
Ref: 2020/1394

Applicant: Mr Raymond Holiday

Description: Erection of 13 no. dwellings and associated works

Land off Acorn Way, Grimethorpe, Barnsley

Site Description

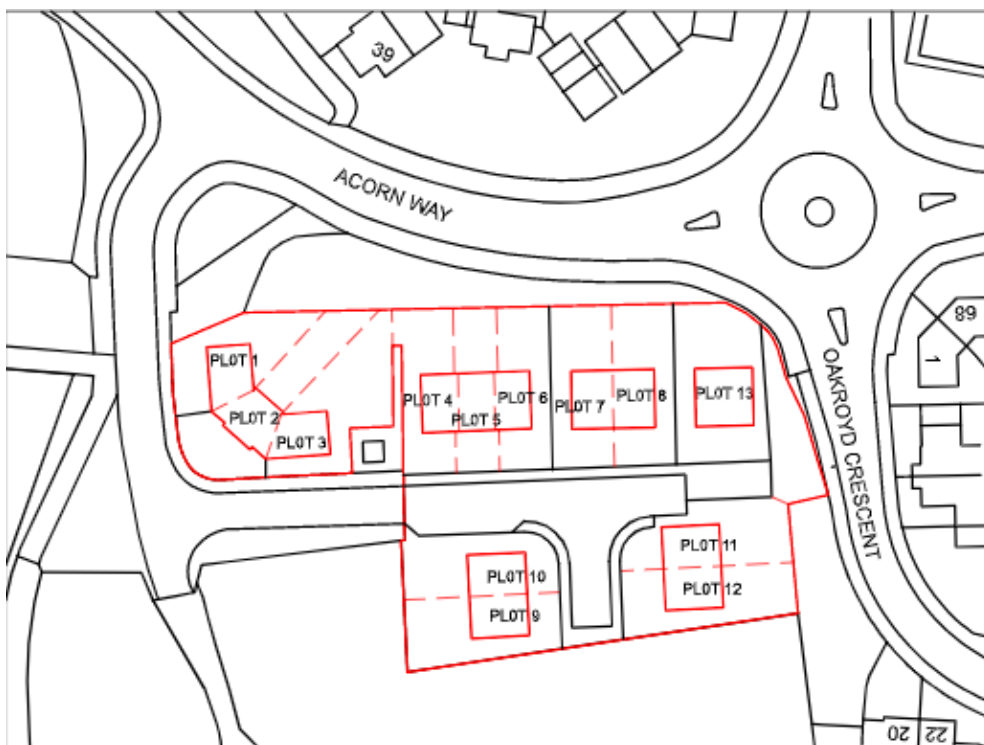
The site is located on a former council depot, off Acorn Way and adjacent the junction with Oakroyd Crescent.

The site is circa 0.35ha with an existing access from Acorn Way. It comprises a level platform, which was used for the depot and takes in part of the sloping sides up towards Acorn Way to the north, which is at a higher level. An area of adopted highway verge extends around the site to the north and east.

The site sits just outside Grimethorpe's Local Centre which is to the north. Ladywood Primary School circa 650m to the east with sports grounds just beyond this. To the north and east the area is predominantly residential, there are allotments directly to the south and employment uses to the west which are adjacent the main Park Spring Road (A6195).

Proposed Development

The proposed development is for 13 houses, located at the site entrance and extending into the site around the new residential street. The access point remains as existing.



Site Plan with proposed plot locations on



Aerial Shot of site

Twelve of the houses are 3 bed terrace or semi detached properties, with 1 detached five bedroom house. The dwellings are two storey properties although utilisation is made of the roof space to provide for bedroom accommodation.. At ground floor there is a kitchen and lounge / diner with some open plan and some having a separate kitchen; they all have a WC. At first floor in the 3 beds, there are two bedrooms and a family bathroom, with the corner units also having a second en-suite at this level. In the 5 bed, the first floor has 4 bedrooms and a family bathroom with the master suite in the roofspace.

All the houses are proposed to be red brick with grey roof tiles to the pitched roofs. There are dormers in the rear elevations of all the houses.

History

B/77/1382/HR - Use of land as haulage contractor's depot with ancillary cleaning and maintenance facilities – Refused

B/99/0883/HR - Form spine road and associated landscaping, open spaces, reclaim derelict land, refurbish allotments, revised parking for supermarket and improve junction

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 new Local Plan was adopted at the full Council meeting held 3rd January 2019. 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.

Site Allocation: Urban Fabric, located within Grimethorpe which forms part of the Principal Town of Cudworth

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

LG2 'The Location of Growth'

H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546

H2 'Distribution of New Homes' states 6% of new homes to be built in Cudworth.

