2023/0081

Applicant: Barlow Properties

Description: Reserved matters application for 3 dwellings with appearance, landscaping, layout and scale under consideration (in connection with outline application 2021/1571)

Address: Stables, Barnsley Road, Darton, Barnsley, S75 5NU

Description

The site is circa 0.3ha and is located to the south of Darton Recreation Ground, adjacent Barnsley Road (east side) and close to the junction of Bence Lane which leads westwards to Kexbrough.

A commercial livery business currently occupies the site with 3 buildings, 2 stable blocks and a barn. There is also a storage container on site and lean-to extensions to the stables together with equipment and machinery. Hardstanding surrounds the buildings and all weather horse riding arena to the south. The existing stables are constructed in timber whilst the barn is block work with timber above and sheeting on rear gable. Roof coverings are felt and sheeting.

There are trees along the western boundary with Barnsley Road and the land to the east sits within Flood Zone 2 whilst the stables are located within Flood Zone 1.

Access is taken from Barnsley Road to the west of the site.

History

B/97/0550/DT - Erection of two stable blocks and Dutch barn for use in connection with livery business – Approved.

2010/0791 - Regrading of land to alter land levels to provide grazing land including the erection of a stable block, fencing and the formation of a hardstanding, parking area and menage – Approved.

2021/0576 - Change of use of Agricultural Building to dwellinghouse (prior notification) – Refused.

2021/1571- Outline application for up to 3 dwellings with access considered at this stage but all other matters reserved- Approved.

Proposed Development

This application is submitted in reserved matters form following on from the approval of outline planning permission (all matters reserved except for means of access) to determine appearance, landscaping, layout and scale for four dwellings.

Under application 2021/1571, an indicative layout was submitted demonstrating how three detached dwellings could be delivered on site. The proposed site plan for approval under this application is as below.



Proposed Site Plan



Proposed Elevations and Floor Plans (Plot 1)



Proposed Elevations and Floor plans (Plots 2 and 3)

The subject proposal shows two different dwelling types across the three dwellings, all two stories in height. The proposed site plan details parking/turning, private amenity space and landscaping. The access to the site would be from Barnsley Road as existing. The dwellings would measure 8m in height with dual pitch roofs with eaves of 5m. Plot 1 would measure 9.4m in width and 7.2m in depth, whilst plots 2 and 3 would measure 11.1m in width and 6.4m in depth.

Policy Context

The site is allocated as Green Belt in the adopted Local Plan, where Local Plan Policy GB1 protects the green belt from inappropriate development in line with the NPPF. Paragraph 149 of the NPPF lists exceptions to inappropriate development including:

- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; and

- limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

The following policies are relevant:

Local Plan Policy GB2 allows for the replacement, extension and alteration of existing buildings in the Green Belt.

Other relevant policies include:

SD1 Presumption in Favour of Sustainable Development
GD1 General Development
LG2 The Location of Growth
E3 Uses on Employment Land
E4 Protecting Existing Employment Land
H1 The number of New Homes to be Built
H2 The Distribution of New Homes
H4 Residential Development on Small Non Allocated Sites
H6 Housing Mix and Efficient Use of Land
T3 New Development and Sustainable Travel
T4 New Development and Transport Safety
D1 High Quality Design and Place Making
BIO1 Biodiversity and Geodiversity
GB1 Protection of Green Belt
GB2 Extensions in the 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

- Parking
- Design of Housing Development
- Biodiversity and Geodiversity

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

Air Quality – No comments received, however comments from outline are as follows- all new houses should include electric vehicle charging points as required under the Sustainable Travel SPD. This can be secured by condition.

Contaminated Land – No comments received, however comments from outline are as follows- no objections or conditions.

Coal Authority – Condition 12 of outline application address coal mining legacy issues, no objection.

Drainage – Standard condition applied at outline should be carried over to this reserved matters.

Environment Agency – No objections.

Highways – No objections subject to conditions.

Pollution – No comments received, however comments from outline are as follows- no objections subject to conditions.

SYMAS – No objections. Note condition 12 of outline permission.

Ward Councillors – No comments received.

YW – No objection.

Representations

The site was advertised by site notice and by 13 neighbour notification letter.

