

# DONCASTER METROPOLITAN BOROUGH COUNCIL

## PLANNING COMMITTEE - 25th June 2019

<b>Application</b>	1
--------------------	---

<b>Application Number:</b>	17/02585/FULM	<b>Application Expiry Date:</b>	18th January 2018
----------------------------	---------------	---------------------------------	-------------------

<b>Application Type:</b>	Planning FULL Major
--------------------------	---------------------

<b>Proposal Description:</b>	Erection of 7 new dwellings and the conversion of existing buildings to form 5 dwellings, with the repair of colonnade feature, access, landscaping and addition of stone wall to Barnsley Road.
------------------------------	--

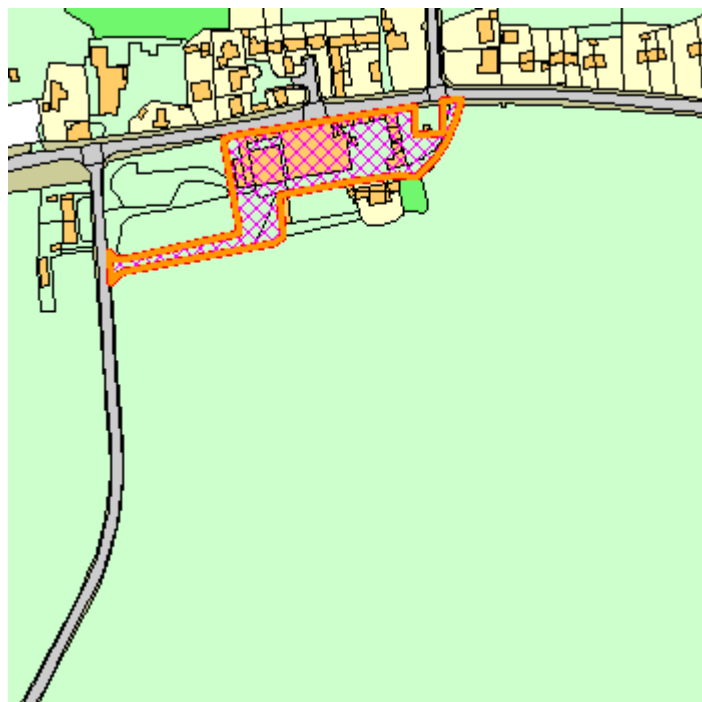
<b>At:</b>	Manor Farm Barnsley Road Marr Doncaster
------------	---

<b>For:</b>	Mr Atkinson - A.J. Atkinson And Sons
-------------	--------------------------------------

<b>Third Party Reps:</b>	6	<b>Parish:</b>	Marr Parish Meeting
		<b>Ward:</b>	Sprotbrough

<b>Author of Report</b>	Gareth Stent
-------------------------	--------------

<b>MAIN RECOMMENDATION:</b>	GRANT
-----------------------------	-------



## **1.0 Reason for Report**

1.1 The application is presented to committee due to the proposal being a departure from the development plan, as it involves new build in the Green Belt.

1.2 The application was also deferred from the 28<sup>th</sup> May committee 2019, to allow for further consideration of highway matters, including the provision of a crossing and to enable the highway officer to be present at the meeting.

## **2.0 Proposal and Background**

2.1 The site lies within Marr Conservation Area and includes remains of a Grade II listed shelter shed as well as other curtilage listed buildings of Manor Farm. The site also impacts on the setting of the Grade II listed Manor Farm farmhouse.

2.2 The proposal involves the conversion of the listed buildings to residential, demolition of the more modern farm buildings in the central section of the site and their replacement with 7 two storey linked new build dwellings to form 12 dwellings in total. The proposal also includes new garaging access, landscaping and the addition of stone wall to Barnsley Road.

2.3 The proposal is within Green Belt and represents a departure from the development plan. Whilst the conversion element is acceptable in planning policy terms, the new build element isn't supported by Green Belt policy unless very special circumstances are demonstrated. One such circumstance is 'enabling development' which is development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. In this case, the restoration of the listed building is the public benefit.

2.4 The application has been amended on several occasions to address concerns from consultees in particular noise, highways, layout and design and conservation concerns with respect to the extent of the rebuilding necessary and the overall lack of detail contained within the submission.

2.5 In terms of the general context, the site measures 1ha and is located to south of Barnsley Road, within the village of Marr which lies 7km to the north west of the centre of Doncaster. Marr is a small agricultural street village mentioned in the Domesday Book. It is linear in nature and stretches along Barnsley Road. Marr developed as a settlement serving several farms. The characteristic of the village today still rest with the two farms - Manor Farm and Marr Hall Farm. Marr consists of large imposing detached dwellings, with smaller farm cottages and semi-detached houses set along the road, and some that are set quite a long way back from the highway contrasting with historic farm-buildings and odd gable ended row of cottages that are set hard up to the road. Limestone was the traditional material, which is rendered on some buildings. Principle roof materials are slate and clay pantiles. Limestone boundary walls are an important and extensive feature of the conservation area. The conservation area (designated in 1991) is endowed with mature trees, especially within the two areas of 'Hills and Holes' that exist at both east and west ends of the settlement.

2.6 The site has historically been in agricultural use; with the more modern agricultural sheds still used for storing of crops.

2.7 This particular proposal has been discussed for many years, however its importance to progress such restoration works was heightened when a section of the building collapsed in 2012, and then again in 2015. The Highway Department and Building Control (dangerous structures) expressed concern about the stability of the remainder of the wall adjacent to the highway and a structural report on the condition of the buildings was undertaken by PCD Ltd dated October 2015. Subsequently the majority of buildings adjacent to the highway were demolished in early 2016.

2.8 Both the Conservation Area and shelter shed are considered to be 'at risk'.

### **3.0 Relevant site history**

3.1 17/02586/LBCM - Listed Building Consent for erection of 7 new dwellings and the conversion of existing buildings to form 5 dwellings, with the repair of colonnade feature, access, landscaping and addition of stone wall to Barnsley Road. Pending consideration.

3.2 15/02772/LBC - Partial demolition of listed building and partial demolition of curtilage listed buildings. Pending consideration.

01/4835/P - Vehicular access to classified road (C309)

3.3 97/0745/P - Listed building consent for removal of roof tiles, installation of polythene sheeting to waterproof roof timber walls and replacement of roof tiles.

### **4.0 Representations**

4.1 This application has been advertised in accordance with the Development Management Procedure Order on two separate occasions. This was via a press notice (2.11.17 edition), x3 site notices and direct neighbour notification. The application received one objection:

- The road accidents on Barnsley Road and Blacksmith Lane are seriously increasing due to the increased amount of heavy traffic, and another 12 dwellings with approximately 2 cars per household all trying to gain access to Barnsley Road will increase the risks of serious or fatal road accidents and we have had far too many of these for the proposed plan to be accepted

4.2 One representation has been received in support of the proposal.

- The development will be a good one and will tidy up the eye sore within the village.

4.3 The application was re-advertised as a result of the amended plans in April 2019. Three letters of opposition were received which reiterated the Parish Council's concerns.

The full individual representations may be read through public access and are summarised as follows:

- Support the renovation scheme in principle but concerns over the additional traffic the scheme will create.
- The road is very, very busy all day and all night and gets very congested at peak times.

- The area near the road is also already very highly polluted, to such an extent that Marr has had to be designated an Air Quality Management Area. Twelve new houses might not seem many, but they will incrementally make the air quality and traffic volumes worse.
- If the scheme is approved DMBC need to take the opportunity to address the current problems with the A635 to in part compensate Marr residents for the pollution health risk, noise and sheer danger which the road inflicts on them. This should be done in the following ways.
- Create a traffic light controlled pedestrian crossing near the bus stops to allow residents to cross the road without risking their lives in the traffic as is the case now.
- Reduce the speed limit to 30mph.
- Make access to the site safer by all the dwellings being served from Blacksmith's Lane.
- Safety here would be greatly improved if a mini roundabout was created.
- Create a safe footpath along the A635 boundary of the site.

4.4 One further letter of support was submitted due to the proposal conserving the existing buildings, which have fallen into disrepair. It reiterated the concerns above.

4.5 Representation for Cllr Cynthia Ransome - No objections to the Planning Application, however concern about the amount of traffic on the A635 therefore support the residents of Marr with a 30mph speed limit and most important a pedestrian crossing situated near the Bus stop.

## **5.0 Marr Parish Council**

5.1 Marr Parish Council have responded on both the original consultation and reiterated the comments when commenting on the amended plans. The comments were detailed and are therefore summarised for the purposes of this report as follows:

- Residents of Marr welcome the restoration of the colonnade and generally support the 12 dwelling scheme caveated by their very real concerns.
- The overall view from residents is very much one of dismay - the current owners earlier and ongoing intervention and investment in maintenance and upkeep of the Grade 11 listed buildings could have preserved the buildings and prevented the existing listed buildings from falling into their current state, of disrepair, saving these historical buildings for posterity.
- Request, a dedicated team consider a review of all listed and historical buildings within the Borough and do everything within their power to enforce current owners and custodians of Listed Properties to regularly invest in maintenance in order to preserve said properties.
- The proposals has poor visuals, it is not clear "how these will look" in reality and in its setting.

- Include a standard sized pavement, to run alongside the new development, along this stretch of Barnsley Rd in order to protect pedestrians.
- No details on file of the drainage Main sewage connection would create obvious highways disruption and would negatively and directly impact every Marr resident. Marr residents are opposed to main drains connection for this proposed development.
- Residents have raised questions over the Water Sub-Station which is currently located on the Manor Farm site. Residents believe that it would be more aesthetically pleasing to both current and planned development Marr residents if this could be re-sited/removed as part of the development plan.
- Provision should be made for 1 bed units to address the need for affordable housing for our rural community.
- Having reviewed the development plans, there appears to be no utilisation of Echo Friendly or Green Energy initiatives contained within the proposal.
- Marr residents would like to ensure that the development has a low carbon footprint and one which reflects DMBC's own reduction ambitions.
- 12 new proposed dwellings appears to be an insignificant number, however, in reality this equates to an approx. 20% increase in both the number of houses within the village together with a 20% increase in the village's population - a significant increase.
- As the village has no adequate amenities to cope with a significant increase in population, we would request the developers contribute to new Play Equipment in the park. We further suggest that said community funding could be achieved under Section 106.
- The 12 dwellings will increase traffic in the village and reduce air quality, and congestion at the road junctions, which are already over capacity. Road calming measures should be introduced. Pedestrian Crossing be installed across this section of the A635 to allow safe access to the two bus stops which are adjacent to one another.
- We strongly recommend that the current 40mph speed limit through the village is revised to a 30mph Zone to also improve air quality. Also the submission contains no Traffic Assessment.
- The proposal will compound the air quality issues in the village.

## **6.0 Consultations Responses**

6.1 Historic England - Initially raised concerns over the application on heritage grounds and the safeguards in the NPPF need to be addressed. The amended plans and additional information has overcome this concern and support is offered as a means of securing the reuse and repair and future maintenance of this important group of historic buildings.