H4 'Residential Development on Small Non-allocated Sites'.

H6 'Housing Mix and Efficient Use of Land' proposals for residential development are expected to include a broad mix of house size, type and tenure and a density of 40 dwellings per hectare is expected

H7 'Affordable Housing' seeks 10% affordable housing in this area on sites of 15 dwellings or more.

H8 'Housing Regeneration Areas'

T3 'New Development and Sustainable Travel'.

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

GS1 'Green Space' requires new development to provide or contribute towards green space in line with the Green Space Strategy.

BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

PI1 'Infrastructure and Planning Obligations'

SPD's

- Design of Housing Development
- Parking
- Open Space Provision on New Housing Developments
- Sustainable Travel
- Financial Contributions for Schools
- Trees and Hedgerows
- Affordable Housing

-Biodiversity and Geodiversity
-Planning Obligations

Other

South Yorkshire Residential Design Guide

NPPE

The National Planning Policy Framework 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.

Consultations

Air Quality: No objection but recommends the installation of electric vehicle charge points in accordance with Local plan Policy T3 and the Sustainable Travel SPD.

Affordable Housing: No comments as the proposed is below the threshold in Policy H7.

Biodiversity Officer: It is frustrating that the site has been cleared pre-submission, however, we have no evidence of what ecological value existed beforehand. The applicant should provide integral bat boxes to each house.

Contaminated Land: No objections or conditions.

Drainage: No objections subject to conditions

Education: There will be no requirement for a primary contribution but there will be a requirement for a secondary contribution, as originally identified in the pre-app response. However, due to the reduction in the number of dwellings from 19 to 13 this would now only generate a pupil yield of 2 pupils so a contribution of £32,000 will be required.

Highways: No Objections, subject to conditions.

Pollution Control: No objections to the proposed development, but request that the recommendations of the noise assessment, i.e. the specified glazing, ventilation and acoustic fencing are conditioned. In addition, a CMS is to be provided giving details of methods that will be imposed to prevent nuisance from dust and noise.

South Yorkshire Police: Having viewed the submitted plans & Design and Access Statement, it is clear that important elements of the Secured By Design. Safer Homes 2016 (Now updated to 2019) have been considered. I would encourage the developer that a Secured by Design application should be submitted for this development.

South Yorkshire Mining Advisory Service: According to the records the site does not fall within a Coal Authority referral area due to no shallow coal seams or mine entries expected to be of influence. As such there is no requirement for a Coal Mining Risk Assessment regarding the proposed development. Considering the above, only the Coal Authorities Standing Advice should be included within the decision notice if granted.

Superfast South Yorkshire: Standard condition requiring high speed broadband.

Tree Officer: No comments received

Urban Design Officer: No comments received

Ward Councillors: No comments received

Waste: Requested a bin collection point at the head of the cul de sac, however, as this is adopted highway and has been tracked to ensure a waste vehicle can access the site this is not required. Further a bin store for 13 houses would be significant in scale.

Yorkshire Water: No objections subject to conditions.

Representations

The application was publicised by notices on site and by individual neighbour notification. Two letters have been received, raising the following:

- Will parking restrictions be imposed on Acorn Way? The road is fast moving so parking here would increase accidents.
- There are two primary schools close by and the road is a busy walking route, parked cars will reduce safety and visibility for school children.
- The applicant states there are no trees on the site, this is only because they have removed them, or the council did? Can it be explained why?
- Will more trees and hedgerows be removed? Is so will the developer include replacements in their scheme?
- Loss of privacy, overshadowing and loss of light.
- Where will the access be?
- This will generate increased traffic and noise. There is already a noisy dog in the allotments.
- Noise and disturbance during construction.
- Loss of value to existing homes.

Assessment

As the site is not allocated for any specific use but is a brownfield site within the Urban Fabric, the starting point for assessing development is SD1, GD1 and H4.

The site is located within Grimethorpe, part of the Principal Town of Cudworth. It is well connected to the local centre of Grimethorpe and close to local schools as well as employment opportunities. It is therefore accepted that this is a brownfield site in a sustainable location.

Policy H4 requires the developments on small, non-allocated sites to comply with the wider Local Plan and Policy GD1 sets various overarching criterion for developments. The proposal will be assessed against these and the wider plan below:

Visual Amenity

Grimethorpe has been through a period of housing renewal following the closure of the collieries and the proposed has been designed to reflect the character of the more recent housing development which surrounds the site.

