
2020/0627 and 2020/0617 Full Planning and Listed Building Consent

APPLICANT: Mr and Mrs Mellor

DESCRIPTION: Proposed demolition of modern barns and a house and redevelopment of the site, including the conversion of existing farm buildings to create 22 dwellings.

LOCATION: Kexborough Hall Farm and Town Farm, Churchfield Lane, Kexbrough, Barnsley, S75 5DU

Site Location and Description

Town Farm and Kexborough Hall Farm sit either side of Cawthorne Lane, at the junction with Upperfield Lane and Churchfield Lane to the south west of Kexbrough. To the south of both farmsteads is open farmland with the Kexbrough to the north and east, a largely residential area with associated services.

Town Farm is to the west of Cawthorne Lane and is primarily made up of portal and modern framed barns which are relatively modern in design and construction. The farmhouse is stone built, located to the northwest of the site and has been converted from two properties to a single dwelling. There is a stone cattle holding barn on the site, adjacent to Cawthorne Lane which appears to be older than the others on site with some evidence of it including fragments of an earlier building.

Kexborough Hall Farm, to the east of Cawthorne Lane includes a Grade II Listed long barn range with courtyard to the north framed by the L shaped farmhouse to the west and another stone barn located along the northern boundary of the courtyard, immediately abounding Churchfield Lane. To the east of the courtyard is a further stone barn. Beyond this courtyard, there are a number of large more modern farm buildings.

Both sites slope to the south with Town Farm more gently sloping than Kexborough Hall Farm. Between the two farms is a residential house, adjacent Cawthorne Lane and Kexborough Hall Farm.

Kexbrough is mixed in character with stone, brick and render in evidence and a range of property types and styles.

Proposed Development

This report covers two applications, one a full planning application (2020/0627) and another a listed building consent application (2020/0617), for the same scheme and works.

It is proposed to demolish the modern barns on both sites along with the farmhouse on Town Farm. The Listed Barn and curtilage buildings (one is the attached barn to the east forming an L and the other is the long barn on the northern boundary of the site) on Kexborough Hall Farm will be converted along with the traditional barn located on the eastern boundary of Town Farm.

The development will create 22 dwellings in total: 14 new builds and 8 dwellings within the converted buildings. The mix of dwellings includes detached, semidetached and terraced properties comprising:

- 2 x two beds
- 10 x three beds
- 10 x 4 beds

Each property has garden space and parking. The proposed new builds are of a traditional design using stone and slate with ashlar heads and cills and timber windows and doors.

The conversions as proposed included a limited number of new openings and the stone slate roof of the long-range barn will be restored (currently being metal sheeting).

The existing access for Town Farm and Kexborough Farm will be used, visibility at town Farm will be improved and a footpath provided. Both developments are designed with a mews type arrangement for access and parking.

Planning History

87/0298 - Conversion of two cottages into one and extension to same, Town Farm - approved

92/1151 – Erection of House, Kexborough Hall Farm - Approved

96/0123 – Erection of extension to agricultural storage building, Town Farm - Approved

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.

Local Plan Policies

The site is allocated as Urban Fabric in the adopted Local Plan, where there is a presumption in favour of sustainable development.

The Grade II Listed Barn and curtilage buildings at Kexborough Farm require Local Plan Policy HE3 (among others) to be applied:

HE3 - Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance.

Other relevant policies include:

SD1 Presumption in Favour of Sustainable Development

GD1 General Development

LG2 The Location of Growth

H1 The Number of New Homes to be Built

H2 The Distribution of New Homes

H5 Residential Development on Large Non-allocated sites

H6 Housing Mix and Efficient Use of Land

H7 Affordable Housing

T3 New Development and Sustainable Travel

T4 New Development and Transport Safety

D1 High Quality Design and Place Making

HE1 The Historic Environment
HE2 Heritage Statements and general application procedures
HE3 Developments affecting Historic Buildings
GS1 Green Space
BIO1 Biodiversity and Geodiversity
GB1 Protection of Green Belt
CC1 Climate Change
CC2 Sustainable Design and Construction
CC3 Flood Risk
CC4 Sustainable Drainage Systems
CL1 Contaminated and Unstable Land
Poll1 Pollution Control and Protection
I1 Infrastructure and Planning Obligations

Supplementary Planning Documents

- Financial Contributions for Schools
- Barn Conversions
- Trees and Hedgerows
- Design of Housing Development
- Open Space Provision on new housing developments
- Affordable Housing
- Planning Obligations
- Sustainable Travel
- Parking

NPPF

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. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Affordable Housing – The site is located within an area where 20% affordable housing is required by policy H7. The tenure split would be 50/50 between rent and intermediate.

Air Quality –EVCP are required for each dwelling. This can be secured by condition.

Biodiversity – Initial concerns have been addressed through the submission of additional information. The proposed metric shows a biodiversity net gain on the site and subject to conditions securing further detail and mitigation the proposed is acceptable.

Demolition – Whilst some agricultural buildings are exempt from the Notice of Demolition – Building Act 1984, due to there being other properties within the development notification will be required. Informative will be added to the decision notice.

Drainage – Initially a condition was requested, however additional information has been provided and the drainage is acceptable with no conditions requested.