6.2 Drainage - There is insufficient information for the flood risk team to consult on this planning application. All major applications should include the required minimum level of information as detailed in Appendix A Version 1.5 - Guidance for Developers producing Drainage Strategies, so the correct conditions/ objections or approval can be given.

6.3 Ecology - No objections subject to the imposition of an ecology enhancement condition.

6.4 Pollution Control Air Quality - Originally suggested no objections subject to conditions. However as time has progressed the issue of air quality in Marr has progressed. No objections following the submission of an Air Quality Assessment, subject to conditions covering future monitoring, Electric Vehicle charging points and fixed windows on the roadside.

6.5 Open Space - No objections. The site is not recorded as Open Space Policy Area in the UDP, nor is it recorded in the 2013 Green Spaces Audit. Whilst a communal space has been proposed to the east of the site, this appears to be an enclosed amenity space for the proposed residents to utilise. Therefore, given the limited scope for onsite provision a commuted sum of 15% is provided to improve open space in the local area, in line with RL4, given Marr is deficient in 4/5 open space typologies. The only open space in Marr is the informal space Marr Playing Field (off Church Lane).

6.6 Education - The Education team have identified that there is a deficiency in school places locally. The Schools affected are Rosedale (Primary) Academy and Ridgewood Academy (Secondary). The 12 family dwelling (2 or more beds) scheme hits the trigger for such contributions (10 or more family units). The primary school calculation for to accommodate the development equates to 3 places @ £12,143 = £36,429.00.

6.7 The secondary contribution is calculated at 6 places @ £18,297 = £ 109,782.00. Whilst there are currently spare places available at Ridgewood Academy taking into account a 5% contingency factor = 60 places, this reduces the number of places to 1140 leaving 0 places available. An additional 6 places would be required to accommodate the build; therefore the school would be over capacity and will remain full beyond 20/21 (the Projection period). The Total Education Section 106 Contribution required £ 146,211.00

6.8 Yorkshire Water - Initial objection as the proposal is sited close to a live 10" water main. Also 2 dwellings are situated close to the pumping station and an acoustic assessment is required to ensure living conditions will not be compromised by the facility. Amended plans removed the buildings within the protected area of the water main which satisfied Yorkshire Water. Conditions were suggested to ensure the water main is protected and surface water is dealt with appropriately.

6.9 Environmental health - Initial objection due the absence of a noise report. The submitted report had deficiencies and was later amended in version 3 to overcome the concerns. Mitigation conditions proposed.

6.10 Trees: No objection in principle but requested a tree survey be commissioned. This was submitted, and provided a good assessment of the site. The tree officer raised no objections subject to conditions relating to tree protection as outlined in the assessment and the need for soft landscaping to be agreed prior to development commencing.

6.11 Highways: No objection in principle to the scheme however required several amendments to be made to make the scheme acceptable. The issues were lack of parking, the design of the internal roads and the visibility issues with the access.

Highways were content with the amended layout subject to the boundary treatment to Blacksmiths Lane within the visibility splay and under the ownership of the applicant be limited to 900mm high rather than the 1m shown on the site plan.

6.12 Design and Conservation Officer: Initial concerns over the lack of existing drawings, the extent of the rebuilding necessary, assurances over the protection of the remaining historic structures, time scales, moth balling measures and how the architectural stone will be reused. This has been overcome through negotiation and the submission of amended plans. Therefore no objections subject to conditions.

## **7.0 Relevant Policy and strategic and context**

7.1 The site lies within Green Belt, within the Marr Conservation Area and within an Area of Special landscape value as defined by the Doncaster Unitary Development Plan 1998. The relevant policies include:

7.2 National Planning Policy Framework (Feb 2019). The NPPF establishes 12 'Core Planning Principles' to underpin plan-making and decision taking. Relevant sections include:

Principle 8 - Promoting Healthy and safe communities

Principle 12 - Achieving well designed places

Principle 13 - Protecting Green Belt land

Principle 14 - Meeting the challenge of climate change, flooding and coastal change

Principle 15 - Conserving and enhancing the natural environment.

Principle 16 - Conserving and enhancing the historic environment, specifically paragraphs 189-193 of the National Planning Policy Framework on determining applications.

## **Doncaster Council LDF**

7.3 The statutory development plan for Doncaster currently comprises the Local Development Framework Core Strategy (adopted May 2012), and the saved Policies of the Doncaster Unitary Development Plan (adopted 1998) (including the Proposals Map). Relevant policies:

Policy CS1 Policy CS2 'Growth and Regeneration Strategy'

Policy CS 3 'Countryside'

Policy CS4 'Flooding and Drainage'

Policy CS 9 'Travel Choice'.

Policy CS14 'Design and Sustainable Construction'

Policy CS 15 'Valuing our historic Environment'

Policy CS16 'Natural Environment'

Policy CS18 'Air, Water and Agricultural Land'

## **Doncaster Unitary Development Plan**

7.4 The key saved policies of the UDP relevant to the current application are considered below:

ENV 3 - Green Belt.

ENV 17 - Area of special landscape value.

RL 4 - Local Public Open Space Provision

ENV 25 - Conservation Areas

ENV 32 - Listed Buildings

## **Doncaster Local Plan**

7.5 The emerging Doncaster Local Plan will replace the UDP and Core Strategy once adopted. The Council is aiming to adopt the Local Plan by summer 2020. Consultation on the draft policies and proposed sites took place during September and October of last year and the Local Plan is due to be published in early summer 2019. Given the relatively early stage of preparation of the emerging Local Plan, the document carries very limited weight at this stage.

Policy 14: Promoting sustainable transport within new developments

Policy 29: Open Space Provision in new development

Policy 35-38: Historic Environment chapter.

Policy 37: Listed Buildings

Policy 34: Landscape (Strategic Policy)

Policy 38: Conservation Areas

Policy 43: Good Urban Design

Policy 49: Landscaping of New Developments

Policy 55: Pollution

Policy 66 & 67 Developer Contributions and viability

## **8.0 Planning Issue and discussion**

### Main Issues

8.1 The site is designated as Green Belt and within an Area of Special landscape Value. The historical buildings are Grade II Listed and within the Marr Conservation Area. The main issues are therefore the acceptability of the principle of the scheme i.e. conversion v's new build, the extent of enabling development necessary, the impact on the Green Belt, the treatment of the Listed Building, the impact on the Conservation Area, viability, highways, drainage, pollution, ecology, noise, trees and landscaping.

### Principle of Development

8.2 The site lies within the Green Belt so regard should be given to the appropriateness of residential development and the impact on the openness of the Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and their permanence. Local policy contained within Core Strategy CS 3 seeks to protect and enhance Doncaster's countryside and when considering land within Green Belt, national policy will be applied.

8.3 National Policy (NPPF) advises of appropriate developments in the Green Belt and paragraph 143 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF, paragraph 145 further states that local planning authorities should regard the construction of new buildings as inappropriate in Green Belt; then goes on to list a set of criteria as exceptions to this, which includes agricultural, recreational types buildings, replacement of buildings, limited infilling in villages and affordable housing. Most importantly new residential development and redevelopment of farm (greenfield) are not considered appropriate.



8.4 Paragraph 144 of the NPPF states "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations."

8.5 Paragraph 146 of the NPPF states 'Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These include:

- the re-use of buildings provided that the buildings are of permanent and substantial construction.

8.6 This is echoed in UDP policy ENV 10, which allows for the conversion of existing buildings to other uses appropriate to the rural area provided that they are buildings of a permanent and substantial construction and capable of conversion without major or complete reconstruction. ENV 10 also suggests conversions will be acceptable where the form, bulk and design of the buildings are in keeping with their surroundings. Green Belt conversions should not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land within it.

8.7 From the above it is clear that both national and local policy supports the conversion of the existing buildings (1-2 & 10-12), however the new build (dwellings 3-9) are inappropriate development and very special circumstances must be demonstrated. One such circumstance, as stated above, is 'enabling development'.

8.8 Paragraph 202 of the NPPF states that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the dis-benefits of departing from those policies.

8.9 In assessing this impact, it is the applicant's case that the new build elements will essentially provide the necessary funds for the whole scheme to take place. This is demonstrated in the viability section below and any lesser number of units would leave the scheme unprofitable. If the scheme was not supported the buildings would deteriorate further which would not be in the public interest. The new build is very significant in terms of the amount and several of the buildings require substantial rebuilding. This is very much a balanced judgement between saving what is left of the Listed Building versus allowing a significant amount of new development in the Green Belt.

8.10 Having considered all the arguments presented, it is considered that there is significant benefit to renovating and saving the Listed Building by the new build enabling development, which in this case is regarded as a very special circumstance and which accordingly outweighs the dis-benefits of departing from Green Belt restrictions on new build.

### Openness

8.11 Another important test is the impact of the scheme on the openness and character of the Green Belt. Essentially the scheme recreates the character of the former farmstead and rebuilds the built form along Barnsley Road, which stood until 2016 before it was demolished for safety reasons. The removal of the larger more modern agricultural buildings in the centre of the site and their replacement with smaller properties will

naturally improve openness as the building volumes are reduced. The new built form recreates a twin courtyard and faces south within the site.

8.12 The site if converted will clearly be more intensively used and the character of the farm will change from agriculture to residential, which will in turn cause some increased harm to openness. However the site is adjacent to a busy main road with residential dwellings opposite and therefore this new use wouldn't be as apparent unless in a really isolated rural area. The scheme will remove the tired looking farm buildings and reveal the historical building and attractive arcade. Once renovated the proposal will enhance the setting of the village and wider Conservation Area. The proposal is regarded to have a neutral impact on the openness of the Green Belt, as the intensity of the use will increase, buildings volumes reduced and new enclosure created.

8.13 Similarly the scheme doesn't expand beyond the site boundary and causes no new encroachment into the Green Belt or harm to the wider area of special landscape value.

### The Historical Implications.

8.14 Given the site lies within the Marr Conservation Area and the proposal involves the renovation of a key Grade II Listed Building, the historical considerations are of significant importance to this scheme.

8.15 The revised National Planning Policy Framework Section 16 (Conserving and enhancing the historic environment) and in particular paragraph 190 asks that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. Local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Paragraph 193 asks that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

8.16 In addition in determining applications for Listed buildings there is a legal requirement to have special regard to the desirability of preserving the listed buildings and their settings (s.16 & 66, Planning (Listed Buildings and Conservation Areas) Act 1990). Section 72 of the act refers to conservation areas and seeks to ensure that local planning authorities pay special attention to the desirability of "preserving or enhancing the character or appearance of the conservation area".

8.17 In considering the above legislation the application was supported by a heritage assessment which detailed the significance of the heritage assets. This was assessed along with the council's own information on the listed buildings and condition of the Marr Conservation Area.

8.18 The conclusions were that the conservation area is considered to be at risk, with one of the major reasons being the condition of the farm buildings to Manor Farm and the loss of character caused by the recent demolition of roadside buildings. Previously the roadside buildings made a major contribution to the conservation area and gave a great sense of enclosure to the street scene.

