

Application Reference Number:	2025/0308		
Application Type:	Permission in Principle		
Proposal Description:	Permission in Principle for the Construction of 1no. Custom/Self-Build Dwellinghouse		
Location:	Land off Foundry Street, Elsecar, Barnsley, S74 8EQ		
Applicant:	Mr Jamie Sloane		
Third-party representations:	Two	Parish:	None
		Ward:	Hoyland Milton

Summary:

This planning application is seeking permission in principle for the construction of 1no. custom/self-build dwellinghouse.

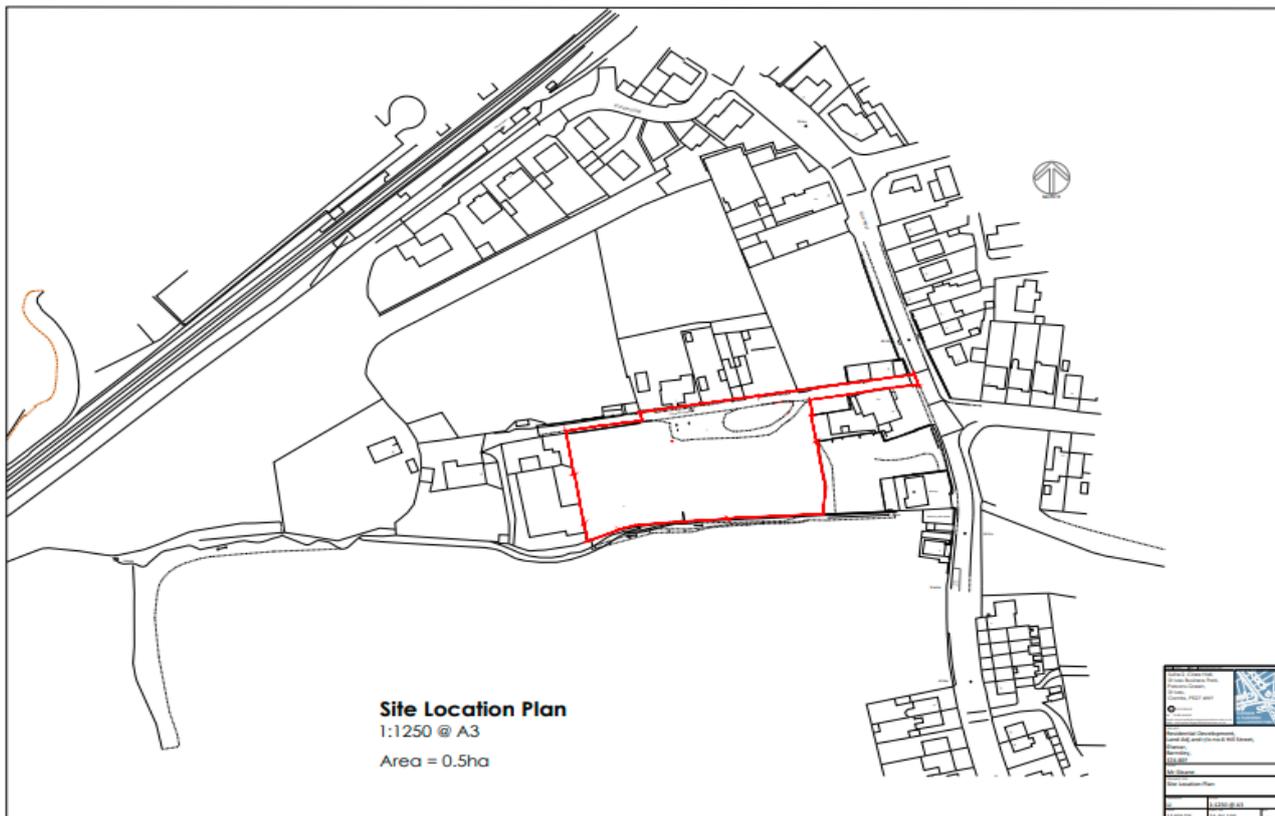
The site falls within Urban Fabric as allocated by the adopted Local Plan. Permission in principle is an alternative way of obtaining planning consent for housing led development as part of a two stage procedure. Permission in principle, as the initial stage, is limited to the consideration of location, land use and the amount of development which, in the event of an approval, would leave the remaining matters to be considered in a technical details application.

Recommendation:

Approve Permission in Principle

Site Description

The application relates to a brownfield site located to the south of Foundry Street, off Hill Street and Fitzwilliam Street in Elsecar. The surrounding area is principally residential characterised by a mix of dwelling types of varying scale and appearance. To the west of the application site is a detached, split-level bungalow and former commercial buildings. To the south are open fields. To the north and northwest is land that is designated as land to remain undeveloped due to the impact on the historic environment. The site is in the Elsecar Conservation Area. The site has had previous approvals for a dwelling and a care home however the site is now vacant and features a lot of vegetation.



Planning History

There are various planning applications associated with the site.