Conservation and Design – Further detailed assessment is in the main report, however the application was subject to a detailed pre-application discussion including site meeting and the proposed development has responded to and addressed comments. No objection subject to conditions.

Education - Kexbrough falls within the North planning area and due to the high level of ongoing development within this area (Low Barugh and other developments) a S106 education would definitely be required for this development.

Highways – No objections, subject to conditions. Detail in the report below.

Pollution Control – No objections. Requested a condition relating to noise and dust suppression measures during construction.

Trees – No objections subject to conditions securing tree protection measures and detailed landscaping.

SYMAS – The Coal Mining Risk Assessment concludes that an intrusive investigation is required, this can be secured through a condition.

Ward Councillors – No comments received.

Representations

The application has been advertised by way of a site and press notice and neighbouring letters. A second round of consultation was also undertaken because the applicant amended the plans and the red line. In total 12 comments have been received raising the following:

Concerns about poor visibility, narrow roads, and traffic speed along Churchfield Lane, near to Town Hall Farm. The entrance is opposite existing drives and it can be difficult to pull out of drives along here. The development provides an opportunity to make alterations to make this area safer.

Officer response: the access for the development has been assessed and amendments requested to ensure that safe visibility can be achieved when leaving the site. However, as this is an existing access to the farm it is not possible to secure further improvements to the road such as widening it.

Farm vehicles can see further up the road than cars as they are higher–

Officer response: the development includes improvements to visibility at the two proposed junctions.

Cawthorne Lane is very narrow, used by cars pedestrians and cyclists and visibility is poor, it is also becoming a rat run to the M1, so traffic is getting busier. This should be addressed.

Officer response: the development along Cawthorne Lane includes the retention of an existing building which has some historic merit and as such widening the junction here is not possible.

Traffic has increased over recent years and this development will make it worse. –

Officer response: the proposed development will provide 22 new houses which will have a limited impact on the existing traffic in the area.

There are issues with the existing drains with bad smells at times and poor water pressure. This started when the academy was built and it's worried the proposed will make it worse. Officer response: *detailed drainage plans have been provided and these have been agreed by the Council's Drainage Officer. Existing issues with the sewage network will need to be addressed by Yorkshire Water.*

Can the dutch barn to the south of the site be taken down?

Officer response: *this is outside the application red line and is being kept to service the remaining farmland.*

Assessment

Assessment

Principle and impact on listed building

The site comprises two farmsteads, both with a variety of barns and agricultural buildings as well as two separate farmhouses. Because the majority of the buildings are in, or were last in, agricultural use the site does not qualify as previously developed land as defined in annex 2 of the NPPF. However, the sites are not located in the green belt, instead both farmsteads are within the urban fabric of Kexbrough as allocated on the adopted Local Plan and are therefore within Urban Barnsley.

Policy H5 supports proposals for residential development on sites above 0.4ha where they:

- Are located on previously or part developed land
- Are located within Urban Barnsley, Principal Towns and Villages
- Are accessible by Public Transport; and
- Have good access to a range of shops and services.

As stated, the site(s) are not previously developed land as defined in the NPPF as such they do not meet the first criteria, albeit the site(s) are largely covered with hardstanding and buildings. They do meet the other three criteria being located within Urban Barnsley with good access to public transport and local shops and services (e.g. there is a local shop within 300m and the primary school is within 200m and the secondary school is 500m). As such the proposed is in part compliance with Local Plan Policy H5.

The existing farm business has been stated by the applicant to be no longer viable. The traditional buildings on site are not suitable for modern farming and the sites are constrained in scale and surrounded by housing which is sited as creating conflict in terms of noise and odour disturbance. The owners of the farms are brother and sister with no family members interested in taking up the business in the future, however, the farm land will be retained and managed by them using the remaining barn and from a farm in Silkstone which is owned by one of the applicant's partner. Therefore, whilst the sites are not previously developed land, as defined in the NPPF, it is accepted that on the ceasing of farming activity the buildings would likely fall into disrepair and that redevelopment could have a positive impact.

On Kexborough Hall Farm, there is a Grade II Listed Barn with several curtilage buildings including the long barn (adjacent Churchfield Lane) and the farmhouse. In addition, there is a barn to the east of the Listed Barn and courtyard which appears on the historic maps and whilst Town Farm has been largely redeveloped with modern buildings there is evidence of older buildings within the fabric of these modern structures and one traditional barn/structure which survives. The farms and these older buildings likely date back to the end of the C18 based on historic maps and the Conservation Officer has stated that they are of relatively

high heritage significance (national for the Listed Building). On this basis Local Plan Policies HE1, HE2 and HE3 apply and there is a requirement to conserve and enhance (where appropriate) the buildings significance.

The proposal seeks to comprehensively redevelop the sites of Town Hall and Kexborough Hall Farm (separated by Cawthorne Lane). Twenty-two dwellings are proposed, some conversions and some new builds, all relatively high spec units which are designed to complement the setting of the listed and historic buildings. Where buildings are listed / curtilage listed these are retained and converted by utilising existing openings and features.

The listed building conversion of the barn is generally acceptable in terms of the conservation of the building and approaches to internal subdivision. Externally, the number of new openings is restrained and on the whole existing windows, doors, and cart openings are utilised to get light in. The number of rooflights has been reduced and as these are conservation specific and to bedrooms, they are acceptable.

