
2024/1071

Mr J Barker

Variation of condition 3 (Highways) of planning application 2024/0108: Extension to existing car park.

BHF Priory Centre, Pontefract Road, Lundwood, Barnsley, S71 5PN

Introduction

This application is a S73 application to amend planning permission ref: 2024/0108. The proposal looks to vary the wording of Condition 3 to alter the surfacing material of the extended car park.

Site Location & Description

The site is an existing healthcare and community centre which also provides office/commercial space for small local businesses. The building itself has two storeys and is finished in a light brick with red brick detailing and has a large glazed feature at the entrance foyer. Pedestrians can enter the building directly off Pontefract Road with landscaping to the front. A separate glazed entrance is on the side elevation facing towards the existing car park.

The existing car park is located to the north and east of the building, with a vehicular access off Pontefract Road. The existing car park is bound by a palisade fence and established trees are positioned along the eastern and western boundaries. Planning permission was granted in April 2024 to extend this car park to the north-east to the rear of Lundwood Medical Centre (ref: 2024/0108).

A children's nursery is located adjacent to the site, which partly screens the car park when viewed from the street. The site is located amongst a variety of community uses, with the day nursery and Lundwood Health Centre with pharmacy positioned adjacent. Residential dwellings are located on the opposite side of Pontefract Road, whilst public open space (associated with the Meadow View housing development) borders the site to the north.

Site History

2024/0362 - Erection of 1no. illuminated fascia sign, 1no. non-illuminated fascia sign and a non-illuminated free-standing sign, GRANTED, 3/7/2024

2024/0108 - Extension to existing car park, GRANTED, 8/4/2024

2014/0737 - Erection of conservatory extension to Nursery, GRANTED, 23/7/2014

2014/0072 - Formation of extra car parking spaces & unloading facility and creation of additional window openings in the front elevation, GRANTED, 15/5/2014

2012/0109- Installation of 250Wp solar panels to commercial building, GRANTED, 1/3/2012

2010/0995 - Erection of new annex consisting of GP Surgery, Pharmacy, multi use facilities, community facilities and new car park with access off Rotherham Road, GRANTED, 27/10/2010

2007/1718 - Siting of portakabin for use as office, GRANTED, 23/11/2007

B/03/2050/BA- Siting of a Portakabin building, GRANTED, 13/1/2004

B/02/0732/BA - Change of use of land to form sports pitch & extension to car park, GRANTED, 11/7/2002

B/96/0239/BA/AD - Display of non-illuminated free-standing sign, GRANTED, 19/3/1996

B/93/1013/BA - Erection of community resource centre and three retail units (ancillary to scheme), GRANTED, 7/10/1993

B/78/0493/BA - Environmental improvements to form public open space, UNKNOWN DECISION, 4/4/1978

Proposed Development

The application looks to vary Condition 3 which relates to highway surfacing details. Condition 3 reads as follows:

The access, parking and manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access, manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for said purposes at all times.

Reason: *To ensure that satisfactory access, off-street parking and manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New development and Transport Safety.*

The proposal seeks to alter the requirement for solid bound material and instead proposes the use of 'Heavy Duty Cellular Paving Grid'. A specification/product sheet has been submitted to support the proposal.

No other changes are proposed to the layout of the approved car park extension.

Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed use sites).

In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Allocation/Designations

The site is allocated as Urban Fabric as defined in the adopted Local Plan, which has no specific land allocation. The site is also within the Dearne Valley Green Heart Nature Improvement Area.

National Planning Policy Framework – December 2024

The National Planning Policy Framework (NPPF) was revised in December 2024, replacing the previous versions. The NPPF is a material consideration when assessing planning applications. The following sections are relevant to this application proposal:

Section 9- Promoting Sustainable Travel

Section 11- Making Effective Use of Land

Section 12- Achieving Well-designed and Beautiful Places

Barnsley Local Plan

The following Local Plan policies are relevant:

Policy GD1: General Development

Policy D1: High Quality Design and Place Making

Policy SD1: Presumption in favour of Sustainable Development

Policy T4: New Development and Transport Safety

Supplementary Planning Documents

The Council have adopted SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight. The following SPDs are relevant to this proposal:

Parking, November 2019

Sustainable Travel, July 2022

Consultations

Highways DC – No objection to the amended surface material. Updated condition wording proposed.

Representations

This application has been advertised in accordance with the Development Management Procedure Order 2015 as follows:

- Neighbour notification letters sent to adjoining properties- consultation expiry date: 30/1/2025

No neighbour representations have been received in response to the above publicity.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. Extensions to buildings and existing uses, are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety and accord with the relevant policies quoted below.

The principle of the development was assessed during the original application and is therefore considered acceptable.

Highway Considerations

NPPF Paragraph 114 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Local Plan Policy T4 states that new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

The original application assessed the layout and arrangement of the proposed car park extension as well as the number of additional spaces. This proposal looks to alter the car park extension surfacing material.

Condition 3 was attached to the original permission to ensure that the new area of car park would be finished in a solid bound surface material. However, in this instance the applicant is seeking permission to vary the condition wording to allow the use of a cellular paving grid. The Highways DC Officer has reviewed the submitted information and has no objection to the use of an alternative surfacing material on this occasion. Typically, solid bound materials are required to ensure that loose debris/chippings are not spread onto the adopted highway network. However, given the position of the car park extension being at the rear of the site, thus some distance from the public highway, it is not expected that loose chippings would cause long-term maintenance issues.

It should be noted that only the extended car park can be used in this material and the existing/original car park must remain in solid bound material. An additional condition has been attached to this decision to secure this.

On this basis the wording of Condition 3 is to be amended as follows:

The access, parking and manoeuvring facilities, indicated on the submitted plan (Proposed Site Plan, Drawing No: 2403-0301-P04, Rev: P04, Received 14/3/2024), shall be surfaced in a material that will allow suitable drainage and not draw loose material onto the public highway (i.e. not loose chippings) and made available for the access, manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for said purposes at all times.

Reason: To ensure that satisfactory access, off-street parking and manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New development and Transport Safety.

Conclusion

This S73 application relates to Condition 3 only, with the assessment of other considerations set out in the Officer report for application ref: 2024/0108. The Highways DC Officer has no objection to the alternative surfacing material and has provided updated condition wording. An additional condition has also been attached to ensure that only the relevant part of the car park is finished in loose material. The development is therefore in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions