
2022/0926

Adam Sheard (South Yorkshire Police)

Demolition of a pair of semi-detached buildings last used as a youth Centre (Prior Approval)

54-56 Overdale Avenue, Worsbrough, Barnsley, S70 4BD

Site Description

Numbers 54 and 56 Overdale Avenue is a pair of semi-detached buildings which has taken on a number of different use classes since being acquired by West Yorkshire Police around 1966. The building was utilised as a police station/dwelling until 1986 and then became Bank End Youth Club under a lease agreement (which is covered under planning decision B/0016/WB). The youth club was closed in 2013 and handed back to South Yorkshire Police, where it has been attempted to find a purchaser for the site/land. These attempts have been unsuccessful, and the building has subsequently fallen into disrepair after several spates of vandalism, arson and anti-social behaviour.

The building itself is found within the Green Belt but the immediately surrounding area is largely sub-urban, with residential properties to the immediate West and South with Sunnybank Nursery to the North-East. Vehicular access into the site is from the North-West, leading to a shared car park and the entrance into the site which is gated up with a metal security fence (which was approved under B/99/0543/WB).



Proposed Development

The application was submitted as a Prior Notification of the intended demolition of the 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 proposal is to demolish the building and remove all rubble/debris off site with the spoil/rubble being taken to the contractor's yard and recycled. The site/land will be sold after the demolition work has been completed. The site is not set within the Conservation Area nor is the building Listed.

Policy Context

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

Local Plan

In respect of this prior approval application, relevant Local Plan policies include:

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.

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. For decision-taking this means:-

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Consultations

Biodiversity – Initially requested that a preliminary roost assessment for bats should be submitted to support the application for demolishing the buildings. Upon receipt of this, no objection was received

Highways – No objections

Pollution Control – No objections, requested a condition to restrict demolition times.

Ward Councillors – No comments

Representations

None

Assessment

Principle of Development

The site is not set within the Conservation Area nor is the building 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 building in principle, which is not listed or located within a Conservation Area.

It is acknowledged that there is a lack of details submitted with the application, however, 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 would be 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 building has clearly fallen into disrepair and has been disused since 2013 and its removal would benefit the area, allowing the land to be used for a more

The contractor would need to work in accordance with Building Regulations and Health and Safety Legislation.

Visual Amenity

There are no implications for visual amenity through the loss of the building as the buildings do not have any special or significant architectural merit. The site would be left in a safe and level condition until detailed proposals are put forward for its re-development, however no details have been submitted at this stage.

Impact on Ecology

Colleagues in Ecology were consulted on the application due to fact that an old building was being demolished. A preliminary bat survey was requested by the Council's ecologists which was duly submitted and assessed. The findings of the report were considered to be satisfactory by the ecologists with a couple of minor recommendation changes. The report found that the building has low suitability to support roosting bats and no signs of bats were identified during the inspection by the applicant's ecological consultant. Mitigation measures were suggested in the report which recommended that three tree-mounted bat boxes are installed on the Silver Birch tree adjacent to the Northern end of the site. Specific details about which boxes, the placement on the tree and when they should be installed are included within the document (section 6.3.1). 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. Further detail would need to be submitted to Highways and Engineering through the submission of the demolition notice and accompanying statement.

Recommendation

Prior Approval Not Required subject to conditions