



PLANNING SUPPORT STATEMENT

**APPLICATIONS FOR
(1) LISTED BUILDING CONSENT FOR DEMOLITION OF
LISTED BARN; AND
(2) OUTLINE PLANNING APPLICATION FOR
RESIDENTIAL DEVELOPMENT**

**THE BARN, OFF CHURCH STREET,
BOLTON-UPON-DEARNE, BARNSELY**

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1.0 INTRODUCTION

The proposal seeks Listed Building Consent for demolition of the Listed Barn and outline planning permission for residential development at The Barn, Off Church Street, Bolton-upon-Deane, Barnsley.

The former barn is Grade II Listed and is located in a general residential area. The buildings are derelict and have significantly deteriorated to the point that it is dangerous and unusable. It is proposed that following demolition that the site will be redeveloped along the same form as the Council previously granted planning permission for conversion of the buildings. It will be noted that since that permission the property has significantly deteriorated to the point that the buildings cannot be saved. It will be noted that whilst the planning application is submitted in outline only at this stage, all matters are sought for determination with the exception of landscaping.

This statement is provided to assist the Council in the discharge of its development control function. It is considered that this statement and the extensive supporting documents clearly demonstrate to the Council that the proposal accords with planning policy and, when judged against this and all material considerations, it is the case that planning permission should be granted.

The application is supported by the following information:

- (i) Full plans and details – Stephen A Welcer;
- (ii) Planning Support Statement – Townsend Planning Consultants;
- (iii) Design and Access Statement – Townsend Planning Consultants;
- (iv) Statement of Significance – Townsend Planning Consultants;
- (v) Detailed structural / Viability Report – David Hough Chartered Building Surveyor;

- (vi) Bat Report – Middleton Ecological Consultancy;
- (vii) Statement by Planning Solicitors – Stoneleigh Partnership.

This statement now proceeds to give details of the site, the proposal and background, including the previous planning history. Relevant Planning Policy and Central Government advice in the form of the National Planning Policy Framework is then outlined. The issues that the proposal raises are examined and finally the conclusion reached that permission should be granted for the proposal to proceed. A separate report in respect of heritage considerations (Statement of Significance) is also provided, together with a Design and Access Statement. Furthermore, a detailed building survey and viability assessment have been provided with this submission. These reports should be considered in conjunction with this supporting statement.

It is considered that this submission and supporting documentation demonstrated that Listed Building Consent for demolition should be granted and that the proposal is wholly appropriate in terms of historical context and land use. Nevertheless, the applicant remains willing to discuss all aspects of the proposal.

2.0 THE SITE AND PROPOSAL

The subject site is known as The Barn and forms a now derelict and disused Grade II Listed Building. The property has been unused and derelict for a number of years and has suffered significant damage. The subject site is located just off Church Street in close proximity schools and shops.

Full details of the condition of the buildings and the costs are set out in the supporting reports. It is clear from these reports that the nature of the buildings means that they are no longer capable of reuse.

As outlined, planning permission was previously granted by the Council for the conversion of the buildings as part of an overall proposal for the site. This came shortly after the Listing of the buildings. At that stage, it is understood that the buildings were fully in tact and utilised as a joiner's workshop. Following the grant of planning permission, two of the 8 No new dwellings were constructed, but the remainder of the site has remained unused since. The current applicant has had no control over the site and recently has inherited the site following the demise of her father. The applicant has major concerns in respect of health and safety and has tried to secure access to the buildings with secure perimeter fencing and warning signs. However, we understand that this is not stopping encroachment in the buildings. Owing to the nature of the buildings, these clearly need to be removed as soon as possible - hence the application for Listed Building Consent for removal.

The applicant is conscious of the history of the site and status of the building and, therefore, has submitted a scheme which will essentially replicate that previously approved when the buildings were capable of conversion. Whilst this will be new build, it will reflect the form, layout and detailing of the historic barns on the site.

This proposal, therefore, which is in two applications, seeks:-

- (i) Demolition of a derelict disused and dangerous Listed Building;
and
- (ii) Its replacement with a suitably designed proposal which respects and reflects the historic development at the site.

3.0 PLANNING POLICY

By virtue of Section 38 (6) of the Planning & Compulsory Purchase Act 2004, the planning authority must determine the planning application in accordance with the statutory development plan (insofar as it is material to the application), unless material considerations indicate otherwise. The NPPF also advises of a presumption in favour of development which accords with the development plan. The importance of the statutory development plan in the decision making process necessitates an examination of the relationship between the policies and proposals of the plan and government guidance.

3.1 Central Government Policy Advice

3.1.1 The National Planning Policy Framework

In the Ministerial Forward to this advice, it states:-

“Development that is sustainable should go ahead, without delay – presumption in favour of sustainable development that is the basis for every plan, and every decision.”