Application Reference	Description	Status
B/91/1747/HN	Outline for erection of residential home for elderly	Approved with Conditions
B/93/0439/HN	Erection of 40 bed residential nursing home (Reserved Matters)	Approved with Conditions
B/93/1331/HN	Erection of detached dwellinghouse with integral garage	Approved with Conditions
B/00/1039/HN	Erection of detached dwelling with integral garage	Approved with Conditions
B/05/1436/HN	Renewal of planning consent B/00/1039/HN - Erection of detached dwelling with integral garage	Approved with Conditions
2010/0516	Erection of a residential care home	Refuse
2011/0503	Erection of 40 bed residential care home	Approved with Conditions

Proposed Development

The applicant is seeking permission in principle for the construction of 1no. custom/self-build dwellinghouse.



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019). The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require.

Local Plan Allocation – Urban Fabric / Elsecar Conservation Area

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy LG2: The Location of Growth – Priority will be given to development in the following locations:

- Urban Barnsley;
- Principal Towns of Cudworth, Wombwell, Hoyland, Goldthorpe (which includes Thurnscoe and Bolton on Dearne), Penistone and Royston; and
- Villages.

Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town, and the Principal Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

Policy H4: Residential Development on Small Non-Allocated Sites – Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies.

Policy H6: Housing Mix and Efficient use of land – Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

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

Policy BIO1: Biodiversity and Geodiversity – Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

Policy Poll1: Pollution Control and Protection – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Policy T3: New development and Sustainable Travel – Expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cycles. Also sets criteria in relation to minimum levels of parking; provision of transport statements and of travel plans.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled. Central to the NPPF is a

presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

- Section 2 - Achieving sustainable development
- Section 4 - Decision making
- Section 9 - Promoting sustainable transport
- Section 12 - Achieving well-designed places
- Section 16 - Conserving and enhancing the historic environment

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Documents:

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- Biodiversity
- Design of Housing Development
- Parking
- Sustainable Travel

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

Other Guidance

- South Yorkshire Residential Design Guide

Consultations

Biodiversity - No objections

Conservation - No objections

Contaminated Land - No objections

Forestry - No objections

Highways Development Control (DC) - No objections

Highways Drainage - No objections

Hoyland Milton Ward Councillors - No objections

Mining Remediation Authority - No objections

Pollution Control - No objections

South Yorkshire Mining Advisory Service - No objections

Yorkshire Water - No objections

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Neighbour notification letters were sent to surrounding properties, and a site notice erected at the site, two objections were received and in summary raised the following material planning considerations.

- Alterations to existing garden areas
- Doesn't meet highway standards
- Obstruction of access
- Parking

Furthermore, the following non-material planning considerations were also raised.

- Horses
- Land ownership
- Spillover from the Crown Pub
- Use of a skip

The scope of a Permission in Principle is restricted to location, land use and amount of development.

Assessment

The NPPG explains that permission in principle is an alternative way of obtaining planning consent for housing led development as part of a two stage procedure. Permission in principle, as the initial stage, is limited to the consideration of location, land use and the amount of development which, in the event of an approval, would leave the remaining matters to be considered in a technical details application.

The PPG further advises that conditions cannot be attached to the grant of permission in principle and expressly states that planning obligations cannot be secured at the permission in principle stage. Therefore, with regard to any consultation, responses received which recommend additional work or conditions, these would be required at the technical consent stage if permission in principle was to be granted.

Location

The application site lies inside the settlement development boundary of Hoyland which is a Principle Town identified by Policy LG2 of the Local Plan. Principal Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

Furthermore, it is clear the site was previously developed, and the site is a historically significant one, being the site of historic foundry buildings (hence Foundry Steet) and workers housing which can be seen on maps dating back to 1901. This is in part the reason the conservation area was extended to include Foundry Street. This heritage sensitivity was picked up at various stages including the Local Plan assessment.

The NPPF defines 'sustainable development' as having three dimensions: economic, social and environmental. The proposal is considered to represent sustainable development in terms of the NPPF's 'presumption in favour of sustainable development' and the principle of residential development in this location is therefore accepted.

Land Use

The site is currently vacant however past structures on the site have been located to the west as is the proposed dwelling on the indicative layout. The site is allocated as Urban Fabric in the Local

Plan to which the erection of dwellings in that allocation is acceptable in principle. The site is also listed on the brownfield register (H0214). Furthermore, in light of the planning history and the residential use existing on Foundry Street it is deemed entirely appropriate that this parcel of land is appropriate for residential development.

Amount of Development

Plot sizes vary in the street scene and ample space exists for required minimum levels of private amenity space as well as parking. The siting of one dwelling would not result in a cramped form of development, nor would it conversely make insufficient use of the land available. The plot is big enough for the required separation distances to be achieved from other properties.

It is noted the site is large enough to feature more than one dwelling however this would not be feasible due to the limits on Foundry Street which is not an adopted highway. A single dwelling is clearly not the norm in this area or historically for the site on such a large plot of land where the historic grain and housing numbers were quite different. However, given there is already in excess of five dwellings served off a private drive, and the difficulties faced by making it adoptable, one dwelling although under developing the site would be acceptable in this circumstance.

Conclusion

The scope of a Permission in Principle is restricted to location, land use and amount of development. Other matters should be considered at the technical details consent stage. As such, it is concluded that the location, proposed land use and amount of development are acceptable. As previously stated, no conditions can be added to this decision.

Recommendation

Approve Permission in Principle