

2025/0027

Mr Nigel Bailey

St Johns Community Centre, Church Street, Penistone, Barnsley, S36 6AR

External facade alterations to include two additional fire escape doors with associated internal alterations and the addition of boiler flues and air transfer grills. External site alterations to facilitate safe means of egress in event of fire

## Site Description

The site is located on Church Street, Penistone within the Penistone Conservation Area and is currently occupied by St Johns Community Centre. The centre is located on a one-way system within the town centre and is bounded to the north by the Trans Pennine Trail (TPT) a multi-user route on the former railway line. The building benefits from a modest car park situated to the front of the building which is single storey and constructed from red brick.

## Planning History

B/76/1629/PU - Change of use of former school and playground to community centre and car park

B/84/1291/PU - Erection of storage shed

2020/1088 - Demolition of existing outbuildings and erection of an extension to community centre with external stepped and ramped fire escape (Approved with Conditions)

## Proposed Development



The applicant is seeking permission for minor alterations including the addition of new fire escapes, boiler flues and air transfer grills as well as external site alterations to facilitate safe means of egress in event of fire.

## **Relevant Policies**

### 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 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 – Penistone District Centre / Penistone Conservation Area**

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 SD1: Presumption in favour of Sustainable Development** – States that proposals for development will be approved where 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 GD1 below will be applied to all development.

**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 TC1: Town Centres** – New retail and town centre development will be directed to centres to maintain and enhance their vitality and viability and that a sequential approach will be used to assess proposals for new retail and town centre development outside the designated centres.

**Policy HE1: The Historic Environment** – Positively encourage developments that help in the management, conservation and understanding of the historic environment.

**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.

**Policy 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.

**Policy 12: 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.

### **Neighbourhood Plan**

**Penistone Neighbourhood Development Plan (2018-2033)** – Following the successful referendum on 11 July 2019, Barnsley Metropolitan Borough Council resolved to make the Penistone Neighbourhood Development Plan on 27 August 2019. It now forms part of the statutory development plan for Barnsley Metropolitan Borough Council.

### **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:

- Parking
- Residential amenity and the siting of buildings

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

### **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
- Section 16: Conserving and enhancing the historic environment

### **Consultations**

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

The LPA's Conservation Officer was consulted and raised no objections subject to conditions.

Highways Development Control were consulted and raised no objections.

Penistone Town Council were consulted and raised no objections.

Penistone West Ward Councillors were consulted and raised no objections.

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

### **Representations**

Neighbour notification letters were sent to surrounding properties, a site notice erected at the site and a press notice issued, no comments were received.

## **Assessment**

The main issues for consideration are as follows:

- The acceptability of the alterations
- The impact on the character of the building and conservation area
- 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

The application site is located in Penistone District Centre with the immediate surrounding area featuring a mix of uses, including commercial and residential. The proposed development is to modernise the existing facility without changing how it operates. Extensions to such buildings are therefore acceptable in terms of Local Plan Policy I2, subject to compliance with other local and national policy. This weights significantly in favour of the proposal.

## Impact upon Conservation Area and Visual Amenity

There will be no significantly harmful impact to visual amenity nor the Penistone Conservation Area from the proposed alterations. The materials have been considered with the input of the Conservation Officer who raises no objection to the proposal.

The core design of the existing building is maintained. The alterations to the exterior of the building are fairly minor and therefore the visual amenity of the street scene is not expected to be compromised. The proposal is therefore acceptable in terms of visual amenity and impact upon the street scene in accordance with the policies D1 and HE1 of the Local Plan. This weighs significantly in favour of the proposal.

## Residential Amenity

There will be no significantly detrimental impact upon residential amenity. It appears from the plans that neither of the proposed fire doors, nor the gas flues are adjacent to residential properties, therefore it's unlikely there will be any adverse impacts on those living or working in the area during operation. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity. This weighs significantly in favour of the proposal.

## Highway Safety

There will be no impact upon highway safety. Given that there will be no changes to the access for the community centre, nor any changes to the internal parking layout, there are no objections from a highway's perspective. This weighs significantly in favour of the proposal.

### Conclusion

Having balanced all material planning considerations, and with no objections have been received in respect to the proposal. The proposal will not be significantly harmful to residential and visual amenity, nor will it negatively impact upon heritage assets, or highway safety. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

### **Recommendation**

**Approve with conditions**