There is a corner plot at the site entrance and the houses are all terraced or semi-detached with a mix of frontage and side parking. The proposed materials are also consistent, being red brick and concrete grey tiles.

The house designs include dormers at the rear which will be visible from the wider area, however, there are examples of other dormers in the area and the proposed are small with pitched roofs which is a more acceptable design approach than the larger flat roof dormers.

Rear gardens back onto Acorn Way and Oakroyd Crescent, which is not ideal, however the levels here mean that fronting onto these roads is not possible. There remains a reasonable amount of highway verge which is currently planted with mature trees and details of rear boundaries along with landscaping can be secured by condition.

Some existing vegetation has been removed from the site, however, the larger trees around the site edges remain and some replacement planting can be secured by condition in the application process.

Therefore, the proposed is acceptable in visual amenity terms and complies with Local Plan Policy D1 and the accompanying guidance in the Design of Housing Development SPD.

Residential Amenity

The proposed development will have limited impact on existing residential properties as there is sufficient distance and adopted highway between them and the proposed. The nearest houses are to the east, on the opposite side of Oakroyd Crescent. These face onto the site and road, with gardens to the rear. The proposed are orientated so as to be side on or rear facing here with between 19m and 28m distance achieved, well above the respective standards.

Within the development, the houses are laid out with appropriate external space. However, initially there were concerns with the internal room sized which were tight in some instances, particularly in relation to the living space at ground floor. The applicant has amended the layout of plots 7-12 and replaced 13 & 14 with a single larger property. This has addressed most of the issues with internal space standards, with only plots 4-6 still having a small kitchen/living/dining space.

There is limited storage in the roof voids and none of the houses have garages but the gardens are noted to be sufficiently sized to accommodate a shed or similar storage facility.

Overall, the proposed meets the required space standards in relation to neighbouring houses and whilst some of the new properties are small internally, the majority do meet with internal space standards and all have sufficient garden space. Therefore, the proposed is broadly in compliance with Local Plan Policy D1 and the accompanying guidance in the Design of Housing SPD and the South Yorkshire Residential Design Guidance.

Highway Safety

Initial concerns raised with the layout in relation to the internal highway design have been addressed. In addition, the scheme originally included an area of adopted highway as garden which has resulted in a change to the red line for the scheme and a reduction in units. These amendments were subject to a re-consultation process.

The plans as amended have been assessed and are now acceptable and provide sufficient turning space for service vehicles including waste collection.

Therefore, the proposed is acceptable in terms of highway safety, subject to conditions including securing agreement of the detailed design, and is in accordance with Local Plan Policies T3 and T4.

Other S106 considerations – education, public open space and affordable housing

The site does not trigger a requirement for Affordable Housing or a green space contribution.

Education Services have confirmed that there are sufficient primary school spaces to accommodate new residents associated with the scheme but that the following contribution is required for secondary school places:–

- 2 Secondary School places at £16,000 per place = £32,000

Sustainable Travel – This is sought in accordance with Local Plan Policy T3 and the accompanying Sustainable Travel SPD. As the area is in the Accessibility Improvement Zone the overall contribution would be £9,750.

These will be secured via a S106 agreement.

Drainage/Flood Risk

In terms of foul sewerage Yorkshire Water have not raised any concerns with regards to any issues with the capacity of the sewerage system to accommodate flows from the development.

The applicant has proposed surface water will be via soakaways and final details can be secured through appropriate conditions. On this basis the proposed complies with local plan policies CC3 and CC4.

Ground Conditions

The site investigation has not identified any issues with contamination which cannot be overcome through appropriate remediation. In addition, the site is located outside of a Coal Mining Risk Area. No objections have been received from Regulatory Services accordingly.

The phase 2 site investigation will be included in the list of approved documents, with the appropriate recommendations therefore secured.

Ecology and Trees

The site was cleared of vegetation before the application was submitted, this is frustrating as it is no longer possible to understand the baseline biodiversity value. Nevertheless, it is accepted that the historic use of the site and larger proportion of existing hard standing, is such that the removal of vegetation was limited to the site edges. The Council's Ecologist has recommended bat boxes (integral) be provided to mitigate this loss.

In addition, detailed landscaping will be conditioned, and the applicant advised to provide native hedgerows and planting.

On this basis, Local Plan Policy BIO1 is broadly complied with.

Conclusion

Located in a regeneration area, this new housing development will bring a brownfield site, which is currently largely tarmacked and subject to waste tipping, back into active use. The design of the scheme as amended is consistent with the character of the wider area and is acceptable in accordance with Local Plan Policies. On this basis the proposed is recommended for approval.

Recommendation