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**2024/0108**

Mr J Barker

Extension to existing car park

Priory Campus, Pontefract Road, Lundwood, Barnsley, S71 5PN

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### **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. The building is accessed off Pontefract Road and has landscaping to the front. A separate glazed entrance is on the side elevation facing towards the existing car park.

The car park is located to the north and east of the building and is also accessed off Pontefract Road. The existing car park is bound by a palisade fence and established trees are positioned along the eastern and western boundaries. 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. The land to the immediate east of the car park (where the extension is hereby proposed) was previously heavily vegetated with large trees, albeit these were not protected. It is noted that previous to this application being lodged these trees have been removed and photographic evidence of the proposed extension site now cleared has been submitted.

### **Site History**

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, UNKNOWN DECISION, 11/7/2002

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

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

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

### **Proposed Development**

The proposed development includes extending the existing car park at the north-eastern point and replacing a small strip of existing landscaping/grassed verge with hardstanding. The car park will extend behind the adjacent Lundwood Medical centre/ pharmacy site. The car park extension/replacement hardstanding will provide 23 additional spaces.

The access arrangements into the car park will remain as existing. As mentioned above, the proposed extension land was previously wooded however those trees have now been removed and therefore cannot be assessed within this application.

The application has been re-advertised following amendments to the red line boundary. Initially the application site boundary encroached upon the public open space/landscaping which has been developed as part of the Harron Homes housing development at Meadow View to the north. It has since been confirmed that this development will not result in the loss of any public open space and the site boundary has been amended to confirm this, along with an overlay plan and land registry information. The application will therefore be assessed upon this basis.



### **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.

### National Planning Policy Framework – December 2023

The National Planning Policy Framework (NPPF) was revised in December 2023, 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 site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation. The site is also within the Dearne Valley Green Heart Nature Improvement Area.

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

Policy LC1: Landscape Character

Policy POLL1: Pollution Control and Protection

### 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 plans subject to condition attached relating to surfacing.

## **Representations**

This application has been advertised in accordance with the Development Management Procedure Order 2015. The application has undergone two rounds of publicity, as follows:

- Neighbour notification letters sent to adjoining properties- consultation expiry date: 7/3/2024
- Neighbour notification letters sent to adjoining properties to advertise amended red line- consultation expiry date: 29/3/2024

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 is therefore considered to be acceptable subject to the considerations as followed.

### Highway Considerations

NPPF Paragraph 115 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 development looks to extend the existing health/community centre car park and replace the existing landscaping strip to provide 23 additional spaces. The Highways DC Officer has reviewed the proposed plans and has no objection to the development. The parking layout provides sufficient space to manoeuvre and will not introduce highway safety issues. The spaces are a suitable size and accord with the SPD guidance in this regard. The development is therefore acceptable subject to the condition related to surfacing being attached.

### Design and Appearance

NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

Local Plan Policy D1 states that development is expected to be of high-quality design and should respect and reinforce the distinctive, local character and features. Development should contribute to place making and make the best use of materials.

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions and are compatible with neighbouring land and do not significantly prejudice the current or future use of neighbouring land.

The development will not change the existing use of the site and will simply provide additional parking capacity at the community use site. Although the loss of trees is unfortunate, the removal of these occurred prior to the application submission and given the unprotected status, replacement planting cannot be secured as part of this application.

The car park extension will be positioned at the rear of the site, behind the adjacent health centre and therefore the appearance of the site from the street scene will not be impacted. The loss of the small, grassed verge is not considered to be harmful with this being minor in scale and not substantially contributing to the appearance of the site. Albeit the existing established trees and landscaping to the front and edges of the site will be retained.

There are no neighbouring uses which would be impacted by the development and no neighbour representations have been received.

Overall, the development is relatively minor, and its design will not significantly alter the appearance or character of the area when viewed in context with the surrounding uses. The proposal is therefore in compliance with the above policies.

### Conclusion

Based on the assessment above it is considered that the proposed development is acceptable. The proposal is minor in scale but will provide a suitable number of additional car parking spaces at this community use site. The appearance and character of the site will not change, and the Highways DC Officer is satisfied that there would be no impact upon highway safety. The development is therefore in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

### **Recommendation**

**Approve** with conditions