8.19 The shelter shed is presumed to date from early 19th century and is considered to be at extreme risk on the council's 'at risk' register of listed buildings. It was partially

demolished in 2015 as there were considerable concerns that this and neighbouring roadside buildings would collapse into the road due to their poor condition. The 10-bayed limestone ashlar arcade of the shelter shed still remains although the short wing to the left hand side (west) has now mostly gone. The arcade is made up of cylindrical piers and square capitals to segmental arches with projecting keystones. At the time of listing it was roofed with pantiles with a stone eaves course but this had already been replaced with a tarpaulin when the roof was removed as part of the above mentioned demolition.

8.20 There is also a more substantial wing on the right (to the east), which again has been partially demolished and which seems to have been originally a threshing barn with the northern part over vaults. Previously there were two vaults, with segmental arches with bull-nosed pier in between, but the northern-most one which adjoined the road was removed with the recent demolition. This wing has/had large quoins to both ends and on both long sides a large opening to the centre both of which are now blocked in with no discernible heads - the roof may perhaps have been lowered at some time which would have removed any evidence of the head of the large opening. On the eastern side, centrally placed above the two vaults on the right-hand side, was a square-faced window surround which no longer exists due to the recent demolition. A similar surround still exist within the central blocked in section on this elevation and on the left is a segmental archway with boarded door. Attached to the former threshing barn is a single storey range. This has an ad-hoc character and is in also in poor condition.

8.21 To the south of these is the Grade II listed farmhouse which is also early 19th century. Whilst its principal front faces south away from the farmyard it still seems to have some formal arrangement with the courtyard formed by the shelter shed and the range to the east, which was mirrored historically by a range to west (as can be seen in the old photograph supplied in the Heritage Statement) but which is now home to modern sheds. The rear elevation of the house facing the farmyard is well ordered but is spoilt by a large monolithic rear terrace and some of its associated buildings are also in poor condition and appearance.

8.22 There are also further remnants of other historic farm-buildings to the west of the shelter shed but again due to the recent demolition and previous alterations are now largely removed although to the far west is a two storey barn. The latter has some interest although this has had major alteration to its inner elevation and its floor has been removed although its outer faces survive which gives a positive appearance to the conservation area and the setting of the listed buildings.

8.23 The proposals are for the partial rebuilding and conversion of the existing buildings to form 5 dwellings, repair of the arcade feature of the shelter shed, the erection of 7 new dwellings and the reforming of a stone wall to Barnsley Road.

8.24 The proposal retains the remaining historic structures and with the new built elements recreates the general form of previous buildings on site. However, due to problems with maintaining buildings along the roadside edge the rebuilt range parallel with the road has been set back. Stone from the previous demolition is to be used to rebuilt missing elements of the historic buildings and the new built is to be in render with stone dressings. This will enable these rebuilt elements to be read as contrasting with the remaining historic fabric but still using characteristic materials and details within the conservation area and respect the listed buildings and their setting. The colonnade, which due to the demolition, has become more noticeable and the proposal will allow the colonnade to still be prominent from Barnsley Road.

8.25 The proposals have been the subject of pre-application discuss with Council Officers and Historic England and has been subject to further amendments as part of the planning process. These changes and clarification involved specifically detailing what elements were being preserved as officers wanted ensure the right balance was struck between demolition versus rebuild. The applicants supplied a Historic Fabric report by Archaeological Research Services Ltd (Nov 2018), in which following amendment to version 3, provided assurances on the above issues and satisfied the Conservation Officer.

8.26 In considering the relevant harm and significance considerations described above, the site and buildings are of great significance to the historical heritage of Marr. No harm is considered to being caused to either the listed building or the conservation area as the remaining historic elements are retained, and the rebuilt and new built elements are done in a way to respect heritage assets on site. Rather than the proposal being considered to cause harm it is seen that the proposal would actually benefit these historic assets and are warmly welcomed.

8.27 It is therefore in line with saved policies ENV25 and ENV32 of Doncaster UDP, emerging policies within The Local Plan, namely Policies 35, 36, 37 and 38, Policy CS15 of Doncaster Core Strategy, particularly sections A, and Section 16 (Conserving and enhancing the historic environment) specifically paragraphs 189-192 of the National Planning Policy Framework on determining applications, and sections 16(2), 66(1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.28 A series of detailed conditions are proposed which cover issues such as materials, landscaping, renovation of the main farm house and measures such as the requirement for mothballing of the existing structures, which will prevent further decay of the Listed Buildings if the development isn't implemented within 6 months of the approval being given.

### Highways and Transportation

8.29 With regard to highway safety and parking, this should be considered against policy CS 14 of the Doncaster Unitary Development Plan which states that new development should ensure quality, stability, safety and security of private property, public areas and the highway, permeability and legibility.

8.30 The proposal sees plots 1-2 accessed via the existing access to the Marr Hall Farm on the north east corner of the site, with plots 3-12 being from Blacksmith's lane to the south west of the site. There is to be no through access road linking the two entry points.

8.31 The highway officer raised no objections to the use of these junctions, however did request a number of alterations to the internal road layout. Visitor parking spaces were increased in line with the Development Guidance and Requirements SPD. Other changes included amending boundary fencing, visibility splays, margin sizes increased and speed reducing features introduced. All parking is contained within the site with space for visitors and ample manoeuvrability.

8.32 A 2 metre wide footway was also required to be provided along the southern side of Barnsley Road between the shared private drive serving the existing farm house / plots 1 and 2 and the existing bus stop (c50 metres). This lay outside the red line boundary and thus is controlled by a Grampian condition.

8.33 The Parish Council and residents also raised a number of concerns with the amount and speed and traffic going through the village and suggested a series of measures detailed above some of which included reducing the speed limit in the village from 40 mph to 30mph and introducing a pedestrian crossing. This has been considered by the safer roads team and the amount of development proposed in this application does not warrant such measures being introduced. The additional 12 dwellings proposed here, will not be the tipping point or be proportionate to seek wider highway safety or improvement measures, outside the new footpath works described above.

8.34 Also requests were made for the provision of a new footpath on the development side of the A635, however this has been discounted as being unnecessary and dangerous due to a lack of space by the highways team and is therefore not pursued. Likewise no Traffic Assessment is required due to the small scale nature of the proposal. Both the transportation officer and case officer were content that the existing junctions were capable of accommodating the existing flows.

### Deferment

8.35 Following the deferment of the application at the 28<sup>th</sup> May 19 planning committee, the safer roads team were asked to clarify the position with regards to the potential for a vehicular crossing from the development to the village.

8.36 The safer roads team have indicated that a crossing should not be provided on the basis of community desire alone. It needs to be assessed by the developer and evidence based in terms of existing demand/likely use, traffic volumes, appropriateness of location, road casualty information and road safety implications, to clearly demonstrate the need. Poorly conceived or under-utilised crossings can actually worsen the road safety record of a location with a previous good record (potentially around one casualty per year at a formal crossing due to driver or pedestrian misuse, risk of shunts.). The situation with an under-used crossing is that it can become “invisible” to drivers as they rarely see it operate.

8.37 The potential location of the request is unclear at this stage, but there is no footway on the southern side of the road and pedestrians are unlikely to divert significantly to a specific location if it is not on their desire line. The council receives numerous for crossing throughout the borough and therefore needs to consider each on with an appropriate evidence base and justification. The crossing would also have to be signalled due to the nature of the road. The cost of which is also not established.

8.38 If it was simply a matter of developer funding, then villages could end up with crossings at regular intervals on some roads, when at the same time requests are turned down which could actually be more justified elsewhere. In this case the developer isn't proposing such a crossing, as it was the planning committee members which asked about this to support the residents and Parish council concerns.

8.39 Similarly, speed limits should be evidence-led and encourage self-compliance without reliance on enforcement. Simply changing speed limit signs does not necessarily automatically change the natural flow of traffic, and an assessment would need to be undertaken, considering factors such as the collision history and causation, road geometry, environment and function, composition of users and existing speeds. The road safety team do not currently consider Marr a significant concern with regards to vehicle speeds and have no plans to alter this.

8.40 Therefore officers still maintain the view that due to the level of development proposed and the lack of services and potential trips to and from the site, a crossing is unjustified. Investigations into the potential for a crossing would unnecessarily delay the determination of this application, be a cost to the development and require the provision of a section 106 agreement to secure it. Also the proposed installation would not be necessary to justify the development and therefore fail to meet the CIL tests.

### Drainage

8.41 In terms of the sites drainage, no drainage strategy was supplied with the submission and the drainage officer objected on these grounds. Given the site is to be sold, drainage can be controlled by a suitable pre commencement condition. The foul will enter the mains in the road and sufficient land clearly exists for the outfall of SuDS. The proposal will also remove the central surfaced areas created by the barns and replace them with lesser amounts on new built and more permeable landscaped areas, lessening the outfall from the site. A standard drainage condition requiring full details of the drainage systems will be imposed which also covers the suggested conditions by Yorkshire Water.

### Trees and Landscaping

8.42 Core Strategy Policy CS 16 (D) states that proposals will be supported which enhance the borough's landscape and trees by: ensuring that design are of high quality, include hard and soft landscaping, a long term maintenance plan and enhance landscape character while protecting its local distinctiveness and retaining and protecting appropriate trees and hedgerows. Policy ENV 59 of the Doncaster Unitary Development Plan seeks to protect existing trees, hedgerows and natural landscape features.

8.43 The site isn't overly constrained by trees, however there are a few trees that are worth taking in to consideration. Specifically these are the individual Horse Chestnut located by the site access opposite Church Lane, the tree group located to the east of the Farm House and garage and the mature Elder adjacent to the existing pumping station that are of amenity value due to their location in relation to the road and the surrounding site usage (fields) making them more prominent in the landscape.

8.44 The Horse Chestnut and tree group are unlikely to be significantly affected by the proposal because site access and general site layout around them is remaining the same. The Elder is the tree that appears most at risk as it is within the red line boundary and adjacent to the proposal within the site. A tree survey was requested which established how the trees will be affected by the development and vice versa and help inform on their future management and value on the site.

8.45 The tree officer welcomed the Arboricultural Impact Assessment - in accordance with BS5837: 2012 (dated 27th July 2018/Reference: JC/154/180727) which made a really good assessment of the site and providing the tree protection plan and the method statement. The tree officer is content that the existing trees will be suitably protected during the construction phase of the development. Two conditions were suggested covering tree protection and the need for soft landscaping details prior to development commencing.

### Design and Layout

8.46 Planning Policy Principle 12 of the NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of

sustainable development, is indivisible from good planning, and contributes positively to making places better for people. Policy CS 14 of the Doncaster Council Core Strategy sets out the local policy in relation to design and sustainable construction.

8.47 The layout of the scheme is dictated by the existing buildings and the new build follows to some extent the historical form of where the buildings once stood. Several changes were made to the proposal to amend the internal road layout to provide more visitor parking, omit a garage block to units 1-2 and other technical highway changes to the surfacing and shared areas.