Overall, the proposals regarding the conversion of the curtilage buildings are acceptable. The long barn facing the listed building has the advantage of numerous south facing openings already so additional openings are kept to a minimum. To the north elevation new windows are also limited in number and size, providing light only to hallways and non-habitable rooms. Similarly, the proposed external alterations to the attached barn (to the east of the Listed barn) are limited and appropriately designed. Finally, the dry-stone walls that are proposed are very welcome as this will enhance the setting. These walls also play a role in reducing the visual impact of parked cars and enhancing the safety of children playing in the front garden (if no rear garden is being provided). Some mechanism to ensure these important walls are retained by homeowners would be very useful to retain the character and setting. This could be secured by way of a condition removing permitted development rights for new walls or fences and / or a covenant on the new houses.

Residential Amenity

Kexborough Hall Farm

The site layout for Kexborough Hall Farm is largely dictated by the Grade II Listed barn and curtilage buildings being retained on the site. The existing farmhouse was proposed to be converted into 3 dwellings; however, this has now been removed from the application and will be retained as it is. The Listed Barn will become 2 dwellings with an additional 1 in the barn attached to the east. The long barn is to be converted into 3 dwellings (2 x 2 beds and 1 x 3 bed).

The long barn faces into the site, with most windows overlooking the courtyard, facing the listed barn. However as there is 29m (circa) between the two, the required distances are achieved. Plot 1 is a 3 bed and has sufficient garden space to the front and side to meet the external space standards. Plots 2 and 3 have much smaller gardens to the front which offer limited external amenity space for the future occupiers. Both properties are 2 beds so less well suited to family housing and taking account of the constrained nature of the site, the long barns location directly abutting Churchfield Lane and access to the countryside, these smaller gardens are accepted in this case.

Plots 4, 5 and 6 are in the Listed Building and attached barn which form an L shape to the south and east of the courtyard. Plots 4 and 5 are 4 bed houses whilst plot 6 is a 3-bed bungalow. They all have sufficient garden space to meet the standards, albeit plot 6's is smaller and to the front and so less private. Plot 6 has a window in the elevation closest to the long barn and directly opposite a window in the proposed plot 3; both are existing openings and will be for habitable rooms. The applicant has proposed that in plot 6 the

window / opening is half boarded with obscure glazing above. This will retain privacy for both properties whilst also ensuring light without the need for new openings.

Plots 7, 8 and 9 are the only new build houses on the Kexborough Hall Farm side. They are in a line along the eastern boundary with gardens to the rear or side. Plot 9 is adjacent to an existing residential dwelling off Churchfield Lane and located south of this property, adjacent its garden. This will lead to some overshadowing; however, the house replaces 3 existing barns, all greater height and mass than the proposed. In addition, plot 9 has a single storey garage to the side, closest to the existing house which mitigates the overshadowing impact. Plots 8 and 9 are 21m apart however, plot 7 is only 14m from plot 8 which is well below the spacing standards. The applicant has sought to address this by making the habitable room windows in the facing elevations high level; windows at ground floor level can be screened by boundary treatments.

The proposed has been carefully designed and, taking account of the constraints of the site and benefits associated with retaining and refurbishing the Listed building and associated curtilage buildings, is acceptable in residential amenity terms in accordance with Local Plan Policy D1 and the associated SPD Design of Housing Development.

Town Farm

The redevelopment of Town Farm is less constrained with just one building retained and the rest demolished including the farmhouse. Side elevations are proposed to face the nearest property to the east which will have its own side elevation facing the site. The nearest properties to the south north and west will either meet or exceed the 21m distances to ensure adequate privacy exists to these nearest dwellings.

The proposed dwellings are a mix of detached and semi-detached houses all of which have sufficient internal and external amenity space including front and rear gardens and parking. Plots 6 and 7 are located within the converted barn adjacent Cawthorne Lane. Plot 7 has a large garden to the south whilst plot 6 has its garden located to the side, accessed from the kitchen diner. It also has a small private garden to the rear accessed from a garden room. The proposed development complies with the various spacing standards as set out in the Design of Housing Development SPD and Local Plan Policy D1.

Visual Amenity

The two farmsteads are currently dominated by large, modern barns and hardstanding's as well as associated farm vehicles and equipment.

The proposed redevelopment is of a high-quality design with the more traditional barns on site retained, included the Listed Barn and curtilage buildings. The use of quality, natural materials including stone, timber and stone or blue slates as well as dry stone wall will contribute to the overall visual appearance of the site.

In addition, the removal of the larger modern building and introduction soft landscaping across the site in gardens and around the site edges will improve the overall visual amenity on the site. The opportunity to introduce increased trees and hedgerows will be of visual amenity benefit.

As such the proposed is in accordance with Local Plan Policy D1 with regards the design and visual impact.

Highways

Highway officers raised concerns initially with the layout and intensification of use of the two access points. The applicant has since provided additional plans, tracking detail and road safety audits.

The application proposes alterations to the junction layout at the access to the east of the development (Kexborough Hall Farm). The design of this junction has been constrained by the Long Barn to the west (a curtilage building to the Listed Barn) and existing boundary treatments to the east (associated with neighbouring properties) however, the plotted visibility is acceptable taking account of Manual for Streets. Further, the proposal is relatively minor and does not impact on the existing operation of the Ballfield Road junction with tracking provided to demonstrate this. As such, the proposed development and design of this junction is acceptable.

