



Cooperative Street (Even No.s) To Be Demolished:
No. 8, No. 10, No. 12, No. 14
No. 16, No. 18.
(6 No. Properties)
Note: No. 20 Will require formation of new gable end
(including roofing works to form new verges following
demolition of No. 18).



Photo 1 - Cooperative Street (Even No.s) looking South with entrance to Golden Nuggett Club on RHS

Cooperative Street (Odd No.s) To Be Demolished:
No. 1, No. 3, No. 5, No. 7, No. 9, No. 11
No. 13, No. 15, No. 17, No. 19, No. 21
No. 23.
(12 No. Properties)
Note: No. 25 Will require treatment to existing gable end
and introduction of new feature bay window to Lounge.



Photo 2 - Cooperative Street (Odd No.s) looking South with Alleyway through to Victoria Street on LHS



Photo 3 - Cooperative Street looking North towards Doncaster Road

NOTE: FOR LAYOUT OF
PROPERTIES TO BE
DEMOLISHED REFER TO
DRAWING
GHP-PH1-SK-A-21



Photo 4 - Cooperative Street looking North towards Doncaster Road with Alleyway to Victoria Street on right.



Photo 5 - Victoria Street looking South with Alleyways in foreground to Cooperative Street on RHS and Doncaster Road on LHS

Victoria Street (Even No.s) To Be Demolished:
No. 4, No. 6, No. 8, No. 10, No. 12,
No. 14, No. 16, No. 18, No. 20, No. 22,
No. 24, No. 26.
(12 No. Properties)
Note: No. 28 Will require treatment to
existing gable end and introduction of
new feature bay window to Lounge). Existing Odd No.
properties to be retained



Photo 6 - Victoria Street looking North towards Doncaster Road

Proposed Development

The application was submitted as a Prior Notification of the intended demolition of the building under proposed works 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 for consider whether or not Prior Approval was required for the proposed method of demolition and means of site restoration. The applicant has indicated that the method of demolition would be by 360 excavator with grab attachment and the land would be left level and even. The time limit of the application was extended by the applicant so that further information could be submitted in the form of a demolition method statement and a bat survey of the buildings.

The site is not set within the 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 held 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

In respect of this prior approval application, the only matters under considerations are the method of demolition and means of site restoration. Although local plan policies are not therefore strictly relevant these matters under consideration do have relevance to the following policies:

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.

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.

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.

BIO1 – 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.

Consultations

Biodiversity – No objections subject to conditions

Highways – No objections subject to the works being carried out in accordance with submitted details

Pollution Control – No objection subject to condition

Ward Councillors – No comments received

Representations

None

Assessment

Principle of development

The site is not set within the Conservation Area nor are any of the buildings listed.

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 buildings in principle, which are not listed or located within a Conservation Area. The only considerations are the method of demolition and site means of site restoration

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 are surrounding residential properties and it is expected that there would be some noise and disturbance as a result of the proposed demolition works, however, long standing residential amenity issues are not envisaged once all the materials have been removed. The approved contractor would need to work in accordance with Building Regulations and Health and Safety Legislation. A condition should be included to restrict the hours of demolition.

Visual Amenity

There are no implications for visual amenity through the loss of the buildings as the buildings do not have any special or significant architectural merit. The site will be redeveloped for new housing which will improve the appearance of the area. A subsequent planning application will be submitted which will look at the details, layout and design of these dwellings in due course.

Impact on Ecology

A bat survey has been submitted by the applicant, at the request of the Council's Ecologist. The survey concludes that there is a likely absence of roosting within the survey building at Co-operative and Victoria Streets, Goldthorpe, and as such, the proposed works present little risk of impacting upon bats or their roosts.

The Councils' ecologists have agreed with the findings of the document and recommended approval providing that a condition is attached to ensure that the report is complied with, and the mitigation strategy is adhered to.

Highway Safety

Highways DC have no objections to the proposal or the Demolition details.

Recommendation

Prior Approval Not Required subject to conditions