8.48 The buildings are arranged in three 'u' shaped courtyards dictated by the two end-most buildings that define each end of the range. Communal areas and dedicated gardens make up the internal courtyards with the plots on the outer edge i.e. 10-12 and 1-2 having dedicated rear gardens.

8.49 The scheme is well landscaped and sufficient private amenity space for each unit. The main window to window distances between the courtyards are in excess of 21m, so no issues exist in terms of privacy and inter visibility. Likewise no issues exist with regards to overlooking of adjoining residents as the range stands alone apart from the main farm house, which too is benefitting from some cosmetic improvement.

### Noise

8.50 The site is adjacent to the A635, which is a major road in relation to traffic travelling west into Doncaster. The A635 is the dominant noise source in this area. The drawings detail the proposed internal layout which shows some habitable rooms facing the A635. The environmental health officer requested a noise assessment in order to assess the impact of the road which takes into account existing background noise levels and the proposed noise levels to be achieved inside the building to safeguard future residents.

8.51 In addition plots 1 & 2 are near an existing Yorkshire Water pumping station. Yorkshire Water raised the concern over the potential noise this makes and again required this to be assessed within the noise survey. A noise survey was undertaken which gave recommendations in a noise mitigation strategy to protect the proposed residential development from the existing traffic noise adjacent the main road. This involved specific glazing and ventilation improvements on the buildings closest to the road. The original report failed to recognise the pumping station, so this was amended in version 2, with the low frequency noise added in version 3. The report suggests the pumping station was not audible above road noise levels. Likewise low frequency noise from the pumping station was not a concern which the environmental health officer concurred with.

8.52 The environmental health officer confirmed that the pumping station does not represent a concern and that the internals of the buildings could be insulated to achieve sound insulation standards. It was the outside noise from the traffic which still presented a concern particularly to the garden of plot 12. The amendments to the layout of the range shows a new 1.2m wall throughout the length of the range. Its height was restricted for maintenance purposes, with a 1.8m wall on the corner of plot 12. This was later increased in height to 2m to provide better sound insulation. Also any purchasers of the dwellings will recognise the presence of the road so to some extent its 'buyers beware' and in terms of living next to a main strategic road. A condition is imposed ensuring the development is carried out in accordance with the noise report recommendations providing protection via glazing, masonry and roof construction for different areas of the proposed development to ensure internal sound levels of BS8233 can be achieved.

## Planning Obligations and Viability

8.53 Paragraph 54 of the NPPF states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. In paragraph 56 it is stated that planning obligations should only be sought where they meet all of the following tests;

- 1.necessary to make the development acceptable in planning terms
- 2.directly related to the development; and
- 3.fairly and reasonably related in scale and kind to the development.

8.54 These are the statutory tests as set out in the Community Infrastructure Levy Regulations 2010.

8.55 The 12 dwelling scheme meets the triggers for both Education and Public Open Space (POS) contributions being more than x10 or more 2-bed units. No affordable housing is required given its less than 15 units.

8.56 The POS requirement in accordance with CS17 and UDP policy RL 4 require a 15% provision. Some communal space is provided on site however this is for residents only. As such 15% commuted sum would ordinarily be applicable to improve open space in the local area. This was specifically requested in the Parish Council's response to the consultation.

8.57 The education requirement is calculated at 3 child places at Rosedale Primary school (£36,429.00 and 6 places required at Ridgewood Academy £109,782. Meaning a commuted sum of £146,211.00 being necessary.

8.58 The application was not supported by a viability assessment, however details of the conversion costs and enabling development were contained with a report produced by Auburn Ainsley. This however never took account of the likely section 106 contributions and merely concentrates on the conversion costings.

8.59 The application is based on the premise of the conversion costs versus the likely sale values and the profit will be the difference this generates. The applicant does not take into account land values, developer profit, professional fees, marketing and sales, contingencies and any financial borrowing to fund the development. This is said to generate a £200,000 difference excluding these elements and is stated as the bear minimum of new development that could feasibly take place to fund restoration and rebuild of the historic built form. The applicant states the developer profit alone would be expected to be 17% GDV which equates to £467,500. Add to this land value and remaining fees/costs, the total cost would be far higher than that which is shown solely from construction.

8.60 These costing were independently assessed by the Council's consultants, Pick Everard to ensure they were not unnecessarily inflated and showed an accurate picture of the costs involved. If they were proven to be inaccurate then this would mean the enabling development test is failed and equally the scheme could be liable for contributions.

8.61 Pick Everard assessed the reasonableness of the rates and sums allowed for the conversion and new build elements. The assessment found that some costs were overstated such as demolition, roof construction and doors, however some works were under-



stated such as incoming services, strip and level formation, stone restoration and refurbishment. The conclusion was that under estimation was far more than the over estimation by around £328,000.

8.61 This supported the applicant's claims that the £2.4m conversion costs and potential sale values of £2.7m were below normal expected profit levels. The saleable value of the dwellings is established from a Grice Hunter and this was further supported by an assessment from Reeds Rain, both of which had compatible values.

8.62 Given the conversion costs are realistic this fulfils the enabling development test. Any reduction in units would further reduce the profitability of the scheme and render it unviable meaning further degradation of the Listed Buildings. The costing and likely saleable values are only a snap shot in time therefore the development could start within 3 years then be moth balled allowing prices to rise. This is unlikely given the condition of the buildings and its expected once started the conversion could be completed within a relatively short space of time. On this basis no such contributions are being pursued. Likewise given the size of the scheme, no clawback agreement through a review of the sales is considered necessary.

8.63 Finally whilst a full viability test has not been undertaken it is clear from the figures that the scheme cannot support any further draws on profit and therefore no contributions to education, public open space improvement or off site highways works are sought.

#### Ground Conditions/Air Quality

8.64 Paragraph 179 of the NPPF states: 'Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.' Paragraph 180 of the NPPF confirms that decisions should ensure that the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation. This is reflected in Core Strategy Policy CS18: Air, Water and Agricultural Land, seeks to ensure that Doncaster's air, water and land resources will be conserved, protected and enhanced, both in terms of quantity and quality.

8.65 The application was not accompanied by a contamination assessment and given the elements of new build (sensitive end use) and the historical use of the site a contamination assessment is required. This is secured via suitable planning conditions.

8.66 The Parish Council and residents also raised a number of concerns regarding air quality in the village particularly caused by the amount and of vehicles using Barnsely Road and congestion at peak times. This was put to the council's air quality officer who confirmed the Marr is to be designated as an Air Quality Management Area. The applicant produced an Air Quality Assessment, which concluded that the conversion would cause low risk during construction to air quality. Also the proposed development is expected to result in a negligible impact associated with the operational phase traffic on nearby receptors and the residual effects are considered to be not significant.

8.67 An assessment of the potential for future users/residents of the proposed development to be exposed to poor air quality was undertaken. The site lies within an area where air quality is mainly influenced by emissions associated with traffic along the local road network. The results indicate that concentrations at the site meet the annual mean

objective for concentrations. The residual effect of air quality on future occupiers of the proposed development is judged to be not significant.

8.68 The pollution control officer agreed with the assessment and noted the report uses standard methodology, models and baseline data from recognised sources and is well-organised giving confidence to the conclusions within. The conclusions of the report predict that the air quality impact will not be significant on the existing air quality and therefore the pollution control officer has no objections on air quality grounds.

8.69 The assessment also indicates that the new dwellings are unlikely to experience any exceedence of the Air Quality Objectives. Conditions were recommended to ensure that that, once development is complete a monitoring regime is carried out to establish the nitrogen dioxide concentrations at the façade of the development. The details of any monitoring scheme should be agreed with the LPA.

8.70 The pollution control officer also suggested a condition that any windows that open onto the A635 should be non-opening. This would have implications for plots 12 patio door, and plots 6-7 that have several windows on the road elevation. The conservation officer has no objection to this. The doors on this roadside elevation will still be required to be opening for access purposes. It is also assumed residents will naturally tend to ventilate the dwellings with windows facing away from the road due to the noise from the road.

### Ecology

8.71 Paragraph 170 of the NPPF states that the planning system should contribute to and enhance the natural and local environment, in regards to: valued landscapes, ecosystem services, biodiversity, pollution, and contaminated and unstable land. Paragraph 174-175 of the NPPF states Local Planning Authorities should aim to conserve and enhance biodiversity and outlines a number of principles which should be applied, including 'if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.'

8.72 Core Strategy Policy CS16: Valuing our Natural Environment, seeks to ensure that Doncaster's natural environment will be protected and enhanced. Policy CS 16 (A) of the Doncaster Council states that proposals will be supported which enhance the borough's Ecological Networks by: (1) including measures that are of an appropriate size, scale, type and have regard to both the nature of the development and its impact on existing or potential networks.

8.73 With the above in mind the application was supported by an ecological phase 1 habitat and bat survey by Whitcher Wildlife Limited. This was assessed and accepted by the council's ecologist. There is no evidence of bats roosting in any of the buildings although bats were seen in the area along with numerous swallows. The report makes a number of recommendations for bird and bat boxes which are agreed and can be conditioned. The position of potential swallow nest cups was agreed as was the requirement for an ecological enhancement plan to be submitted prior to the first occupation. The proposed landscaping of the site will also add ecology benefit.

### Balancing Exercise

8.74 The harm identified above as a consequence of the inappropriateness of the development in the Green Belt carries substantial weight against the proposals. The lack of any off site planning gain, marginal increases in traffic to the village and reduction in openness carries moderate weight.

8.75 In its favour the restoration of the listed buildings ensuring their long term future and overall enhancement of the Conservation Area carries substantial weight. There are clear benefits to be had in allowing this scheme through enabling development, which would otherwise conflict with Green Belt policy specific to the new build elements. Section 16 paragraph 202 of the NPPF allows for this and in this case, officers consider the benefits of a proposal i.e. to secure the future conservation of a heritage asset, outweighs the disbenefits of departing from Green Belt policy.

## **9.0 Summary and Conclusion**

9.1 In summary the above report discusses and weighs up the positives and negatives of developing this Green Belt site. It is considered that no harm is created to the Listed Buildings, in fact the development will positively benefit the historic structures and enhance the Conservation Area, all of which are significant factors in support of the scheme. The new build 'enabling development' proposed is justified in this instance and would create a scheme that has no fundamental impacts on the character of the Green Belt, the occupiers of the residents of Marr and works from a functional respect in terms of highways, ecology, contamination and noise. Regrettably the scheme isn't able to deliver any contributions towards education or public open space improvements in the local area, due to the viability of the scheme. However, taking a balanced approach, support for this proposal is recommended.

9.2 Should the application receive support from members, then it would need referring to the National Planning Case Work Unit for consideration as to whether the Secretary of State calls in the application.

## **10.0 Recommendation**

10.1 Planning permission be granted subject to the following conditions:

- |              |   |
|--------------|---|
| 01. STAT1    | The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.<br>REASON<br>Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.  |
| 02. U0066248 | The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans and specifications.<br><br>Site plan - Rev H<br>Historic fabric building report - v3<br>Plots 1-2 Revision F<br>Plots 10-12 Revision E<br>Existing elevations plan 16.019.9 |

Plots 3-9 ground floor plan - Revision B

Plots 3-9 first floor plan -Revision A

Plots 3-9 elevations - Revision C

REASON

To ensure that the development is carried out in accordance with the application as approved.