The Town Hall Farm junction is less constrained and following comments by the Highway Officer has been redesigned to ensure appropriate forward visibility is achieved, allowing for the topography of the area, and can be maintained here. Tracking has also been provided to demonstrate there is sufficient room within the site to accommodate a refuse vehicle.

A Road Safety Audit has been provided which identifies no road safety problems associated with either access.

The amended proposals are therefore acceptable in highway safety terms and there is no objection subject to conditions.

Biodiversity

Although initial concerns were raised with regards to the information provided to support this application, including a need to test for Great Crested Newts in nearby pond and to undertake Bat Surveys which delayed the application, these have now been addressed.

The applicant has provided further surveys and an updated Biodiversity Metric 2.0 which confirms an overall net gain on the site following the development. The site overall has a low ecological value being largely hard surfaced and occupied by large scale farm buildings. Habitats on site are of low value, being associated with the hard standing area and buildings, existing farmhouse garden and some scattered trees. There are hedgerows on the Town Hall Farm, but these are species poor (Hawthorn and leylandii). The ecology report confirms the trees and hedgerows are retained where possible. In addition, there is some semi-improved grassland on the Town Hall site, but this is assessed as being of low value. The report concluded that the overall increased soft landscaping will create an opportunity to increase and enhance habitats which has resulted in an overall net gain in the Biodiversity Metric.

In addition, the report proposes bird nesting features such as barn owl boxes and sparrow terraces, hedgehog boxes and highways across the site and habitat piles at the site edges. These will positively mitigate impacts on species which are not assessed in the metric. In addition, the applicant has agreed to a condition requiring further specific mitigation for bats.

The ecological assessment(s) and Biodiversity Metric have been assessed by the Council and the approach agreed subject to further detailed ecological mitigation including landscaping and a habitat management plan being secured through condition.

As such the proposed complies with Local Plan Policy BIO1.

Trees

The amended scheme now means that the arboricultural impact assessment is out of date, however the impacts have reduced in some instances and there does not appear to be any increased encroachment into the rooting areas of any of the trees. Some trees will be removed to facilitate the development but in the main these are smaller lower quality trees likewise some larger trees will require removal for arboricultural reasons

There are two category A trees on the site which will be affected by the scheme but as detailed in the Arboricultural Impact Assessment (AIA) impacts can be mitigated for by the use of specialist construction techniques. Some trees are in close proximity to the proposed houses, most notably the category A Yew tree, however, none are so close that some minor pruning will not maintain a satisfactory clearance from the properties

Overall, the large and better quality trees have been retained as part of the scheme and the layout very much appears to have been worked around them. The retained trees will require protection via protective barriers and by utilising some specialist construction techniques; as such tree protection details and an Arboricultural Method Statement will need to be provided. Given that trees are to be removed then significant replacement planting will also be required to mitigate for this and as such a landscaping scheme will also be required. Both these can be secured through appropriately worded conditions.

Therefore, the proposed complies with Local Plan Policy BIO1 and D1 and the accompanying SPD Trees and Hedgerows.

S106 Contributions

Assessed against the formulae in the published SPD's the following contributions would be required: -

Affordable Housing – 20% required on site, the tenure split requested is 50/50 between rent and intermediate and the mix proposed: 2 x 2 beds, 1 x 3 bed and 1 x 4 bed has been agreed.

Sustainable Travel – Local Plan Policy T3 requires financial contributions towards improvements to sustainable travel, where levels of accessibility through public transport, cycling and walking are unacceptable. This is calculated using the formulae in Appendix C of the Sustainable Travel SPD and is £16,500.

In addition, EV charging points would need to be conditioned for each dwelling.

Greenspace –The proposed development includes no greenspace within the site, as such a contribution is required towards the improvement of greenspace off site. This contribution is based on the final mix of development and calculated using the contributions per dwelling figures at Appendix 2 of the Open Space Provision on New Housing Development SPD. The total contribution is £42,694.25

Education – There is a need to provide a contribution towards the provision of additional school places at both primary and secondary school levels. The development will generate a pupil yield of 5 primary pupils and 3 secondary pupils, calculated in accordance with section 4 of the SPD.

The total required contribution would be £128,000 (8 x £16,000) as set out in the Financial Contributions to Schools SPD.

These contributions will be secured through an appropriate legal agreement.

Conclusion

The proposed redevelopment of these farmsteads will provide additional housing whilst also ensuring the restoration and long-term maintenance of the listed buildings at Kexbrough Hall Farm. The development has been designed sympathetically to the history of the two farms and retains the traditional buildings on the site with the new builds proposed being of a high-quality design and materials. The Conservation Office has confirmed no objections on this basis.

The development has also been assessed against other development plan policies and is in broad compliance with these. Therefore, the proposed is recommended for approval subject to conditions and an appropriate legal agreement.

Recommendation –

2020/0627 Approve subject to a S106 (for the matters outlined above) and the conditions stated.

2020/0617 – Approve subject to conditions stated.