One representation was received in support of the application, whilst two objections were received which are summarised as follows:

- Not made aware of outline planning permission and no site notice posted.
- Reiterate highway safety concerns due to the high volume of traffic along Barnsley Road

Assessment

The site is in the green belt where land is protected from inappropriate development; however, it is previously developed land, having been used for a livery business. National and Local Planning Policy allows for the replacement of existing buildings within the green belt.

Paragraph 149 of the NPPF allows for limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.

Local Plan Policy GB2 allows for replacement building subject to them:

- Being in the same use and not materially larger than that which it replaces:
- Being of a high standard of design that respects the character of existing buildings and surrounds; and

- Having no adverse effect on the amenity of local residents, visual amenity or highway safety.

The proposed development proposes 3 residential dwellings with associated access, parking and curtilage. Whilst this is a change of use, contrary to Local Plan Policy GB2, the proposed is in a residential area with houses opposite and to the south of the site. Therefore, this use is not out of character with the area and the principle was established at outline for residential development at the site.

At outline, the plots proposed a floor area of circa 290sqm, presuming the buildings were all two storey in height. The proposed dwellings, minus the third floor at loft level, have a combined floor area of 310sqm. Whilst this is a slight increase above the outline, it is a reduction from the previous buildings on site which had a floor area of 319sqm so there is an overall reduction in the built form on the site. The existing access is proposed to be used and the site currently incorporates various areas of hard standing which will be reduced in the proposed residential scheme.

Furthermore, the proposed is on the edge of the Urban Fabric of Darton, and Barnsley Road is a main bus and vehicular route into and out of Barnsley. There are various employment developments in the immediate area and good access to services. As such the proposed is in a sustainable location.

Taking account of the above, whilst the proposed is for a change of use, the overall scale of buildings on the site and areas of hard standing is reduced and the introduction or residential here would not be out of character with the area and the principle of residential development has been granted at outline stage. In this respect the impact of the development on the green belt in terms of openness is acceptable. The requirements of National Policy are therefore met in terms of paragraph 149 of the NPPF.

Visual Amenity

It was considered at outline that the existing livery business and associated buildings did not have a high value in visual amenity terms. The barn was in a poor state of repair and the site dominated by large stable blocks and hard standing with associated storage including a metal storage container. In this respect the redevelopment of the site for 3 houses would provide an opportunity to improve the overall appearance of the site.

There are two types of dwellings proposed, all two storey with bedrooms at third floor. The dwellings proposed are high quality in design, with pitched roofs and would be in keeping with the scale of dwellings in the surrounding area. The proposed materials being nostrell multi red brick, red brick plinth, marley modern concrete tiles and French grey doors and windows would also be in keeping with materials seen in the immediate area whilst also being modern in appearance, these will be conditioned to ensure compliance.

It is considered the development would reduce the overall scale on site as above and therefore there would be no greater impact on the openness of the Green Belt than what is already present on site. Permitted development rights will be removed from the scheme to ensure that the plots are not overdeveloped to ensure no detrimental impact to the Green Belt. Based on the above, local plan policy D1 is complied with.

Residential Amenity

The nearest residential dwellings are located opposite the site, across Barnsley Road. As this is more then 38m away the impact on the amenity of these existing properties is limited. In

addition, there is existing screening along the site frontage provided by trees which will not be removed as part of this development.

In terms of the impact of the dwellings onto one another, there would be no undue overlooking as plots 2 and 3 would have habitable windows to the front and rear only, looking onto the gardens and the proposed landscaping onto the Barnsley Road respectfully and plot ones' habitable room windows to the front would be sited so they are looking onto hardstanding, rather than the blank elevation of plot 2.

In terms of the amenity of future occupiers, each dwelling would have a large garden, well above the standard expected in the new housing development SPD of 60sqm. The overall dwelling size meets the standards within the South Yorkshire Residential Design Guide and all bedrooms, except bedrooms 3 and 4 of plot 2 meet at least single standard (7sqm). It is noted that these are only a small discrepancy of around 0.3sqm and as such are not considered substantial enough to refuse the scheme. There are also a number of double bedrooms seen throughout each dwelling type which meet the double standard (12sqm) and all the other rooms of the dwellings would meet the standards in the South Yorkshire Residential Design Guide. Furthermore, all habitable windows are served by large openings to ensure there is adequate light and outlook. Therefore, the proposed is acceptable in terms of residential amenity and complies with Local Plan Policy D1.

