
2022/0378

Mr S Gallamore

Erection of notice board

St Johns Church, Church Street, Carlton, Barnsley, S71 3EU

Site Location & Description

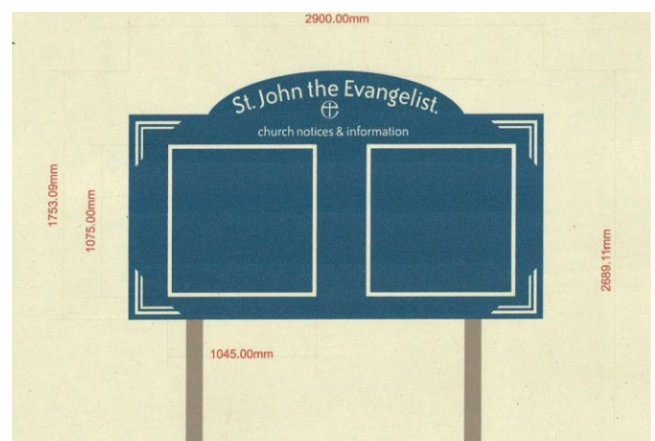
St Johns Church is located within a corner plot at the junction of Carlton Road with Royston Lane and Church Street, Carlton. The area is predominantly residential with some small local services to the south on Church Street and Outwood Academy secondary school to the north.

St John's church is a grade II listed building which is bounded by a low-level stone wall and is located within the Carlton Conservation Area.



Proposed Development

The applicant seeks permission for the erection of a notice board measuring 2.9m wide by 1.7m, it is to be 2.6m from ground level at its highest point and located behind the existing low stone boundary wall fronting Carlton Road. The blue line on the picture below shows the approximate location of the proposed notice board.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted by the Council in January 2019 along with a series of Supplementary Planning Documents.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy HE1 The Historic Environment
Policy HE2 Heritage Statements and general application procedures
Policy HE3 Developments affecting Historic Buildings
Policy GS1 Green Space
GD1 General Development
D1 High Quality Design and Place Making
T4 New Development and Transport Safety

Supplementary Planning Documents (SPD)

Advertisements

NPPF

The National Planning Policy Framework 2021 (NPPF) 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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Chapter 8 Promoting healthy and safe communities

Paragraph 98 states that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

Paragraph 99 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings, or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Chapter 12 Achieving well-designed places

Paragraph 136 states that the quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient, and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Chapter 16 Conserving and enhancing the historic environment

Paragraph 189 states that heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Paragraph 195 states that Local Planning Authorities should identify and assess the particular significance of any heritage assets that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and necessary expertise.

Paragraph 197 states that in determining applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states 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).

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

Consultations

Conservation Officer – No objections
Ward Councillors – No comments received

Representations

Neighbour notification letters were sent to neighbouring properties and a site notice posted adjacent to the site; no representations have been received in relation to the application.

Assessment

Principle of Development

The site is allocated within a wider area of urban fabric which has no specific land allocation, however, the area around the Grade II listed church is allocated as Green Space and is located within the Carlton Conservation Area, within the Local Plan Policies map.

The site is allocated as a cemetery and church yards green space with the Local Plan and the Green Space Register. In such circumstances development should only be permitted where an assessment shows that there is too much of that particular type of green space in the area which it serves and where its loss would not affect the needs of the Borough, or the proposal is for small

scale facilities needed to support or improve the proper function of the green space, or an appropriate replacement green space of equivalent or improved quality, quantity and accessibility is provided which would outweigh the loss. The proposed signage would not result in the loss of the green space nor impact on the way it functions and as such is acceptable and in compliance with Local Plan Policy GS1

The erection of the signage is deemed acceptable in principle and subsequently, consent will be granted where the development is found to be appropriate in scale and respectful of the character of the area and advertisements should not adversely impact the amenity of residents or undermine highway safety.

Visual Amenity

It is proposed to erect a notice board measuring 2.9m wide by 1.7m high, with the highest point being 2.6m from ground level within the grounds of the church, behind the existing low stone boundary wall fronting Carlton Road.

Whilst the church is a grade II listed building and is located within the Carlton conservation area, it is not considered that the introduction of the signage would be harmful to the setting of the grade II St. John's in Carlton by virtue of its scale, design or positioning, nor would it have a detrimental influence on the character of the conservation area and as such the proposal is acceptable and in line with Local Plan Policies HE1, GD1 and D1.

Residential Amenity

The proposed sign is to be located within the grounds of the church and whilst opposite as residential dwelling, it is not to be illuminated and therefore it is anticipated that there will be no detrimental effect from the new signage for residents and it will not be prejudicial to the amenity of surrounding units in line with the requirements of the SPD Advertisements and Local Plan policies GD1 and POLL1.

Highway Safety

The sign is located behind the existing boundary wall and is not illuminated and therefore is not considered to undermine highway safety and as such is in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that the proposed signage would not have a significant adverse impact on the amenity of neighbouring residents, upon highway safety or the character of the listed building and the wider conservation area and as such is in compliance with Local Plan Policies HE1, GD1, D1 and T4 and is acceptable.

Recommendation

Grant subject to conditions