Conditions for 2020/0627

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990

- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved:
Site Layout Ref: 19001D-100-P06
Town Farm -
Visibility Splay - Long Section Ref: 1732-303
Vehicle Tracking and Visibility Ref: 1732-201B
Plot 1 Ref: 19001D-101-P01
Plots 2 & 3 Ref: 19001D-102-P01
Plots 4,4a & 5 Ref: 19001D-103-P02
Plots 6 & 7 Ref: 19001D-104-P03
Plot 8 Ref: 19001D-105-P01
Plot 9 Ref: 19001D-106-P02
Plot 10 Ref: 19001D-107-P01
Plot 11 & 12 Ref: 19001D-108-P01
Kexborough Farm -
Visibility Splay - Long Section Ref: 1732-301
Proposed Build Out Extents and Adjacent Junction Tracking Ref: 1732-302
Plot 1, 2 & 3 Ref: 19001D-109-P01
Plots 4,5 & 6 Ref: 19001D-110-P02
Plot 7 ref: 19001D-111-P02
Plot 8 Ref: 19001D-112-P02
Plot 9 Ref: 19001D-113-P04
unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 Prior to the commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Where retaining walls are required, full details of the location, height, design and materials will be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved details.

Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with Local Plan Policy D1, High Quality Design and Place Making.

- 4 Prior to commencement of development full details of the mitigation measures identified in the Kexbrough Farms, Ecology Report Revision (3rd issue) alongside additional bat enhancement measures, including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To conserve and enhance biodiversity in accordance with Local Plan BIO1.

- 5 Prior to commencement of development a detailed Ecological Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall set out how the Biodiversity Net Gain identified in the agreed Biodiversity Metric 2.0 Calculation Tool Kexbrough shall be achieved and maintained on site for 30 years. The development shall be implemented in accordance with the approved details.

Reason: To conserve and enhance biodiversity and secure no net loss in biodiversity on the site in accordance with Local Plan BIO1 and the accompanying SPD Biodiversity and Geodiversity.

- 6 No development shall be commenced until full engineering, drainage and street lighting and constructional details of the streets proposed for highway adoption have been submitted to and approved in writing by the LPA. The development shall, thereafter, be constructed in accordance with the approved details unless otherwise agreed in writing with the LPA.

Reason: To ensure that the internal streets are planned and approved in good time to a satisfactory standard for use by the public in the interests of highway safety in accordance with Local Plan Policy T4

- 7 No development shall take place unless and until full foul and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the proper drainage of the area in accordance with Local Plan Policy CC3

- 8 No development shall take place unless and until porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways, and calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways, are submitted to and approved in writing by the Local Planning Authority

Reason: To ensure the proper drainage of the area in accordance with Local Plan Policy CC3

- 9 Before any dwelling is first occupied the roads and footways shall be constructed to binder course level from the dwelling to the adjoining public highway in accordance with details of a completion plan to be submitted and approved in writing by the LPA.
Reason: To ensure streets are completed prior to occupation and satisfactory development of the site in accordance with Local Plan Policy T4.
- 10 Notwithstanding the details indicated on the submitted drawings no works shall commence on site until a detailed scheme for the off-site highway works as indicated on drawing number 1732-302 has been submitted to and approved in writing by the LPA.
Reason: To ensure that the highway works are designed to an appropriate standard in the interest of highway safety in accordance with Local Plan Policy T4.
- 11 Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05m above the level of the adjacent highway carriageway.
Reason: In interests of highway safety in accordance with Local Plan Policy T4
- 12 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
- i. The parking of vehicles of site operatives and visitors
 - ii. Means of access for construction traffic
 - iii. Loading and unloading of plant and materials
 - iv. Storage of plant and materials used in constructing the development
 - v. Measures to prevent mud/debris being deposited on the public highway.
 - vi. Measures to reduce noise and dust disturbance.
- Reason: In the interests of highway safety and residential amenity in accordance with Local Plan Policy T4.**
- 13 No development shall take place until a survey of the condition of the adopted highway condition to be used by construction traffic has been submitted to and approved in writing by the LPA. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken. The survey must consist of:
- i. A plan to a scale of 1:1250 showing the location of all defects identified
 - ii. A written and photographic record of all defects with the corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of survey.
- On completion of the development, a second condition survey of the adopted highway shall be carried out to identify defects attributable to the traffic associated with the development. It shall be submitted for the written approval of the Local Planning Authority. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.
Reason: To ensure that any damage to the adopted highway sustained throughout the development process is identified and subsequently remedied at the expense of the developer in interests of highway safety in accordance with Local Plan Policy T4.
- 14 Upon commencement of construction works, details of electric vehicle electric vehicle charge points shall be submitted and approved in writing by the LPA. The EVCPs will have a minimum "Mode 3" (7 kW, 32 AMP) capability and shall be installed in accordance with the approved details prior to first occupation of the development and thereafter in accordance with the approved details.

Reason: To ensure the new residential units are provided with infrastructure that conforms with the requirements of LP Policy T3 - New Development and Sustainable Travel.

- 15 Upon commencement of development details of measures to facilitate the provision of high speed full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure compliance with Local Plan Policy I1.

