
2019/0113

Applicant: BMBC

Description: Erection of 2.4m high security fence

Site Address: Smithies Lane Depot, Smithies Lane, Smithies, Barnsley, S71 1NL

No objections received

Site Description

The application relates to the BMBC depot accessed from Smithies Lane. The site contains a number of outbuildings as well as a household waste recycling centre. To the south of the site is a row of semi-detached dwellings and to the west is a traveller site.

Proposed Development

The applicant is seeking permission for the erection of a 2.4m security fence along the western boundary of the site. The development will include trimming of the existing shrubs/undergrowth and the subsequent erection of the fencing along a 163m stretch of the western boundary. The fence panel and fence posts will be coloured green.

Policy Context

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently introduced NPPF does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan Policy GD1 – General Development sets out the principles that development will be assessed against. Proposals for development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents and that adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes.

Local Plan Policy D1 – High Quality Design and Place Making supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

These policies are considered to reflect the policies set out in the revised NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

PROW – No objections

Ward Councillors – No comments received

Representations

Notification letters were sent to nearby properties and a site notice was posted at Smithies Lane. No comments or representations were received.

Assessment

Principle of Development

The site is designated as Urban Fabric in the newly adopted Local Plan. As such, development is acceptable in principle provided it is of a satisfactory standard of design and that there is no detrimental effect on residential amenity, highway safety, or the visual character of the local area.

Residential Amenity

The fencing is 2.4m high and is sufficient distance from neighbouring residential accommodation to ensure that the development will not have any impact on the amenity enjoyed by local residents.

Visual Amenity

The fencing will be sited to the western boundary of Smithies Depot and will not be highly visible from public vantage points. Screening is provided from Smithies Lane by the existing dwellings that face the highway. The colour scheme of the fencing is what would be expected for this type of development and so the proposal is considered acceptable.

Highway Safety

The fencing is not close to any accesses and as such would not impede any vehicular movements into and out of the site.

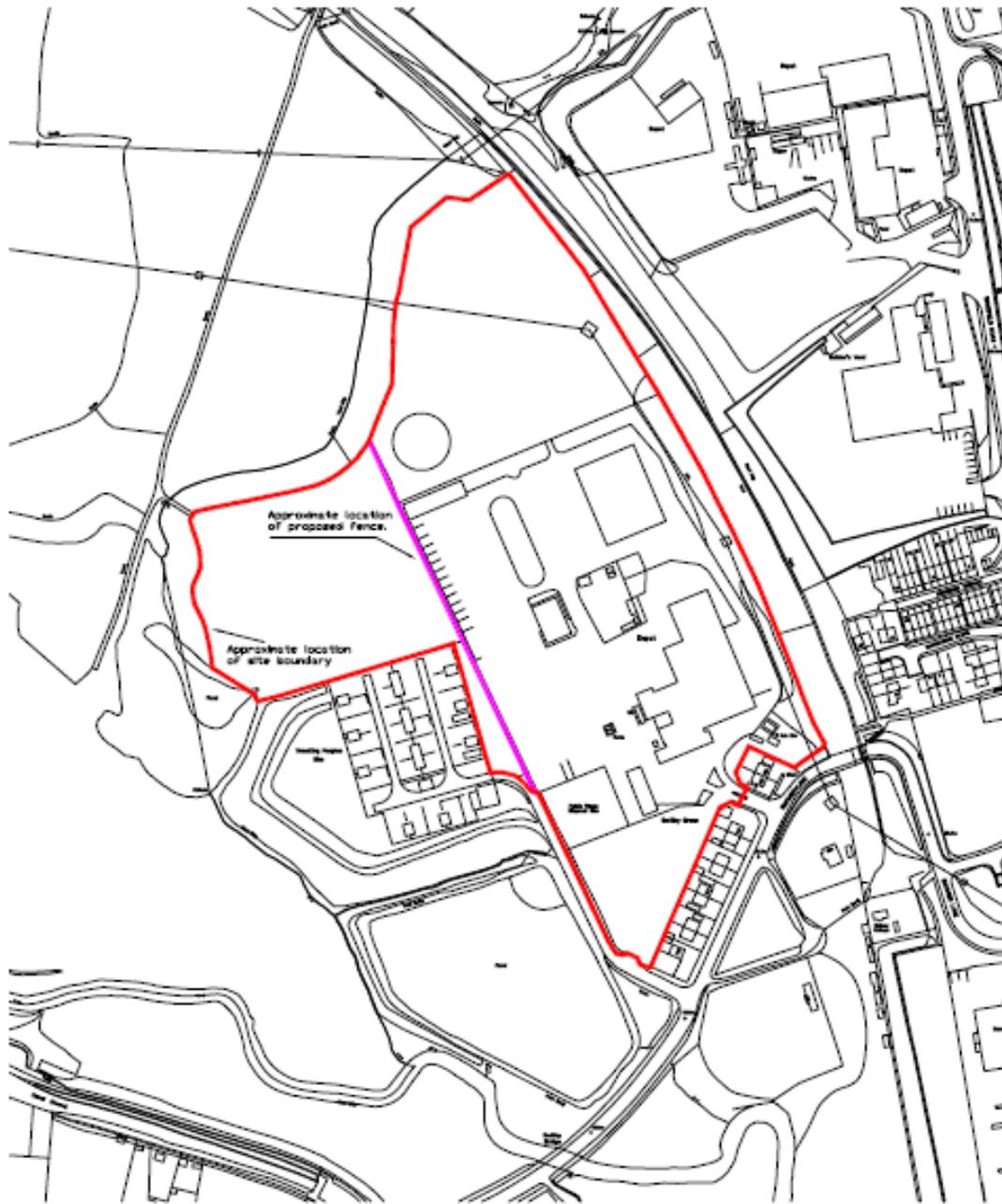
Recommendation

Approve – subject to conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Drawing No. NPS-DR-A-(00)-001 Rev. P2) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

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