

2023/0272

Yorkshire Water

Proposed entrance sign

Langsett Flouch Car Park, Langsett

Planning History

B/90/1566/PR – Provision of car park and picnic area – approved.

2022/0660 - Installation of payment machine, ANPR camera and solar panel, battery box and associated infrastructure refused planning permission for the following reason:

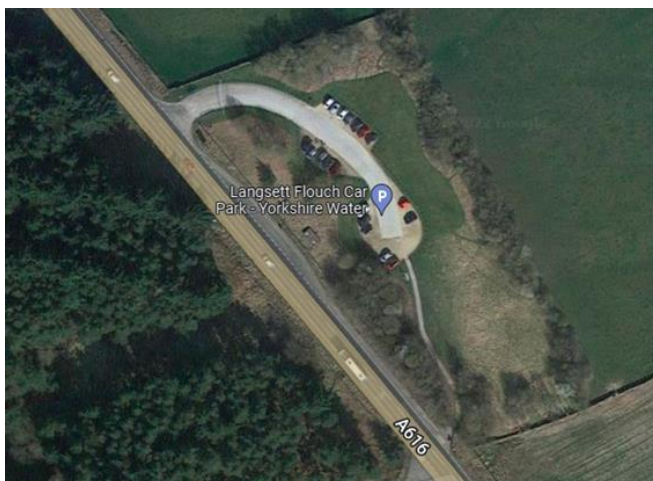
“The development is considered to comprise a 'building' within the Green Belt which, due to the size, scale and positioning of the infrastructure, in particularly the 4m high pole for the camera, on an open car park area, would not preserve the openness of the Green Belt and as such would represent inappropriate development. No very special circumstances have been provided and as such the proposal is considered contrary to Local Plan Policy GB1 and paragraphs 147, 148, and 149 of the NPPF.”

A subsequent appeal on 2022/0660 was allowed and the Inspector granted planning permission for the works on the 28th June 2023.

2023/0109 - .Installation of payment machine, ANPR camera and solar panel, battery box and associated infrastructure - resubmission of 2022/0660 with a reduced height of the ANPR pole from 4m to 3m – currently undetermined

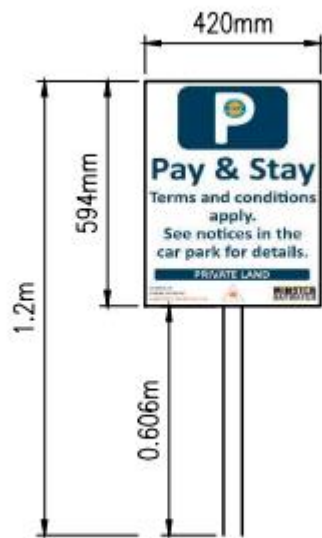
Description

The site mainly consists of a tarmac and gravel car park accessed off the A616. The site is in mainly open surroundings with no dwellings in the immediate vicinity of the site. As can be seen from the aerial view below, there are some trees along the boundaries of the site although there are still views in from the road. The car parking area is linked to a crossing via a path to allow access into Langsett reservoir (at the bottom of the aerial photo below). However, this crossing does not have any lights or markings.

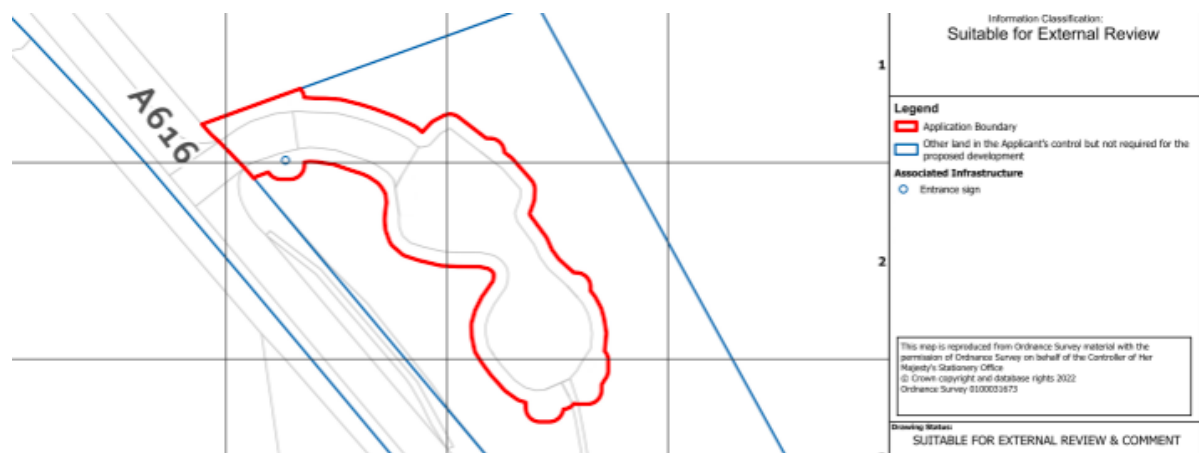


Proposed Development

The proposal involves the installation of an entrance sign proposed to be as follows;



The location of the sign is at the entrance of the car park as shown on the plan below :



Policy Context

Local Plan

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 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.

The site is allocated within the Green Belt within the Barnsley Local Plan proposals map. .

Local Plan Policy GB1 – Protection of Green Belt
Local Plan Policy GD1 General Development
Local Plan Policy D1 High Quality Design and Place Making
Local Plan Policy T4 – New Development and Transport Safety

SPDs

Advertisements:

The aim of the system is to regulate advertisements in the interests of 'amenity' and 'public safety'. The main issues in determining an application will, therefore, usually be:

- The impact of the advertisement on the appearance of the site or building upon which it is displayed and upon the visual character of the area.
- The impact of the proposal upon the safety of pedestrians and vehicles.

NPPF

In respect of this application, paragraph 138 is of relevance which states the following:

“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”

Consultations

Highways BMBC – No objections raised to the sign

Langsett Parish Council – have no comments to make other than the sign is in the Green Belt

Representations

A site notice was put up and no representations have been received.

Assessment

The main issues in terms of this application are:

- The impact of the advertisement on the appearance of the site and upon the visual character of the area.
- The impact of the proposal upon the safety of pedestrians and vehicles

These are discussed in further detail below:

Visual impact

The sign will be at the entrance to the car park but set back from the highway. At 1.2m tall, non illuminated, and with a backdrop of some trees and being adjacent to the main gate, the signage would not appear as a prominent and discordant feature on the site or the streetscene. Although the site is in the Green Belt there is an existing YW sign at the entrance and highway signage along the road so it would not appear out of character with the streetscene and would not result in any significant proliferation of signage in the immediate locality. As such the visual impact is considered acceptable.

Highway safety

The Council's Highways Section have commented that "the location of the sign is wholly contained within the car park and in itself is not considered to have a material impact on highway safety at this locale." As such it is not considered detrimental to the safety of vehicles or pedestrians.

Recommendation

Approve subject to conditions.