Biodiversity

At outline, the proposed development was supported by a Preliminary Ecological Appraisal and accompanying Small Sites Metric which assessed the impact of the proposed-on biodiversity alongside any mitigation and concluded that it was possible to achieve a net gain in biodiversity on the site.

It was requested that a Biodiversity Enhancement Management Plan (BEMP), detailing aims and objectives, management and monitoring for the duration of 30 years to be submitted for habitats created/enhanced within the site boundary. The BEMP has been submitted as part of this application. It details that alongside the retained hedgerow and trees, new hedgerow will be planted, with new mixed scrub planted and areas of meadow grassland seeded below newly planted trees. Each dwelling will have an integrated bat and bird box, with hedgehog holes to be created, according to the specifications prescribed, within boundary and internal fencing. External lighting restrictions have been agreed with the applicant and it notes that the landowner Mr David Barlow of Barlow Properties Ltd will be ultimately responsible for the delivery of the measures identified in this document unless the responsibility is formally handed over to a management service. The BEMP prescribes monitoring visits by a consultant ecologist in Years 1, 3, 7, 14, 21 & 28 of the scheme and confirms that any required deviations or alterations from the BEMP and the Landscape Masterplan, will be reported by the ecologist following the Year 1 inspection and submitted by the client to the Local Planning Authority for sign off.

The Biodiversity Officer is content that the ecological information submitted provides sufficient information and therefore has recommended discharge of the condition and supports the scheme. The BEMP and landscape masterplan will be secured via a compliance condition.

On this basis the proposed complies with Local Plan Policy BIO1 Biodiversity and Geodiversity and the accompanying SPD.

Flood Risk and Drainage

A Flood Risk Assessment was provided at outline. The Environment Agency did not raise an objection subject to the houses being located outside of flood zone 2 and the application of

the sequential test. The proposed layout shows that the houses and gardens are located outside of flood zone 2 and as such the application of the sequential test was no longer required. Further, this reduces the overall impact of the development in flood risk terms as any hard standing or buildings associated with residential gardens will not be in flood zone 2.

The Environment Agency have been consulted on this reserved matters and consider that as the houses fall within Flood zone 1 there are no objections to the application. The Council's drainage officer was also consulted and confirms that as long as the conditions regarding drainage applied to the original application are carried over there are no objections. Furthermore, Yorkshire Water have raised no objection.

Based on the above the proposed complies with Local Plan Policies CC3 Flood Risk and CC4 Sustainable Drainage Systems.

Land stability and contamination

It has been identified that the site is in an area known to be at risk from historic coal mining activities. At outline, a Coal Mining Risk Assessment was provided, in addition to a Phase 1 Environmental Assessment. The findings were accepted and recommended that further intrusive investigation was required.

The Coal Authority and South Yorkshire Mining Advisory Service have no objections to the reserved matters application and note that condition 12 of outline app 2021/1571 required a site investigation to be undertaken to investigate coal mining legacy risks/ground conditions which will be carried over to this permission. They also note that in the unlikely event the investigation uncovers features such as disused mine entries, the layout may need to be amended or further mitigations may be required.

On this basis, the proposed complies with Policy CL1 Contaminated and Unstable Land.

Highway Safety

Access to the site was approved under the outline application and will be taken from the Barnsley Road. The site is located on the edge of the Darton which is within Urban Barnsley, it is on a main bus corridor and there are services and facilities in the area. A condition was applied to the outline permission to secure Electric Vehicle Charging Points which will be carried over to this permission to ensure the proposed complies with Policy T3, Sustainable Transport.

In terms of the layout proposed on this application, it includes adequate parking and turning provision for each of the three plots.

Further information regarding the intended surfacing of the main access and refuse collection points were requested to support the application. An amended site plan, 0280_BARN_202 Rev. E, was provided showing these details and was considered acceptable from the view of Highways Officers. As such, approval is recommended subject to the highways related conditions in place from the outline approval being carried over and an additional condition to request that upon commencement of the development, the existing site access gates should be removed to ensure the safe and unobstructed use of the adopted highway is maintained in accordance with Local Plan Policy T4 New Development and Transport Safety.

Other Matters

In regard to the objections received, a site notice was posted on 15th February giving members of the public 21 days in which to respond until 8th March as per statutory requirements.

Conclusion

The overall impact on the green belt, as a result of the development, is reduced and the proposed complies with the development plan with only minor exceptions and is sustainable development. Therefore, approval is recommended.

Recommendation

Grant subject to conditions