
2021/0856

(linked advertisement consent 2021/0858 and Discharge of conditions 2021/0869)

Installation of heating, ventilation and air condition unit, drive through clearance bar and order canopy

Starbucks, Doncaster Road, Stairfoot, Barnsley, S70 3PE.

Site Location and Description

The site is located within the Stairfoot Local Centre in a predominantly commercial area, but with a care home on the opposite side of the Doncaster Road (A635) and houses beyond the immediate area. The site itself is on an 'island' bound by the Old Doncaster Road, the new Doncaster Road (A635), Stairfoot roundabout and Grange Lane (A633). The remaining land within this island previously held the Black Bull Hotel which has been demolished and is the subject of a separate application for a restaurant with drive thru.

The site currently accommodates the former (now permanently closed) Frankie and Benny's restaurant and car park which is being converted to a drive thru Starbucks. The originally buff building is buff brick will be painted black. There is well established planting around the site which goes some way to screen it.

Street view snips of the site and the immediate area:





The character of this area is formed by older stone buildings and more modern red and buff brick buildings – photos below show stone shops above the site on Doncaster Road; and Aldi and Care Home on the opposite side of Doncaster Road



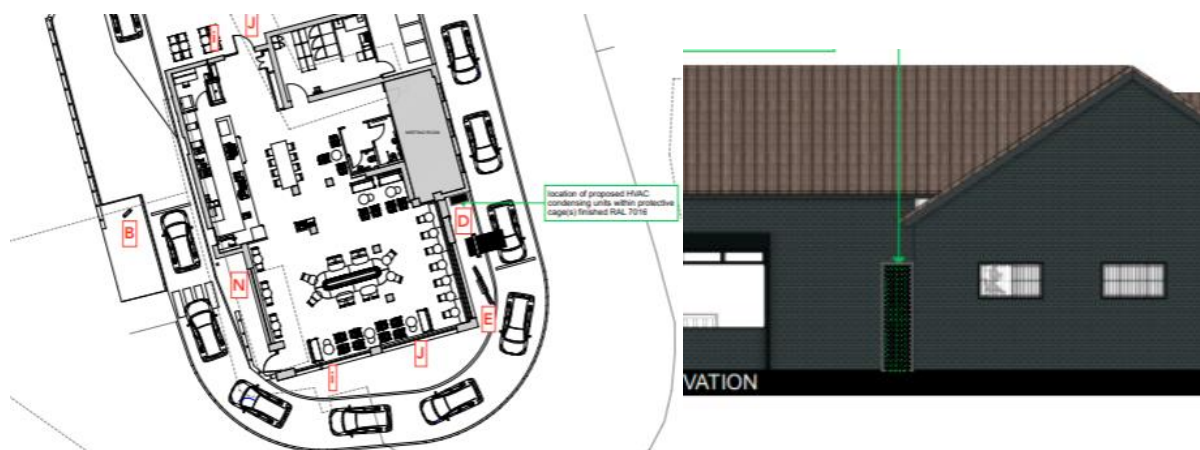
Site History

2020/1249 – Conversion of former restaurant into drive thru coffee shop, changes to the external facing materials and site layout including the reinstallation of drive through lane and the erection of a separate detached building to be used as a hot food takeaway delivery hub.

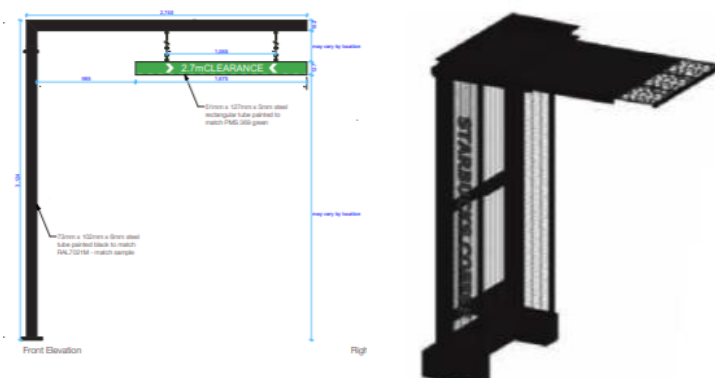
2008/0292 – Alterations and removal of existing drive through lane to provide for terrace (the site being a former drive thru Burger King and before that a Little Chef). This application was for occupation by Frankie and Benny's.

Proposed Development

The application seeks permission for heating, ventilation and air conditioning condensing unit to be sited inside a protective cage finished in the same colour as the building, adjacent to the east wall of the building in an unobtrusive location.



The application also seeks for a clearance bar at the entrance to the drive through (immediately to the north east of the building), also painted black to match the painted building, with a green 'clearance' warning sign hung off it; and an order canopy to the east of the building, also with a black finish.



Policy Context

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

The new Local Plan was adopted at the full Council meeting held 3th 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 in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is designated as a Local Centre on the Local Plan Proposals Maps. The following policies are relevant:

Policy TC1 Town Centres – indicates that new retail development will be directed to centres in order to maintain and enhance their vitality and viability and that a sequential approach will be used to assess proposals for new retail and town centre development outside the designated centres.

Policy Poll1 Pollution Control and Protection – sets criteria to ensure that new development does not unacceptably affect or cause nuisance to the natural and built environment or to people; or suffer from unacceptable levels of pollution.

Policy T4 New development and Transport Safety – expects new development to be designed and built to provide safe secure and convenient access and to not cause or add to problems of highway safety or efficiency.

Policy SD1 Presumption in favour of Sustainable Development – indicates that we will take a positive approach reflecting the presumption in favour of sustainable development in the National Planning Policy Framework and that we will work proactively with applicants to find solutions to secure development that improves the economic, social and environmental conditions in the area

Policy GD1 General Development – sets a range of criteria to be applied to all proposals for development.

Policy D1 High Quality Design and Place Making – indicates that development is expected to be of high quality design and to reflect the distinctive, local character and features of Barnsley.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or

where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a position approach to their growth, management and adaptation.

Consultations

Highways DC – No response.

Environmental Health Officer – The heating/ventilation/air conditioning unit seems to be far enough away from any receptors to avoid causing any nuisance issues.

Ward Councillors – No comments received

Representations

The application has been advertised via letters to neighbouring properties and a site notice for local interest (29 June to 19 July); no representations have been received.

Assessment

Principle of development

The proposal is in a designated Local Centre and is predominantly surrounded by commercial properties. Planning policies for the local centre indicate that we will support development that will meet the needs of the local area and is appropriate to the local centre.

Pollution

The proposed heating, ventilation and air conditioning unit has been sited in a way that minimises any impact on residential amenity of neighbours who are at least 80m away and screened from the unit by the Starbucks building and pollution control have agreed that this is likely to avoid causing any nuisance issues.

Visual Amenity

The proposal involves additional structures in relatively unobtrusive parts of the site. They will all reflect the corporate colour style and, together with the previously agreed retention of existing trees and most of the existing shrub landscaping, it is concluded that the design of the proposals is acceptable.

Highways safety

The proposal includes a clearance bar to exclude vehicles in excess of 2.7 metres in height from using the drive through lane. This is not considered to raise any significant highway safety issue.

Recommendation

2021/0

856

Grant subject to conditions

Time

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.

Plans

Approved Plans – numbers

- a. 39.97/02.2 Front and Rear Elevations
- b. 39.97/01.1 Location and Block Plans
- c. 39.97/02.3 Side Elevations
- d. 39.97/02.1 Site Plan
- e. ##/SBS.G Clearance Bar
- f. Proposed Mechanical Layout Plan
- g. ##/SBS.D Order Point Canopy