03. NOPD1A

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015, Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no additions, extensions or other alterations other than that expressly authorised by this permission shall be carried out without prior permission of the local planning authority.

REASON

The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy PH11 of the Doncaster Unitary Development Plan.

04. NOPD4A

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015 (as amended), Article 3, Schedule 2: Part 2 (or any subsequent order or statutory provision revoking or re-enacting that order) no walls, fences or other means of enclosure shall be erected on land between the walls of any dwellings fronting a highway and the highway boundary without the prior permission of the local planning authority.

REASON

The local planning authority considers that further development could cause detriment to the character of the area and for this reason would wish to control any future development to comply with policy PH11 of the Doncaster Unitary Development Plan.

05. NOPD3A

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No.596) (England) Order 2015 (as amended), Article 3, Schedule 2: Part 1 (or any subsequent order or statutory provision revoking or re-enacting that order) no development shall be carried out on any part of the land other than that hereby permitted without the prior permission of the local planning authority.

REASON

The local planning authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future development to comply with policy PH11 of the Doncaster Unitary Development Plan.

06. U0058648

No development shall take place on the site until full details of the scheme of landscaping shall be submitted to the Local Planning Authority. Unless as shall be specifically approved in writing by the Local Planning Authority, the landscape scheme shall be as shown on the General Arrangement Plan referenced Drawing Title: Existing & Proposed Site Plans (Drawing No. 16.019.2 Rev H) and shall include a plan indicating the planting location of all trees and shrubs; a

schedule including the nursery stock specification for all shrubs and trees in compliance with British Standard 3936: Part 1: 1992 Specification for Trees and Shrubs and planting density/numbers; the routing of utility lines; a detailed specification for tree pit construction that utilises a professionally recognised method of construction to provide the minimum rooting volume set out in the Council's Development Guidance and Requirements supplementary planning document and a load-bearing capacity equivalent to BS EN 124 2015 Class C250 (Dependant on size of vehicle access required) for any paved surface above; a specification for planting including details of tree support, tree pit surfacing, aeration and irrigation; a maintenance specification and a timescale of implementation, which shall be within the first 3 months of completion of the development or alternative trigger to be agreed. Thereafter, the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified prior to backfilling any engineered tree pits to inspect and confirm compliance and within seven days of the completion of landscape works to inspect and approve practical completion in writing. Any tree or shrub planted as part of the scheme that is removed or is found to be dying, diseased or seriously damaged within five years of practical completion of the planting works shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

#### REASON

To ensure that a landscape scheme is implemented in the interests of environmental quality and compliance with Core Strategy policy CS16.

#### 07. CON1

No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.

a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

#### REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework. This is required prior to commencement to ensure that the necessary mitigation measures can be put in place should any contamination be found.

#### 08. CON2

Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.

#### REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

#### 09. CON3

Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined

by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

**REASON**

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

10. U0062434

Prior to development commencing an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This shall include details of the provision of the following features:

- 10 swallow nest cups distributed between the garages of plots 1, 2, 10 and 11 and the colonnade.
- 4 bat roosting bricks located high on walls with a south westerly to south easterly aspect.
- 4 bird boxes suitable for species such as robins, wrens, blue tits or great tits.

No part of the development shall be occupied until all of the features set out in the approved enhancement plan have been completed.

**REASON**

In line with Core Strategy Policy 16 to ensure the ongoing ecological interests of the site.

11. U0064316

The erection of fencing and methodology of working for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars (Section 5 and 6 of the approved Arboricultural Impact Assessment - in accordance with BS5837: 2012 (dated 27th July 2018/Reference: JC/154/180727)) before any equipment, machinery or materials have been brought on to site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

**REASON**

To ensure that all trees are protected from damage during construction.

12. DA01

The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.

**REASON**

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

13. U0064317 Prior to construction in the relevant area of the measures to protect the 10" diameter water main that crosses the site shall be implemented in full accordance with measures that have been submitted to and approved by the Local Planning Authority . The protection measures shall apply during all phases of the development.  
REASON  
In order to protect public health and the public water supply.
14. U0064318 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works , details of which will have been submitted to and approved by the Local Planning Authority . If discharge to public sewer is proposed , the information shall include , but not be exclusive to  
i) evidence that other means of surface water drainage have been properly considered and why they have been discounted ; and  
ii) the means by which the discharge rate shall be restricted to a maximum rate of 3.5 litres per second.  
REASON  
To ensure that no surface water discharge takes place until proper provision has been made for its disposal.
15. U0064458 Before the development is brought into use, visibility splays of 4.5m x 120m as shown on the approved layout shall be rendered effective by removing or reducing the height of anything which visibility at any height greater than 900mm above the level of the nearside channel of the public highway. The visibility thus provided shall thereafter be maintained as such.  
REASON  
In the interests of road safety.
16. U0064459 No units shall be occupied until all offsite highways works (footway provision) along Barnsley Road has been constructed in accordance with a scheme previously submitted to and agreed in writing by the Local Planning Authority.  
REASON  
In the interests of road safety
17. U0064460 The development hereby permitted shall not be commenced until details of measures to be taken within the curtilage of the site to prevent the deposition of mud or debris on the public highway, has been 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 the interests of road safety.
18. HIGH1 Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.  
REASON



To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.

19. U0064461 Roads other than shared private drives shall be constructed to an adoptable standard and offered for adoption on completion under (the provisions) Section 38 of The Highways Act (1980). Engineering and surface water drainage details shall be submitted for inspection and approval in writing by the (Local Planning Authority) Highways Authority before works commence on site.

REASON

To ensure the roads are designed to accommodate the appropriate vehicles and be of a standard to maintain highway safety.

20. U0069747 Prior to the occupation of the development hereby approved, details of electric vehicle charging provision shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice. The first dwelling/development shall not be occupied until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policies CS9 and CS18 of the Doncaster Council Core Strategy.

21. U0069749 The development shall be carried out in accordance with the measures outlined in the Noise Impact Assessment 27.11.18 Version 3, in particular the glazing, masonry and roof construction recommendations to ensure internal sound levels of BS8233 can be achieved. The approved sound insulation measures should be retained for the lifetime of the development.

REASON

To ensure the living conditions of the potential occupiers are safeguarded against noise in accordance with Core Strategy Policy CS 14.

22. Record No development shall take place until a permanent professional historical record of the existing building has been undertaken in accordance with a recording specification which shall have been submitted to and approved in writing by the Local Planning Authority. The final record shall include an archival study (including analysis of historic maps), measured drawings, non-digital black-and-white internal and external photographs and negatives, and a final report considering the historic building phases and uses of the barns, all to a level of detail to be agreed with the Local Planning Authority. The final record shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on the site, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that an appropriate, sufficient, and permanent record is made of the building prior to its alteration, in conformity with the NPPF.

23. Phasing

No development shall take place until a phasing scheme, detailing the repair and renovation of the historic buildings on site in relation to the construction and occupation of the new built, shall be submitted to and approved in writing by the Local Planning Authority. Included within the phasing will be that works to the listed building and curtilage listed buildings will be at an agreed stage before the dispersion of any part of the holding. Development of the site shall be in strict accordance with the approved phasing scheme.

REASON

To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area

24. Mothballing

Within six months of the granting of this permission/consent the buildings will be mothballed unless otherwise agreed in writing by the Local Planning Authority. Mothballing will be in accordance with a method statement supplied to and approved in writing by the Local Planning Authority. Details shall elaborate on works describe in Section 3 of the Historic Report on Manor Farm, Marr undertaken by Emma Grange dated November 2018.

REASON

To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area

25. Demolition

No further demolition of any part of the remaining historic buildings shall occur unless agreed in writing by the Local Planning Authority. This includes both external and internal walls, and historic principal rafters. Prior to commencement of relevant works details of how areas of stonework and roofs will be rebuilt and tie in with existing historic fabric shall be provided to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area

26. Stonework

Prior to commencement of relevant works a 1m x 1m sample panel of the stonework showing the coursing and pointing to be used as the external face to areas of rebuilding of the historic buildings on site shall be provided on site for the inspection and approved in writing by the Local Planning Authority. Existing stone salvaged from the demolition previously carried out on site shall be used in the first instance and any additional shall match exactly. Development shall be carried out in accordance with the approved details.

REASON

To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area

27. Render

Prior to commencement of relevant works a 1m x 1m sample panel of the render showing the colour and texture to be used as the external

face to areas of new build shall be provided on site for the inspection and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**REASON**

To protect the setting of listed buildings, and to preserve and enhance the character and appearance of the conservation area

28. Stone details Prior to commencement of relevant works details of stone dressings and architectural features shall be submitted to and approved in writing by the Local Planning Authority. Existing dressed stone salvaged from the demolition previously carried on site shall be assessed and areas where it is to be reused shall be identified and submitted to and agreed in writing by the Local Planning Authority. Any additional stone shall match exactly and samples shall be provided on site for the inspection of and approved in writing by the Local Planning Authority prior to their use. Development shall be carried out in accordance with the approved details.

**REASON**

To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area

29. Roof Prior to commencement of relevant works samples of the roof cladding shall be submitted to and approved in writing by the Local Planning Authority. Roof cladding on all elements to be non-interlocking natural clay pantiles with stone ridge, with stone eaves course on the historic elements, unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**REASON**

To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area

30. Windows/doors Prior to commencement of relevant works details of windows and external doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an elevation at 1:20 scale of each window and door type and 1:5 scale cross-sections showing full joinery details, the relationship of opening elements to fixed elements, heads, sills, the design and materials of the jambs or dressings), relationship to the external plane of the wall, materials, finish and means of opening. All windows shall be painted timber without visible trickle vents unless otherwise agreed in writing by the Local Planning Authority. Any casement windows shall be designed so that when the openable light is closed, its external joinery is flush with the external joinery of the architrave. All doors shall be painted timber of the same dark traditional colour unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**REASON**

To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area

31. Flues/Vents Prior to commencement of relevant site works, full details of the proposed design, size, location, materials and colour of all flues and vents (including any heating and plumbing vents, meter boxes, and

air extract vents) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area

32. Black rainwater Rainwater goods, pipework, and any fascias to be used in the construction of the building shall be in metal with a black finish unless otherwise agreed in writing by the Local Planning Authority.

REASON

To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area

33. Colonnade Details of the pergola to be installed adjoining the colonnade shall be submitted to and approved in writing by the Local Planning Authority prior to these works being carried out. Details will include how it is to abut the colonnade and how the colonnade will be repaired and how the top of it will be finished. The pergola shall be completed within six months of the occupation or disposal of any of the surrounding dwellings namely units 1-6 unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

34. Rebuilt vault Details of the rebuilding of the northern vault to proposed unit 1 shall be submitted to and approved in writing by the Local Planning Authority prior to these works being carried out. Details will include how it is to be formed to match the adjoining vault exactly and without impacting on this remaining vault. Development shall be carried out in accordance with the approved details.