- 16 No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:
- Tree protective barrier details
 - Tree protection plan
 - Arboricultural method statement

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

- 17 Prior to commencement of development, full details of soft landscaping works including details of the species, positions and planted heights of proposed trees; together with details of the position and condition of any existing trees and hedgerows to be retained, along with a timetable for implementation which identifies features required to screen the development and provides them early in the construction process, shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be implemented on accordance with the agreed scheme and timetable.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 18 All in curtilage planting, seeding or turfing comprised in the approved details of landscaping plans referred to in condition 17 shall be carried out on each plot no later than the first planting and seeding season following the occupation of the individual dwellinghouse/s; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

- 19 All external materials shall match those used in historic buildings in every respect and no construction work shall commence until a representative sample of all new external materials has been submitted to, and approved in writing by, the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.

Reason: In the interests of the visual amenities of the locality and to conserve and enhance the historic buildings on site, in accordance with Local Plan policies HE3 Developments affecting Historic Buildings' and D1 'High Quality Design and Place Making'.

- 20 The facing stone used in the development shall be natural sandstone, matching that of existing historic buildings in terms of colour, general grain size, type of face dressing, and method of coursing.

Reason: In the interests of the visual amenities of the locality and to conserve and enhance the historic buildings on site, in accordance with Local Plan policies HE3

Developments affecting Historic Buildings' and D1 'High Quality Design and Place Making'.

- 21 The roof covering for the proposed development shall utilise either natural stone flag or natural blue / grey slate, with matching ridge tiles.
Reason: In the interests of the visual amenities of the locality and to conserve and enhance the historic buildings on site, in accordance with Local Plan policies HE3 Developments affecting Historic Buildings' and D1 'High Quality Design and Place Making'.
- 22 For the listed or historic buildings all cementitious pointing shall be removed using hand tools to twice the depth of the width of the joint. Pointing mix to the listed and curtilage listed buildings (1-6) and A-C shall be lime (NHL 3.5) : aggregate at a ratio of 1:3. Sand / aggregate should be well graded or river sand. Preparation of the joints will require careful removal of cement by hand at a depth equal to twice that of the width. Pointing mix to be of the same colour or as close as possible to the original lime and to be finished slightly back from arms of surrounding stonework and brushed off or stippled to remove laitance and expose aggregate to a depth of 2 or 3 mm
Reason: In the interests of the visual amenities of the locality and to conserve and enhance the historic buildings on site, in accordance with Local Plan policies HE3 Developments affecting Historic Buildings' and D1 'High Quality Design and Place Making'.
- 23 All windows, doors and frames shall be timber and mounted in the reveal a minimum of 75mm. Gutters are to be half round in metal on rise and fall brackets with circular rainwater pipes complete with all stop ends, outlets, jointing seals and internal corners. Rainwater pipes to include traditional collared connectors with hardwood bobbins and discharge shoe at outlet.
Reason: In the interests of the visual amenities of the locality and to conserve and enhance the historic buildings on site, in accordance with Local Plan policies HE3 Developments affecting Historic Buildings' and D1 'High Quality Design and Place Making'.
- 24 No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:
- The programme and method of site investigation and recording.
 - The requirement to seek preservation in situ of identified features of importance.
 - The programme for post-investigation assessment.
 - The provision to be made for analysis and reporting.
 - The provision to be made for publication and dissemination of the results.
 - The provision to be made for deposition of the archive created.
 - Nomination of a competent person/persons or organisation to undertake the works.
 - The timetable for completion of all site investigation and post-investigation works.
- Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.
- Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated in accordance with Policy H6.**

Conditions for application 2020/0617:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990

- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved:
Site Layout Ref: 19001D-100-P06
Town Farm -
Visibility Splay - Long Section Ref: 1732-303
Vehicle Tracking and Visibility Ref: 1732-201B
Plot 1 Ref: 19001D-101-P01
Plots 2 & 3 Ref: 19001D-102-P01
Plots 4,4a & 5 Ref: 19001D-103-P02
Plots 6 & 7 Ref: 19001D-104-P03
Plot 8 Ref: 19001D-105-P01
Plot 9 Ref: 19001D-106-P02
Plot 10 Ref: 19001D-107-P01
Plot 11 & 12 Ref: 19001D-108-P01
Kexborough Farm -
Visibility Splay - Long Section Ref: 1732-301
Proposed Build Out Extents and Adjacent Junction Tracking Ref: 1732-302
Plot 1, 2 & 3 Ref: 19001D-109-P01
Plots 4,5 & 6 Ref: 19001D-110-P02
Plot 7 ref: 19001D-111-P02
Plot 8 Ref: 19001D-112-P02
Plot 9 Ref: 19001D-113-P04
unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 Prior to the commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Where retaining walls are required, full details of the location, height, design and materials will be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved details.
Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with Local Plan Policy D1, High Quality Design and Place Making.

- 4 Prior to commencement of development full details of the mitigation measures identified in the Kexborough Farms, Ecology Report Revision (3rd issue) alongside additional bat enhancement measures, including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
Reason: To conserve and enhance biodiversity in accordance with Local Plan BIO1.