At Para 7 the advice sets out three dimensions for sustainable development which include economic, social and environmental:-

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- ***An economic role – contributing to building a strong responsive and competitive economy....***
- ***A social role – supporting strong vibrant and healthy communities by providing the supply of housing required to meet the needs of the present and future generations; and***

by creating a high quality built environment with accessible local services that reflect the communities needs and support its health, social and cultural wellbeing.”

- ***An environmental role – contributing to protecting and enhancing our natural built and historic environment.”***

As demonstrated throughout this statement, the proposal will enhance the Listed Building or the Conservation Area.

Para 9 goes on to state:-

“Pursuing sustainable development involves seeking positive improvements in the quality of built, natural and historic environment as well as in people’s quality of life.”

Para 14 goes on to state:-

“At the heart of national planning policy framework is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan making and decision taking...”

For decision taking this means;

- ***Approving development proposals that accord with the Development Plan without delay.”***

At Para 34 with regard to sustainable transport, the advice states:-

“Plans and decisions should ensure development that generates significant movements are located where the need to travel will be minimised and the use of sustainable transport nodes can be maximised.”

Section 6 relates to delivering a wide choice of high quality homes. This proposal will provide much needed starter homes on a brownfield site in a highly sustainable location.

Section 7 relates to requiring good design. At Para 56 it states:-

“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

Para 57 goes on to state:-

“It is important to plan positively for the achievement of high quality and inclusive designs for all development...”

Section 12 relates to ‘Conserving and Enhancing the Historic Environment’. At para 128 it states:-

“In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal their significance.”

At para 133 it states:-

“Where a proposed development will lead to substantial harm to or the total loss of significance of a designated Heritage Asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:-

- ***The nature of the heritage asset prevents all reasonable uses of the site; and***
- ***No viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and***
- ***Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and***
- ***The harm or loss is outweighed by the benefit of bringing the site back into use.”***

A statement of significance is submitted with this application.

With regard to decision taking, at Para 186 it states:-

“Local Planning Authorities should approach decision taking in a positive way to foster the delivery of sustainable development.”

At Para 197 the advice states:-

“In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.”

It is considered that there is no conflict with the NPPF and that the presumption inherent in respect of sustainable development should be weighed in the applicant's favour.

3.2 Local Planning Policy

The current Local Development Plan consists of the Barnsley Metropolitan Borough Council Local Development Framework - Core Strategy (September 2011) and the saved policies of the Barnsley Metropolitan Borough Council Unitary Development Plan (December

2000).

There are a number of policies within the documents that are relevant to the consideration of this application. Relevant policies include:-

3.2.1 Core Strategy

(i) CSP 8 The Location of Growth

The policy sets out the overall strategy for development within the Barnsley District. After Urban Barnsley, the secondary focus for development is the Principal Towns which includes Goldthorpe (and the Dearne Towns).

(ii) CSP 10 The Distribution of New Homes

The policy sets out that from 2008 to 2026 Goldthorpe (and the Dearne Towns) is to accommodate 3000 houses, 14% of the district's new homes.

(iii) CSP 17 Housing Regeneration Areas

This policy sets out that Bolton-on-Deane amongst other areas is recognised as an area of low housing demand and that the Council will support schemes aimed at the renewal. This support includes "encouraging housing growth by granting planning permission for housing redevelopment".

(iv) CSP 25 New Development and Sustainable Travel

In line with this policy, links to existing public transport will be utilised and sufficient vehicular parking provided.

(v) CSP 26 New Development and Highway Improvement

The proposed access will be sufficient to provide safe, secure and convenient access for all road users as detailed in the supporting highways report.

(vi) SP 29 Design

It is considered that the proposal put forward meets the checklist of requirements set out in this policy and reflects the historic nature of the site.

(vii) CSP 30 The Historic Environment

CSP 30 states:-

***“We will positively encourage the management, conservation and enjoyment of Barnsley’s historic environment and make the most of the heritage assets which define Barnsley’s local distinctiveness. Development which affects the historic environment and Barnsley’s heritage assets and their settings will be expected to protect or improve: the character and/or appearance of Conservation Areas the character and/or appearance of Scheduled Ancient Monuments the character and/or appearance of Listed Buildings (including any locally listed buildings or buildings of archaeological significance) archaeological remains of local or national importance the character and/or appearance of historic parks and gardens and other historic landscapes including key views from and within these landscapes*”**

It is acknowledged that this proposal will result in the loss of a Listed Building. However, in this instance there are circumstances which demonstrate that it is not possible to retain this.

3.2.2 UDP

(i) DE1/19

Within the UDP forms allocated housing site DE1/19 for 12 dwellings and states the site was under construction in January 1995. The development was never fully completed with the first two houses being built.

(ii) Policy H3

This policy sets out that housing sites as allocated in the plan are shown on the proposals maps.