REASON

To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

35. Area in front of vaults

The area in front of the vaults of unit 1 to be left clear of any buildings, structures or means of enclosure and the height of the existing roadside wall shall not be heightened where it abuts this area.

REASON

To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area

36. Maintenance of grounds

Prior to occupation or individual disposal of any of the units, a scheme for the maintenance of the grounds shall be submitted to and

approved in writing by the Local Planning Authority. The grounds shall thereafter be maintained in accordance with the approved scheme, unless otherwise approved in writing by the Local Planning Authority.

REASON

To protect the setting of the listed buildings and to preserve and enhance the character and appearance of the conservation area

37. Roadside wall Prior to the commencement of relevant work details of the roadside wall shall be submitted to and approved in writing by the Local Planning Authority. A 1m x 1m sample panel of the stonework showing the coursing and pointing and sample of the stone coping shall be provided on site for the inspection and approved in writing by the Local Planning Authority. Existing stone salvaged from the demolition previously carried out on site shall be used in the first instance and any additional shall match exactly. Development shall be carried out in accordance with the approved details

REASON

To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area

- 38 Gates/boundary treatment

Prior to commencement of relevant works details of the design and materials of any gates and boundary treatments not already included in the above conditions (whether new, replacement and/or alteration to existing) to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area

39. Refurbishment of Farmhouse

Prior to development commencing a scheme and timing schedule of relevant works for the external refurbishment of the farmhouse shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

To protect the listed building and its setting, and to preserve and enhance the character and appearance of the conservation area.

40. 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) loading and unloading of plant and materials
- ii) storage of plant and materials used in constructing the development, as well as storage/disposal of waste materials
- iii) wheel washing facilities

iv) measures to control noise and the emission of dust and dirt during construction

**REASON**

To safeguard the living conditions of neighbouring occupiers.

41. Prior to occupation of the residential dwellings, the developer shall agree an air quality monitoring scheme to establish the nitrogen dioxide concentrations at the façade of the development next to the A635. The details of any monitoring scheme should be agreed with the LPA and then undertaken in accordance with the approved details.

**REASON**

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policies CS9 and CS18 of the Doncaster Council Core Strategy.

42. All windows that face onto the A635 should be non-opening. These are as follows;  
Plot 12 - Patio  
Plot 6 - Utility and kitchen.  
Plot 7 - Kitchen windows x2

**REASON**

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policies CS9 and CS18 of the Doncaster Council Core Strategy.

**Informatives:**

01. U0012788 The proposed layout and access arrangements shall be subject to Road Safety Audits in accordance with DMRB Volume 5 Section 2 Part 2 (HD 19/15).

02. U0012789 Works carried out on the public highway by a developer or anyone else other than the Highway Authority shall be under the provisions of Section 278 of the Highways Act 1980 and adoption roads within the development shall be carried out under Section 38 of the Highways Act. The S38 and S278 agreements must be in place before any works are commenced. There is a fee involved for the preparation of the agreement and for on-site inspection. The applicant should make contact with Malc Lucas - Tel 01302 735110 as soon as possible to arrange the setting up of the agreement.  
Doncaster Borough Council Permit Scheme (12th June 2012) - (Under section 34(2) of the Traffic Management Act 2004, the Secretary of State has approved the creation of the Doncaster Borough Council Permit Scheme for all works that take place or impact on streets specified as Traffic Sensitive or have a reinstatement category of 0, 1

or 2. Agreement under the Doncaster Borough Council Permit Scheme's provisions must be granted before works can take place. There is a fee involved for the coordination, noticing and agreement of the works. The applicant should make contact with Paul Evans - Email: p.evans@doncaster.gov.uk or Tel 01302 735162 as soon as possible to arrange the setting up of the permit agreement.

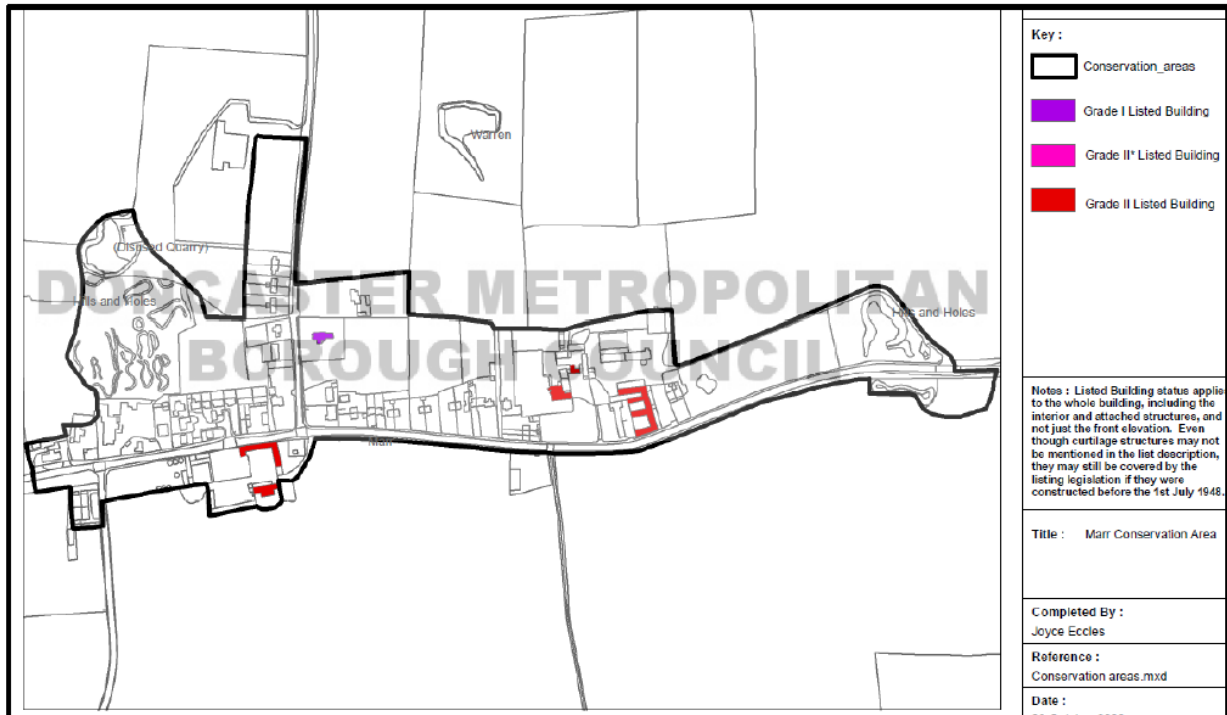
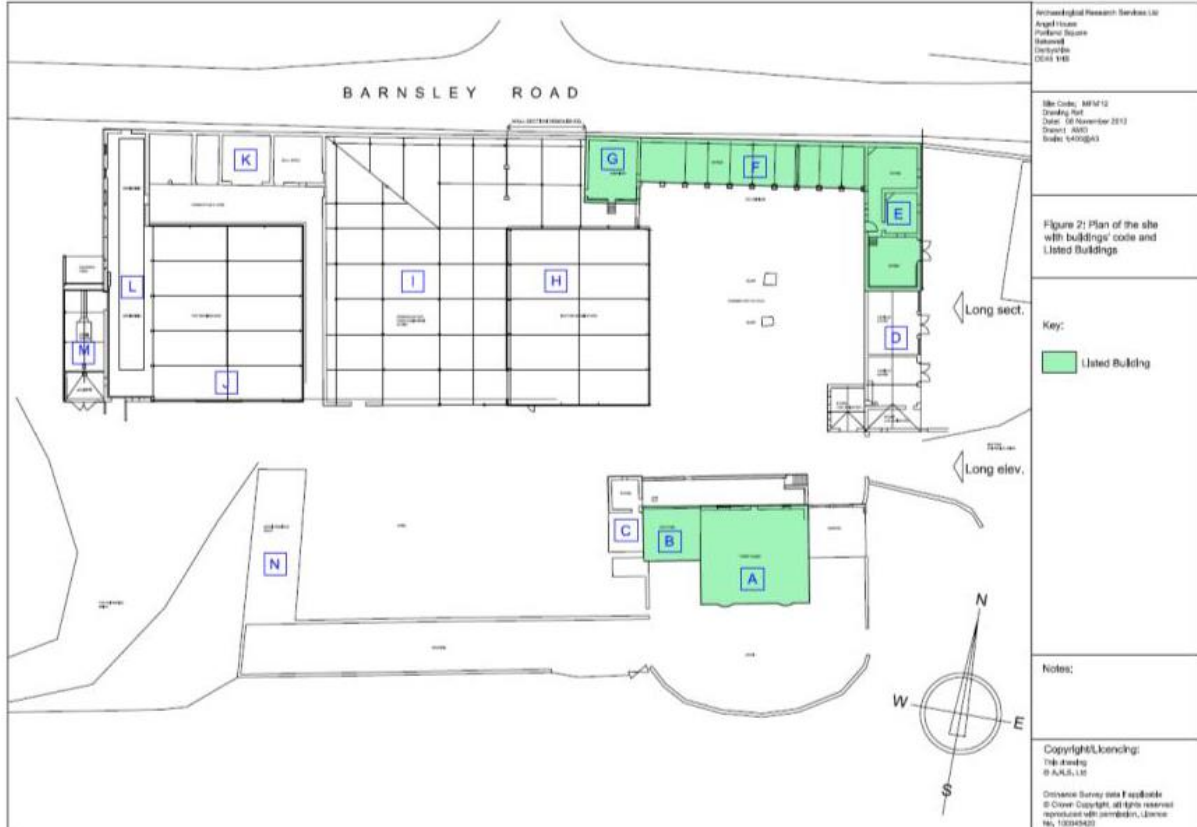
Street lighting design and installation is generally undertaken by the Local Highway Authority. There is a fee payable for this service and the applicant should make contact with Malc Lucas - Tel 01302 735110 as soon as possible. Further information on the selected DNO / IDNO together with the energy supplier will also be required as soon as possible as they directly affect the adoption process for the street lighting assets.

Based on a standard soakaway capacity of 10m<sup>3</sup> a commuted sum of £7800 to be used towards the future maintenance costs of each highway drain soakaway, shall be paid to the Council. An additional 780 extra will be added for each additional cubic metre of storage.

The developer shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud on the highway is an offence under provisions of The Highways Act 1980. Any trees to be provided in the public highway require a commuted sum for maintenance purposes of £1500 per tree (£300 pounds per annum for a period of 5 years) to be paid to the Council, prior to the issue of the Part 2 Certificate.

**Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.**

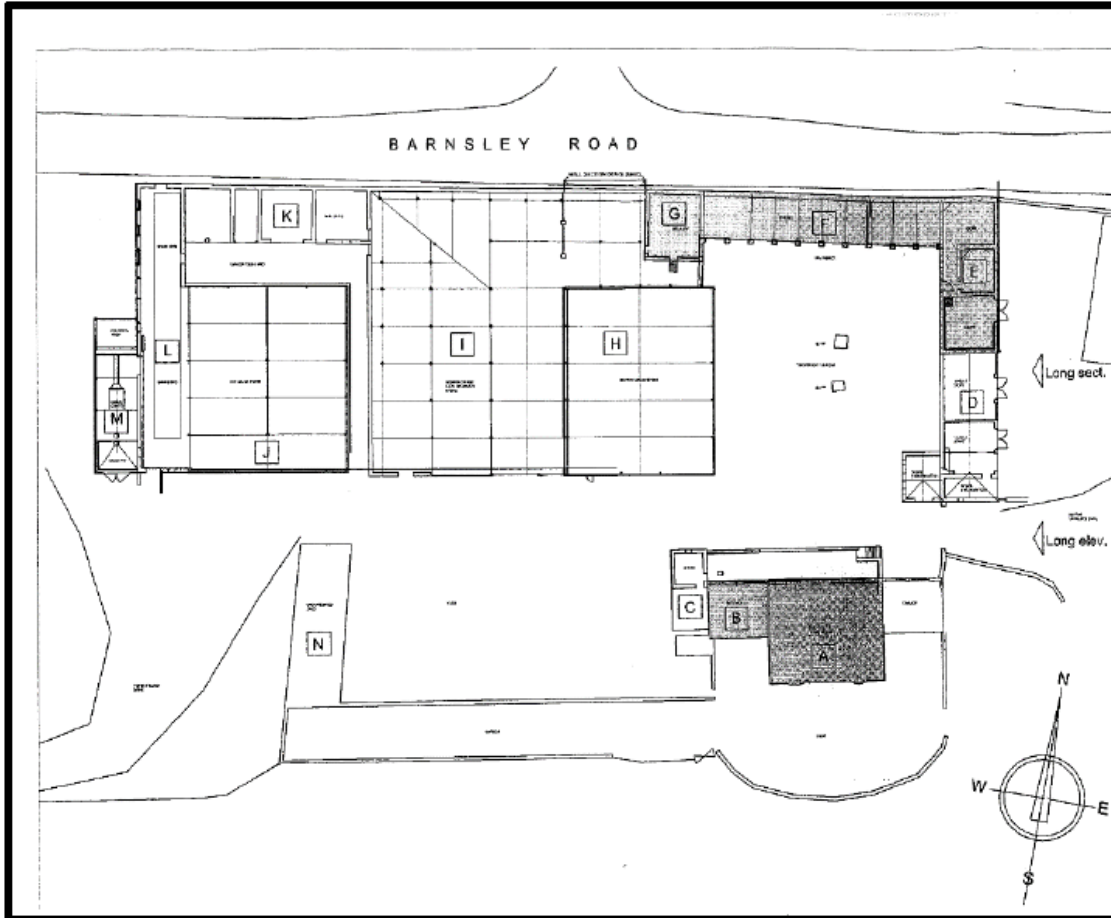
# Appendix 1- Listed Building analysis



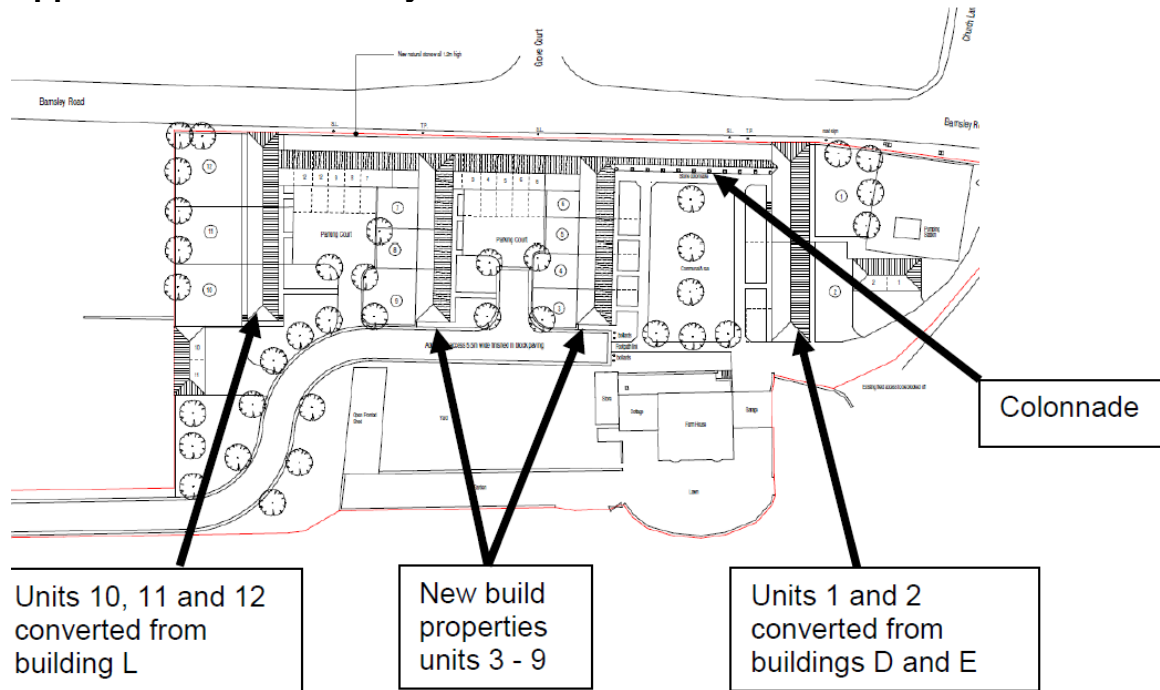
**Fig 1: Marr Conservation Area**



Appendix 2 –Existing buildings



### Appendix 3 –Annotated layout



### Appendix 4 view of the former farm 1950's

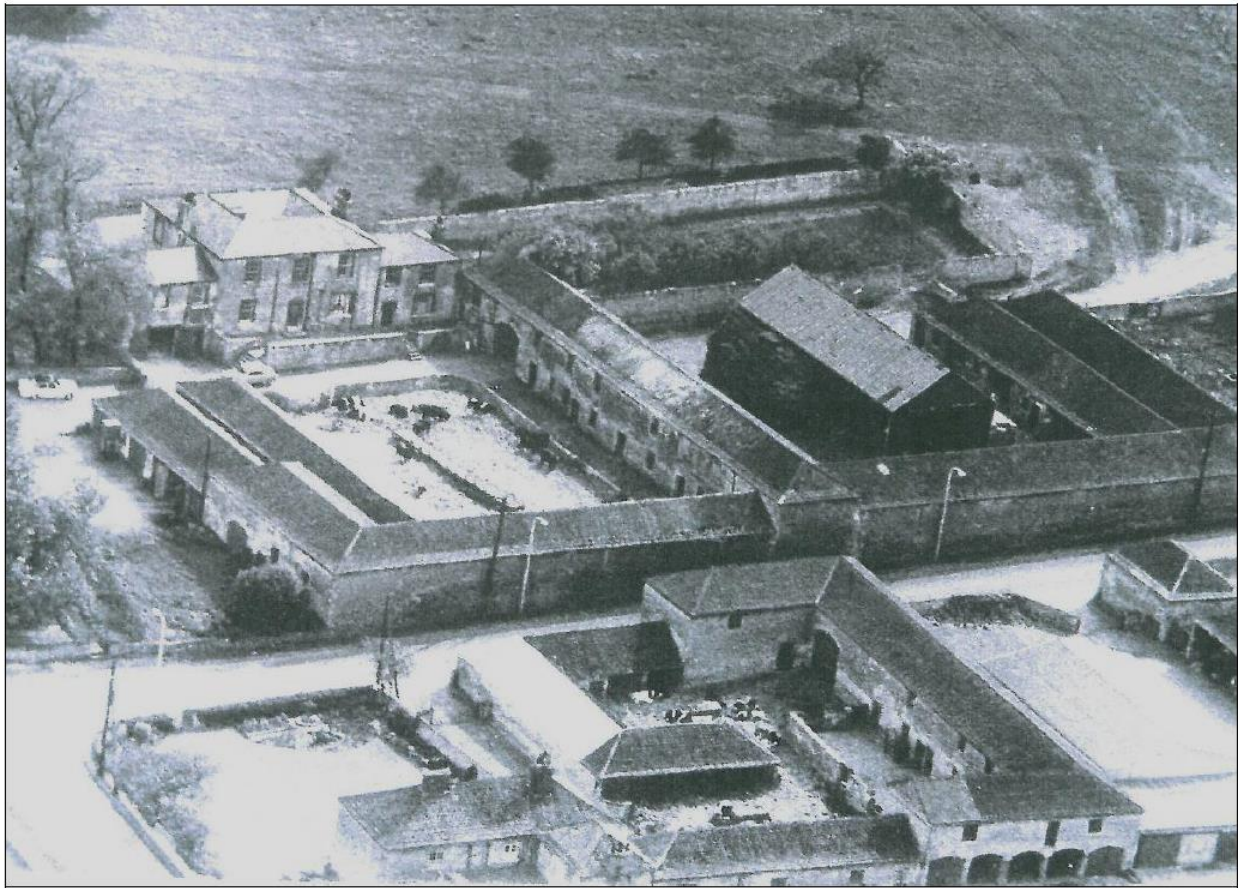
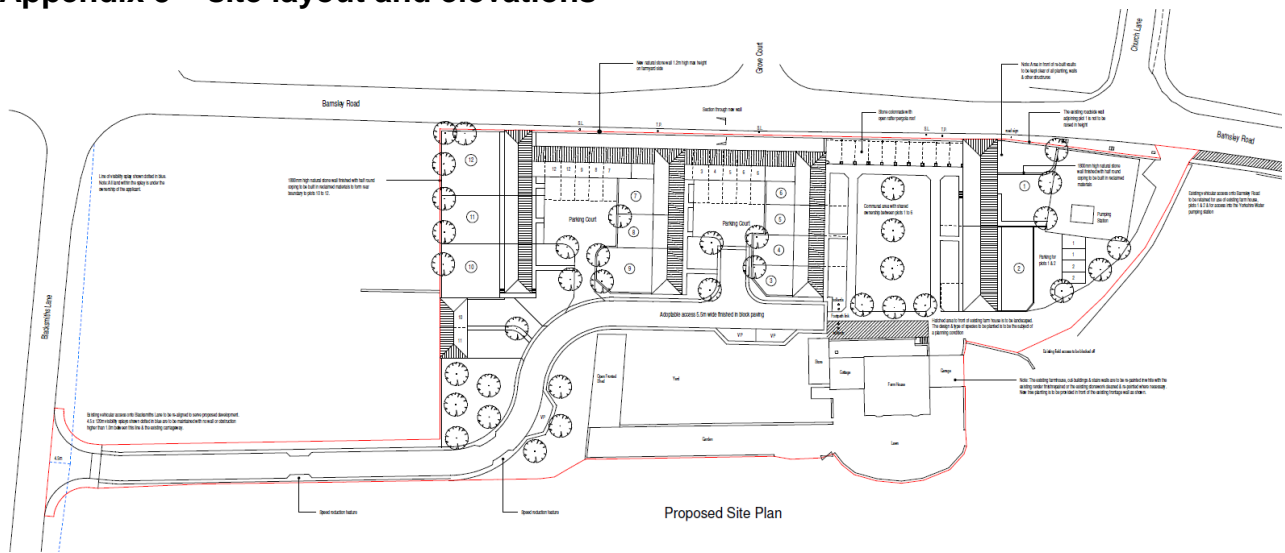
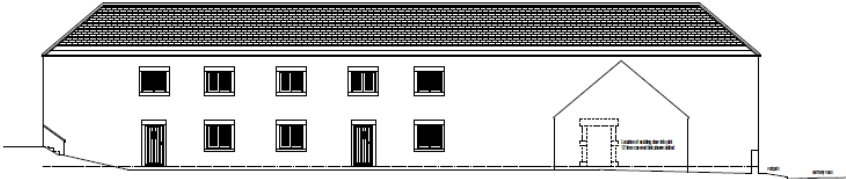


