
2021/0491

Applicant: Tesco

Description: Proposed canopy and fencing

Site Address: Tesco, Former Foulstone School Site, Nanny Marr Road, Darfield, Barnsley, S73 9AB

Site Description

The site is part of the vacant former Foulstone School site on Nanny Marr Road in Darfield, which closed in 2012 subsequent to the opening of Netherwood Advanced Learning Centre.

The site is a broadly rectangular plot of land at the junction of Nanny Marr Road and Barnsley Road. The overall site is 0.26ha in area and is relatively flat. All former buildings associated with the school have been cleared with phase 1 of the residential scheme complete and phase 2 ongoing, the latter including a shared access.

The surroundings of the site are predominately residential with some limited retail including a florist, bakery, convenience store and pharmacy. It is noted that the bakery and convenience store are currently for sale.

Proposed Development

This application is to erect a fence 2.2m high fence to the side and rear of the new Tesco store. This will enclose part of the servicing area (measuring circa 3.5m x 12m).

In addition, a canopy is proposed to the side, within this enclosed area. The canopy is 5m x 2m x 2.8m high. It is proposed to be steel frame with a metal roof.

This is in relation to an approved development for the erection of a retail development comprising:

- A food store (Class E) of approximately 428sqm
- Two flexible use units (Class E uses) of approximately 118sqm each

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 3rd January 2019. 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.

Local Plan

The site is allocated in the Local Plan for residential with an anticipated yield of 49 (excluding the 40 previously approved). Site specific policy HS80 expects development to:

- Respect the historic setting and group character of the adjacent Darfield Conservation Area;
- Investigate options on the southern boundary of the site on the edge of Darfield Local Centre for providing either a small-scale convenience shop or an extension to Darfield Local Centre.

In addition, the following Local Plan policies are relevant to this application:

SD1 Presumption in favour of sustainable development

GD1 General Development

T4 New Development and Transport Safety

D1 High Quality Design and Place Making

HE1 Historic Environment

CC3 Flood Risk

Poll1 Pollution Control and Protection

SPD's

- Parking
- Residential Development and the Siting of Buildings

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.

Consultations

Pollution Control – No objections.

Highways DC – No comment received.

Ward Councillors – No comments

Representations

The application was advertised by site notices. No comments have been received.

Assessment

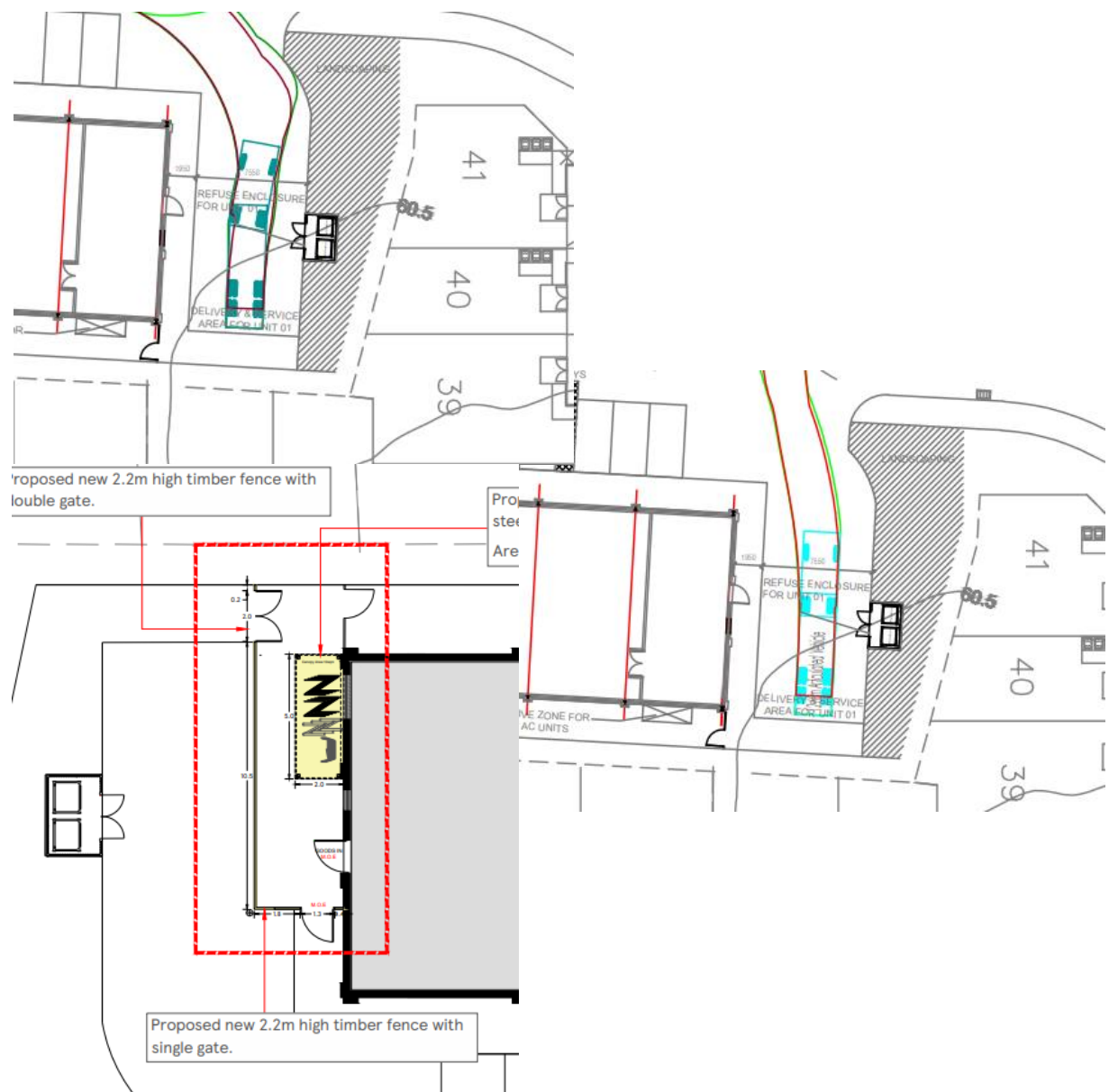
The proposed fence and canopy are located to the side of the larger retail unit and will be visible from Nanny Marr Road. The fence is 2.2m high and constructed of timber, close boarded with a gate to allow access. It is consistent with boundary treatments to rear gardens behind the site in terms of design and materials and although higher will blend in. At only 2.2m high it will not impact on neighbouring dwellings in terms of dominance or overshadowing.

The canopy will be visible above this fence and is constructed of steel. Again, this is consistent with the metal clad roof of the unit as approved.

Both the fence and canopy are set back from the main elevation and will therefore be subservient to the main building. In addition, they will screen part of the servicing area from view. They are also sufficient distance from the neighbouring Conservation Area not to detrimentally affect the character of that area.

On this basis the proposed is acceptable in visual amenity terms and complies with Policy D1.

As the proposed is located within and will section off part of the servicing area there is a potential impact on access for service vehicles. Tracking was provided with the original application 2020/0429 and this allows sufficient room for the proposed fenced area:



Highways have been consulted but have not provided a response.

Recommendation

Grant planning permission subject to conditions