(iii) Policy H4

The policy sets out that housing proposals on the proposals maps will be redeveloped for residential purposes.

4.0 THE ISSUES

4.1 The Development Plan

The starting point for the consideration of this application is the Development Plan. It is considered as outlined above that there is no conflict with the Development Plan. As a consequence, in the context of Section 38(6) it is considered that there is a presumption in favour of the development which should be weighed in favour of the applicant.

It now falls for the application to be considered in the context of all other material considerations.

4.2 Other Material Considerations

4.2.1 The Listed Building

The subject building, which appears to have originally functioned as an agricultural building, was at the time of Listing (in 1985) in use as a joinery. It was used for this purpose until 2010 when the building was severely damaged by fire.

Planning permission was granted for the redevelopment of the overall site which included conversion of the subject building to five dwellings and erection of eight new dwellings in 1989. The first two new properties on the development were constructed in accordance with the approval. However, the remainder of the development ceased to proceed. The use of the buildings ceased and the buildings remained unused since that time. The land and property remained in the ownership of the applicant's father and she inherited the responsibility for the site in 2016. On examining the condition of the buildings and their deteriorating state, the site securely fenced off from trespassers. As set out in the submitted structural report, the buildings have

significantly deteriorated owing to the fire damage. It is considered that due to the derelict state of the buildings and their unsafe nature they cannot be retained and have gone beyond the point of repair. It is clear that the costs involved in attempting to retain what is left of the buildings would not be viable.

It is quite clear from an examination of the advice at para 133 of the National Planning Policy Framework that there is a presumption that designated heritage assets would be retained unless a number of criteria are met. In this instance, it is considered that those criteria are met in that:-

- (i) The nature of the condition of the buildings prevent all reasonable uses of the site;
- (ii) By reference to the costings survey, no viable use can be found;
- (iii) No grant funding is available – see attached appended statement; and
- (iv) The harm or loss is outweighed by the benefit of bringing the site back into beneficial use. The site is clearly currently a health and safety issue and its demolition will resolve that issue. Furthermore, the Council do not have a five year land supply and this development can add in some small way to the regeneration and provision of housing in a sustainable location on previous used land.

Due to the significant deterioration of the buildings and their current structural condition, it is no longer viable to retain the buildings. The nature of the buildings and the costs of repairing what remains would not be viable, nor is there any public funding which could assist this.

The accompanying proposal with this application seeks the redevelopment of the site for five units and replicates the previously approved scheme for the conversion of the barn to five units. This will

provide a serviceable long term use for the site; will provide benefit by bringing the site back into beneficial use; and will usefully add to housing land supply in an authority that does not have a five year land supply.

4.2.2 Residential Development

The site is located in a residential area and forms part of an implemented (but not completed) scheme for the redevelopment of the overall site. The site is located in a sustainable location close to other residential properties and its use for residential purposes is considered to be wholly appropriate.

4.2.3 Housing Land Supply

The Council do not have a five year housing land supply and by reference to para 49 of the NPPF, significant weight needs to be given to the need to provide new housing development. This proposal will secure five new properties which can help meet local need.

4.2.4 Sustainability

The NPPF sets out a presumption in favour of sustainable development to which there are three dimensions. In terms of the subject development:-

1. In the economic dimension, the framework states that the government is committed to securing economic growth in order to create jobs and prosperity. This development will result in economic development providing jobs and a boost to the local economy.
2. In the social dimension, increased employment and housing provision will provide jobs and housing for local people, supporting the community.

3. In the environmental dimension, the proposal would bring back an underutilised brownfield site into beneficial use and removal of dangerous derelict and disused buildings.

Overall, the proposal would have significant economic, social and environmental benefits.

4.2.5 Bats

A bat report is submitted with this application.

4.2.6 Structural Issues

A detailed structural survey demonstrates that the buildings are not saveable and are in a derelict disused and dangerous condition. Under the circumstances, the only reasonable conclusion that can be reached is that the buildings cannot be saved and that Listed Building Consent should be approved for demolition.

5.0 SUMMARY / CONCLUSION

The scheme is submitted in two parts, as follows:-

- (i) Listed Building Consent is sought for demolition of the existing Listed barn; and
- (ii) Planning permission is sought for the construction of a scheme which reflects the previous approval for the conversion of the barn.

It is understood that at the time of the Listing in the 1980s the buildings were used as a joiner's workshop. The buildings have been empty and disused since 2010 and have now become derelict, disused and dangerous, as set out in the submitted structural report. Under the circumstances, it is considered that the only viable option for the buildings would be to allow demolition and redevelopment. It will be noted that the applicant has only just inherited the site and, therefore, has not previously been involved in the site.

It is considered that the scheme put forward for the development of the site is in a form which respects the historic context and previous form of the barn.

Should the Council require any further information or wish to discuss the matter, the applicant is willing to provide any further information.