Figure 2: Aerial photograph of the site taken around the 1950s (courtesy of DLP Consultants)

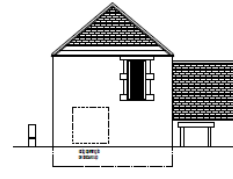
### Appendix 5 – site layout and elevations



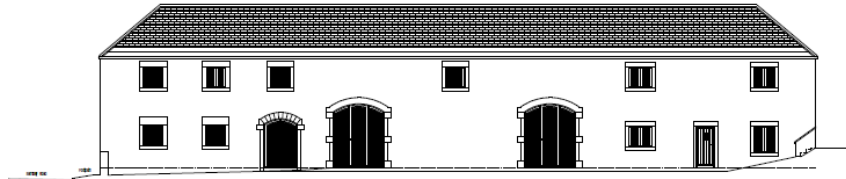
Plots 10-12



Front Elevation Plot 10 to 12 - Facing east of plots 7 to 9 - Floor level 100.00m



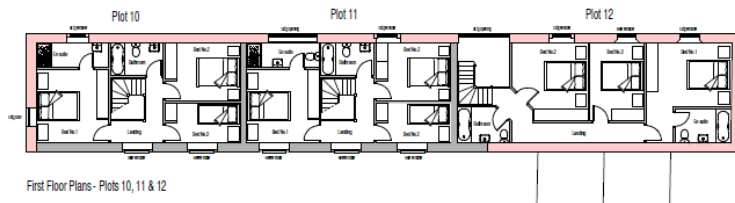
Side Elevation Plot 10 - Floor level 100.00m



Rear Elevation Plot 10 to 12 - Facing west of plots 7 to 9 - Floor level 100.00m



Side Elevation Plot 10 - Summary facade/terrace - Floor level 100.00m

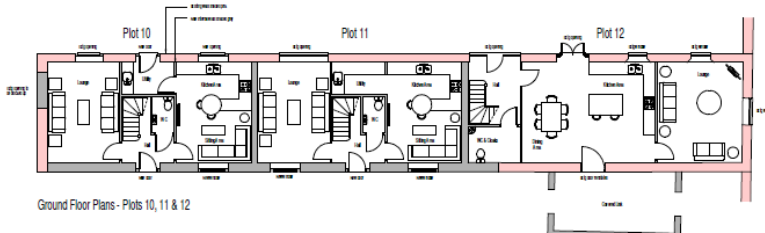


First Floor Plans - Plots 10, 11 & 12

NOTE: All the existing reclaimed natural stone is to be re-used on site where possible. Sample panels of the stone are to be prepared by the main contractors & inspected by officers of the DMSC Conservation Department prior to its inclusion in the re-build & re-furbishment of plots 1, 2, 10, 11 & 12 & prior to the commencement of any other work on site.

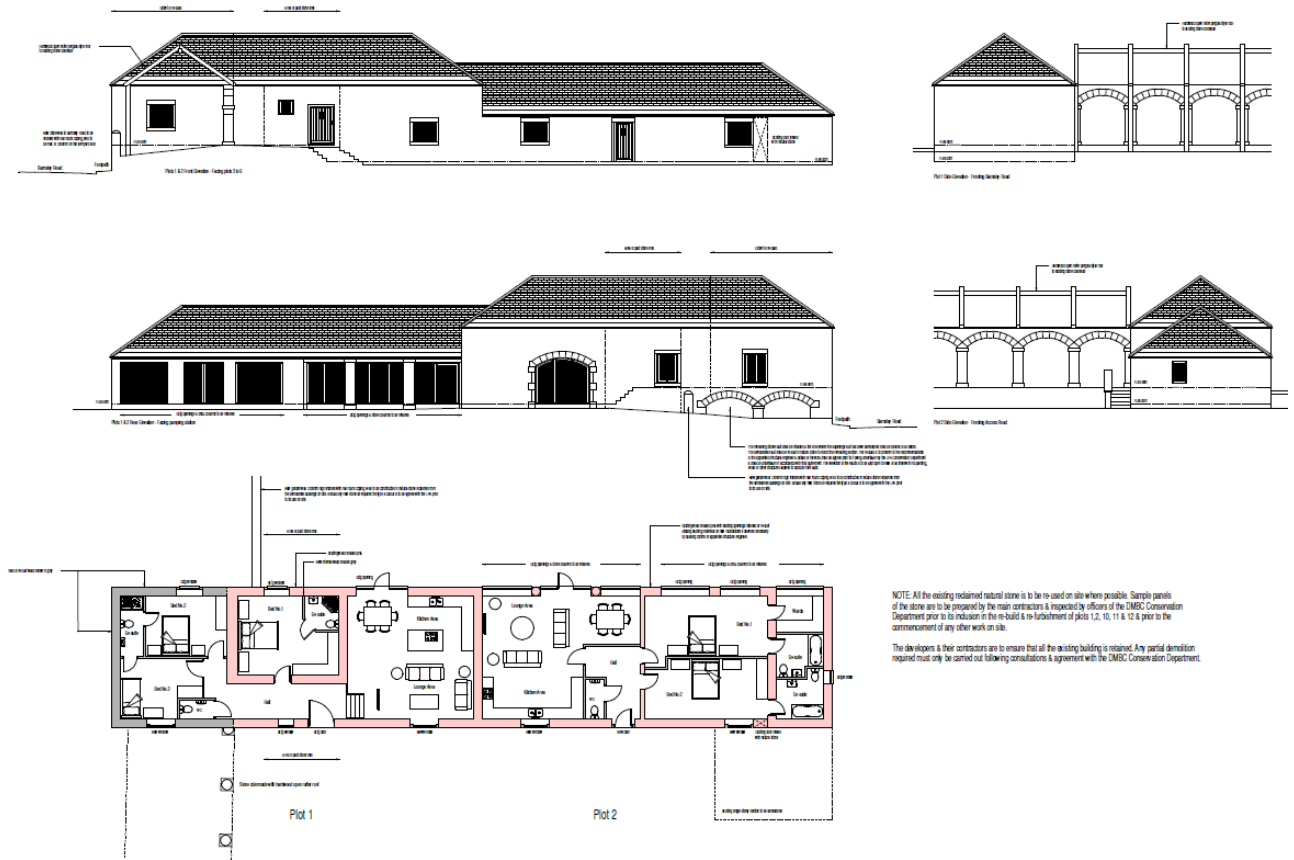
All existing rendered areas are to have the render removed & the underlying natural stone cleaned & repaired. The existing asbestos roof & wall cladding is to be removed by specialists.

The developers & their contractors are to ensure that all the existing building is retained. Any partial demolition required must only be carried out following consultations & agreement with the DMSC Conservation Department.



Ground Floor Plans - Plots 10, 11 & 12

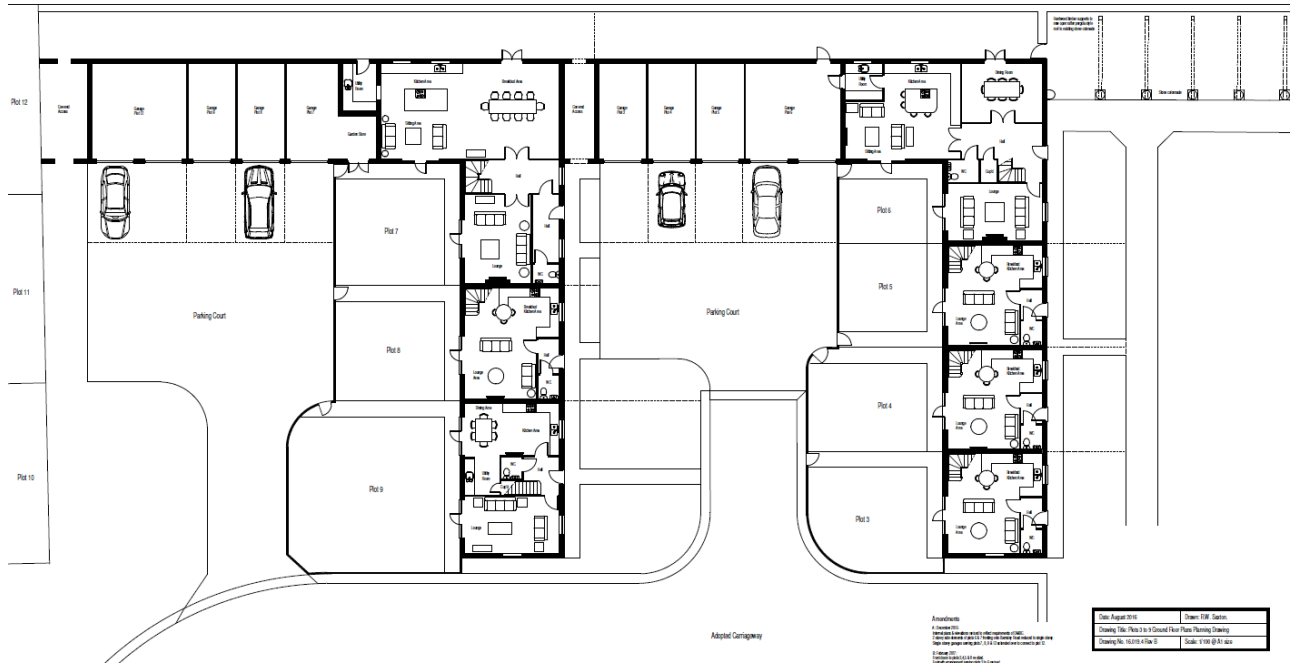
## Units 1-2



## Plots 3-9



Plots 3 to 9 Ground Floor Plans



Annotations  
 1. Dimensions  
 2. Plot boundaries  
 3. Adopted Carriageway  
 4. Parking Court  
 5. Carriageway  
 6. Plot 3  
 7. Plot 4  
 8. Plot 5  
 9. Plot 6  
 10. Plot 7  
 11. Plot 8  
 12. Plot 9

Client: August 2015	Drawn: S.M. James
Drawing Title: Plots 3 to 9 Ground Floor Plans Planning Drawing	
Drawing No: 10.010 of 10.01	Scale: 1/8" = 1'-0"