- 5 Prior to commencement of development a detailed Ecological Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall set out how the Biodiversity Net Gain identified in the agreed Biodiversity Metric 2.0 Calculation Tool Kexbrough shall be achieved and maintained on site for 30 years. The development shall be implemented in accordance with the approved details.
Reason: To conserve and enhance biodiversity and secure no net loss in biodiversity on the site in accordance with Local Plan BIO1 and the accompanying SPD Biodiversity and Geodiversity.
- 6 No development shall be commenced until full engineering, drainage and street lighting and constructional details of the streets proposed for highway adoption have been submitted to and approved in writing by the LPA. The development shall, thereafter, be constructed in accordance with the approved details unless otherwise agreed in writing with the LPA.
Reason: To ensure that the internal streets are planned and approved in good time to a satisfactory standard for use by the public in the interests of highway safety in accordance with Local Plan Policy T4
- 7 No development shall take place unless and until full foul and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure the proper drainage of the area in accordance with Local Plan Policy CC3
- 8 No development shall take place unless and until porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways, and calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways, are submitted to and approved in writing by the Local Planning Authority
Reason: To ensure the proper drainage of the area in accordance with Local Plan Policy CC3
- 9 Before any dwelling is first occupied the roads and footways shall be constructed to binder course level from the dwelling to the adjoining public highway in accordance with details of a completion plan to be submitted and approved in writing by the LPA.
Reason: To ensure streets are completed prior to occupation and satisfactory development of the site in accordance with Local Plan Policy T4.
- 10 Notwithstanding the details indicated on the submitted drawings no works shall commence on site until a detailed scheme for the off-site highway works as indicated on drawing number 1732-302 has been submitted to and approved in writing by the LPA.
Reason: To ensure that the highway works are designed to an appropriate standard in the interest of highway safety in accordance with Local Plan Policy T4.
- 11 Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05m above the level of the adjacent highway carriageway.
Reason: In interests of highway safety in accordance with Local Plan Policy T4
- 12 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning

Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. The parking of vehicles of site operatives and visitors
- ii. Means of access for construction traffic
- iii. Loading and unloading of plant and materials
- iv. Storage of plant and materials used in constructing the development
- v. Measures to prevent mud/debris being deposited on the public highway.
- vi. Measures to reduce noise and dust disturbance.

Reason: In the interests of highway safety and residential amenity in accordance with Local Plan Policy T4.

- 13 No development shall take place until a survey of the condition of the adopted highway condition to be used by construction traffic has been submitted to and approved in writing by the LPA. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken. The survey must consist of:

- i. A plan to a scale of 1:1250 showing the location of all defects identified
- ii. A written and photographic record of all defects with the corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of survey.

On completion of the development, a second condition survey of the adopted highway shall be carried out to identify defects attributable to the traffic associated with the development. It shall be submitted for the written approval of the Local Planning Authority. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: To ensure that any damage to the adopted highway sustained throughout the development process is identified and subsequently remedied at the expense of the developer in interests of highway safety in accordance with Local Plan Policy T4.

- 14 Upon commencement of construction works, details of electric vehicle electric vehicle charge points shall be submitted and approved in writing by the LPA. The EVCPs will have a minimum "Mode 3" (7 kW, 32 AMP) capability and shall be installed in accordance with the approved details prior to first occupation of the development and thereafter in accordance with the approved details.

Reason: To ensure the new residential units are provided with infrastructure that conforms with the requirements of LP Policy T3 - New Development and Sustainable Travel.

- 15 Upon commencement of development details of measures to facilitate the provision of high speed full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure compliance with Local Plan Policy I1.

- 16 No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

- Tree protective barrier details
- Tree protection plan
- Arboricultural method statement

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

- 17 Prior to commencement of development, full details of soft landscaping works including details of the species, positions and planted heights of proposed trees; together with details of the position and condition of any existing trees and hedgerows to be retained, along with a timetable for implementation which identifies features required to screen the development and provides them early in the construction process, shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be implemented on accordance with the agreed scheme and timetable.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
- 18 All in curtilage planting, seeding or turfing comprised in the approved details of landscaping plans referred to in condition 17 shall be carried out on each plot no later than the first planting and seeding season following the occupation of the individual dwellinghouse/s; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.
- 19 All external materials shall match those used in historic buildings in every respect and no construction work shall commence until a representative sample of all new external materials has been submitted to, and approved in writing by, the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.
Reason: In the interests of the visual amenities of the locality and to conserve and enhance the historic buildings on site, in accordance with Local Plan policies HE3 Developments affecting Historic Buildings' and D1 'High Quality Design and Place Making'.
- 20 The facing stone used in the development shall be natural sandstone, matching that of existing historic buildings in terms of colour, general grain size, type of face dressing, and method of coursing.
Reason: In the interests of the visual amenities of the locality and to conserve and enhance the historic buildings on site, in accordance with Local Plan policies HE3 Developments affecting Historic Buildings' and D1 'High Quality Design and Place Making'.
- 21 The roof covering for the proposed development shall utilise either natural stone flag or natural blue / grey slate, with matching ridge tiles.
Reason: In the interests of the visual amenities of the locality and to conserve and enhance the historic buildings on site, in accordance with Local Plan policies HE3 Developments affecting Historic Buildings' and D1 'High Quality Design and Place Making'.
- 22 For the listed or historic buildings all cementitious pointing shall be removed using hand tools to twice the depth of the width of the joint. Pointing mix to the listed and curtilage listed buildings (1-6) and A-C shall be lime (NHL 3.5) : aggregate at a ratio of 1:3. Sand / aggregate should be well graded or river sand. Preparation of the joints will require careful removal of cement by hand at a depth equal to twice that of the width. Pointing mix to be of the same colour or as close as possible to the original lime and to be finished slightly back from arms of surrounding stonework and brushed off or stippled to remove laitance and expose aggregate to a depth of 2 or 3 mm
Reason: In the interests of the visual amenities of the locality and to conserve and enhance the historic buildings on site, in accordance with Local Plan policies HE3

