

Minutes of the High Hoyland Parish Meeting – Monday 12th August 2019, at the Cherry Tree, High Hoyland

Chair: David Roberts

Clerk: Joanna Roberts

Present: Cllr John Wilson, Julie Wilson, Joan Hall, Mike, Kath & Grace Heaversedge, Dave & Joan Warsop
Marcus Dacre, Frank & Ruth Skupski, Malcolm and Margaret Pursey, Kay Reid, John & Melanie
Tobin

Apologies: Cllr Robert Barnard, Anthony & Petrina Massouras

1. PLANNING – APPLICATION NO 2018/0380

ERECTION OF 1 RESIDENTIAL DWELLING AND ASSOCIATED INFRASTRUCTURE (AMENDED PLANS) LAND TO THE REAR OF 1 GREENLAND COTTAGE, HIGH HOYLAND LANE, BARNSELEY, S75 4AZ

The applicant did not attend the meeting and there was no opportunity for him to describe the amendments to the meeting or to answer any questions raised. Therefore, the Clerk reminded the meeting of the details of the original application which dated back to May 2018. The application is for a 6 - bedroom, 8 - bathroom house, with cinema room, workshop and gym, to be situated to the rear of 1 Greenland cottage, adjacent to the Mount. The parish meeting resolved at the time of the original application in May 2018 to object on the following grounds –

- a) The site is in Green Belt and did not fulfil any of the criteria to be considered appropriate for consideration in Green Belt
- b) It should not be considered as infill since two previous nearby applications for new-build developments had been refused. Application 2011/0362 – 1 no. dwelling to the west of Hoyland Hills Cottage, High Hoyland had been refused by BMBC. 2014/0520 – erection of 2 no. dwellings to the west of Norfield House and the east of West Bank on Bank End Lane had been refused by BMBC, then the applicant appealed and 4 months later the appeal was dismissed by the Planning Inspectorate. This was on the basis that the proposal did not represent infilling in the village of High Hoyland since the site lies outside the boundary of the village as defined on the Barnsley UDP proposals map.
- c) The design specification is not felt to be in keeping with the existing form and character of the terraced cottages at Greenland.
- d) The scale of the proposed development is felt to be out of keeping relation to the existing cottages at Greenland.
- e) There are grave concerns relating to the applicants proposed plans to deal with sewage and surface water, as well as the proximity of the underground fresh water spring/well at 5 Greenland.

At the end of May 2018, the planning officer dealing with this application advised the Clerk that it had been passed to the Planning Department Design Panel for comment. In addition to the information supplied at the time of the original application and looking for much more detail to make a case for a special design, the Design Panel suggested that the applicant should also –

- a) Appoint a landscape architect to their team
- b) Demonstrate how the proposal is of benefit to the landscape
- c) Move away from rigid edges and heavy roof to allow the building to flow
- d) Develop energy efficiency in the design
- e) Develop firmer proposals for the detailing of the building

The applicant appointed a landscape architect and the purpose of this meeting was to discuss the information provided since this appointment – the Amended Plans. The additional information consists of :-

- i) a series of photos of the proposed site taken from High Hoyland from a position south of the site,
- ii) a photo taken from the field opposite the cottages at Greenland (also to the south of the site)
- iii) a Landscape Statement prepared by the Landscape Architects FDA Landscape Ltd, Denby Dale which includes further photos taken from the field south of Greenland. Within the Landscape Statement, BMBC's Design Panel requirements (as above) are addressed as follows, and the Clerk summarised them and read them out to the meeting -

Item B - Benefit to the Landscape

The NPPF asks for 'quality of design' and a 'benefit to the wider landscape'.

The site of the proposed dwelling and its integration into the existing quarry makes it difficult to judge how it can be perceived as being of 'benefit' to the landscape. The house will sit amongst other properties each of which has a very clear identity of its own.

The house has been carefully designed by the architect as a contemporary, bespoke building and as such it will add to a streetscape along which each property is individual in design. With this in mind it can be argued that the proposed property will add to the landscape in this context.

Items C, D, E - Building Design

Consultations between the architect and FDA Landscape have resulted in some changes to the immediate situation of the building. Large rocks are to be placed at the base and sides of the building to imitate the sides of the quarry extending beyond the building. It is not the intention to in any way conceal what will be an attractive building but more to soften the edges and assimilate the structure into its environment forming a legible transition between the building and its setting. The building will be seen to respond to the surrounding landscape by settling it into the existing quarry face.

The design process has seen the building form evolve and the latest iteration demonstrates a strong intention to integrate the building into its setting. Reference should be made to the attached design proposals at Appendix 4 and 5. The attached Landscape Design at Appendix 6 further illustrates these principles.

New tree planting will provide some intermittent screening to the west to filter views through to the dwelling from the rear gardens of the adjacent properties. These trees will also offer some degree of shading against the midday sun to the large glazed windows.

And in conclusion the landscape architect writes –

The proposed dwelling is positioned in a concealed location within the landscape with the majority of the build being underground. The front elevation of the building is orientated to take maximum benefit from the available panoramic views towards Barnsley and also to maximise solar gain. The materials used will be in harmony with those used in the existing built forms on High Hoyland Lane whilst retaining an individual character.

It is difficult to demonstrate 'benefit' to the wider landscape when proposed building sits within an existing group of houses. It is however clear that the building does not offer any detriment to either the character of the road or views towards the road from the wider landscape and does not have an adverse impact on the openness of the surrounding green belt. However, the existing condition of the site is a detractor in the landscape with exposed rock face, vehicles and lockable container and therefore, the completion of the proposed building and the tidying up of the site will be of benefit to the immediate area.

