

2024/0361

Mr Andy Hall

Hunningley Lane Primary School, Hunningley Lane, Stairfoot, Barnsley, S70 3DY

Proposed demolition of modular classroom unit (Prior Notification)

Site Description

The application relates to detached modular classroom located at Hunningley Lane Primary School on Hunningley Lane in Stairfoot.

Planning History

B/94/1386/BA - Use of school grounds for motorcycle training - Saturday and Sunday (retrospective)

B/95/1180/BA - Erection of palisade perimeter security fencing

B/00/1291/BA - Alterations and improvements to school

B/03/1148/BA - Erection of single-storey conference room extension to school

B/04/1688/BA - Erection of two disabled persons ramps to playground of school (Deemed Planning Permission Granted)

B/05/0407/BA - Erection of single storey extensions to primary school (Approved with Conditions)

2009/1258 - Erection of single storey extension to Childrens Centre (Deemed Planning Permission Granted)

2010/0987 - Erection of extension to foundation unit and poly tunnel (Approved with Conditions)

2015/0421 - Erection of temporary mobile classroom to primary school for early learning and associated services connections (Deemed Planning Permission Granted)

2015/0758 - Variation of Condition no 1 of app 2015/0421 Erection of temporary mobile classroom to primary school for early learning and associated services connections (Approved with Conditions)

2016/0413 - Variation of condition 2 (approved plans) of app 2015/0421 (Erection of temporary mobile classroom to primary school for early learning and associated services connections) relocation of mobile classroom and erection of fencing (Approved with Conditions)

2016/1479 - Erection of single storey extension to school to form 2 additional classrooms, internal site layout configurations including provision of additional car parking and 2.4m high bin store enclosure and landscaping (Deemed Planning Permission Granted)

Proposed Development

The application was submitted as a Prior Notification of the intended demolition under Part 11 'Heritage and Demolition', Class B of the Town and Country Planning (General Permitted Development) Order 2015. Under this procedure the Council had 28 days to consider whether Prior Approval was required for the proposed method of demolition and means of site restoration.

The proposal is to demolish the building and subsequently replace it as it has fallen into disrepair. The site is not within a Conservation Area nor is the building Listed.

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 on 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 Allocation – Urban Fabric

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

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy I2: Educational and Community Facilities – Development for the provision of schools, educational facilities and other community facilities will be supported. 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.

Policy T4: New Development and Transport Safety – 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.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. 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. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 139 states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design,*

taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

Consultations

Demolition were consulted and raised no objections.

Highways Development Control (DC) were consulted and raised no objections.

Pollution Control were consulted and raised no objections subject to conditions.

Representations

None received.

Assessment

Principle of Development

Demolition is a form of permitted development under Part 11 'Heritage and Demolition', Class B of the Town and Country Planning (General Permitted Development) Order 2015 and so there are no grounds to oppose the demolition of the building in principle, which is not listed or located within a Conservation Area. It is acknowledged that there is a lack of details submitted with the application, however, notice has to be given to Building Control and Highways and Engineering where further controls and legislation apply. In addition, the contractor would have to adhere to Health and Safety Legislation set out by the Health and Safety Executive and Environment Agency.

Residential Amenity

There would be noise and disturbance as a result of the proposed demolition works, however, long standing residential amenity issues are not envisaged as the demolition will take place within the grounds of a school. Pollution Control have been consulted and have raised no objections.

Visual Amenity

There are no implications for visual amenity through the loss of the building as the building does not have any special or significant architectural merit. The site would be left in a safe and level condition ready for its re-development, however no details have been submitted at this stage.

Highway Safety

There will be no impact upon highway safety the demolition site is wholly contained within the grounds of the school.

Other Issues

A demolition method statement was not provided however Demolition, Highways DC and Pollution Control were consulted and didn't object to the lack of one.

Recommendation

Approve with conditions