorkshire Residential Design Guide.

Ecology

An Ecological Impact Assessment (EclA) has been submitted in support of the application. The EclA sets out the results of a habitat and species assessment and also includes the results of an inspection and bat emergence survey of two buildings on site. The surveys found the majority of habitats on site to be of limited conservation value and bat surveys of the buildings indicate a likely absence of roosting bats. A number of trees on site were assessed as having a low potential to support roosting bats and buildings and vegetation were considered as having potential to support nesting birds. Precautionary works will therefore be required to ensure the legislation afforded to such species is adhered to. Such measures can and will be secured by a suitably worded planning condition.

The EclA also includes recommendations for the installation of bird boxes onto trees and the incorporation of integral bat and insect boxes onto proposed dwellings, which is welcomed. Again, such measures can and will be conditioned.

As a result of the above, the Councils Biodiversity Officer has raised no objections subject to the imposition of the conditions mentioned.

Trees

An arboricultural Report and Impact Assessment has been submitted with the application. The tree survey identifies 14 items of woody vegetation, comprised of 14no. individual trees. These comprise of 2 trees within retention category 'U', 1 tree in category A, 3 Trees in category B and 8 trees in category C. It should also be noted that the 3no trees identified as T1, T4 and T5 are subject to Tree Preservation Orders.

Since the Arboricultural Report was produced in March 2023 and this application being submitted in March 2024 the trees to the front of the site (T6-T13) have already been removed which means currently on site are the 3no. TPO's Trees (T1, T4 & T5), and the trees to the West of the site (T2 & T3). Of the remaining trees, only T1 is to be removed. It is noted that this tree has a TPO but the Arboricultural Report identifies this Norway Maple as a category U tree due to significant dieback/deadwood and recommends its removal even if this development does not go ahead. The Councils Tree Officer agrees with this assessment and raised no objections subject to replacement planting. Suitably worded conditions will be recommended.

Summary

The site is located within the Hoyland Principal Town Area and immediately adjacent to Hoyland Town centre, therefore, is a priority location to accommodate growth and new residential development in spatial and sustainable development terms making it compliant with policies LG2 and H2. Furthermore, the site is allocated as Urban Fabric in the Local Plan and is not specifically allocated for housing, as such, this would be a relatively small, but valuable windfall site contributing to the Councils Housing targets set out in the Local Plan.

Taking into account the relevant development plan policies and other material considerations the application is in accordance with the development plan (most notably policies H1, H4, H9, GD1, D1, BIO1 & Poll 1) and the relevant SPD's, including Designing Housing Development and Parking, and is assessed to be a suitable form of development. The application is also considered acceptable in relation to the other considerations set out in the assessment section of the report

including visual Amenity, residential amenity, highways matters, and mining legacy subject to appropriately worded conditions.

Based upon the above the proposals are in compliance with the development plan meaning that the presumption in favour of sustainable development set out in Local Plan policy SD1 and in paragraph 11 is considered to apply. In such circumstances proposals that accord with an up to date development plan should be approved without delay.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Approve Subject to conditions.