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- 23 All windows, doors and frames shall be timber and mounted in the reveal a minimum of 75mm. Gutters are to be half round in metal on rise and fall brackets with circular rainwater pipes complete with all stop ends, outlets, jointing seals and internal corners. Rainwater pipes to include traditional collared connectors with hardwood bobbins and discharge shoe at outlet.

Reason: In the interests of the visual amenities of the locality and to conserve and enhance the historic buildings on site, in accordance with Local Plan policies HE3 Developments affecting Historic Buildings' and D1 'High Quality Design and Place Making'.

- 24 No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

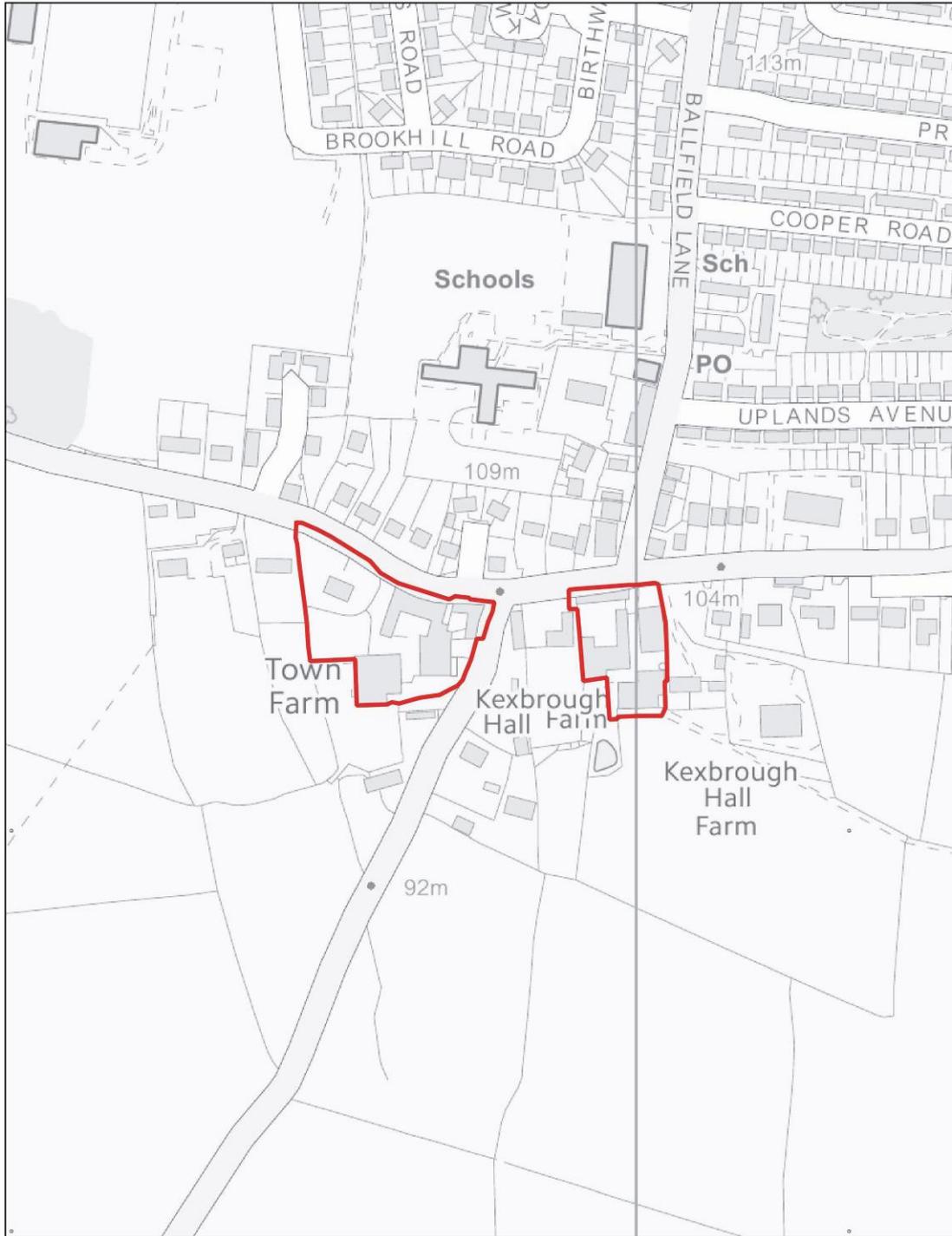
- The programme and method of site investigation and recording.
- The requirement to seek preservation in situ of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated in accordance with Policy H6.

PA Reference:-

2020/0627



BARNSELY MBC - Regeneration & Property



Scale: 1:2927

