

2024/0881

Erection of totem sign

Donaldson's Vets Ltd

Nether Mill Barn, Barnsley Road, Penistone, Sheffield, S36 8AD

Background

B/84/0765/PU – Conversion of building to farm shop and form vehicular access and parking area - Approved

B/84/0768/PU/LB – Conversion of building to farm shop - Approved

2013/0597 - Residential development of 20 no. dwellings including 13 no. build properties with garages and the conversion/alteration of existing listed and non listed buildings into 7 no. dwellings. Members resolved to approve the application at the Planning Board meeting held 22nd October 2013, subject to the completion of a S106 Agreement requiring the provision of public open space and affordable provision. However no planning permission was subsequently issued as a S106 Agreement was never completed.

2015/1367 (planning permission) & 2015/1427 (listed building consent - Demolition of existing buildings and erection of 11 no detached dwellinghouses, access, landscaping, drainage and associated works – Approved with conditions

2022/0744 - Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations, formation of parking and alterations to the access – Approved with conditions

2022/0848 - Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations (Listed Building Consent) - Approved with conditions

2023/0289 - Discharge of condition 6 (archaeology) of application 2022/0848 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations (Listed Building Consent)) - Approved

2023/0302 - Discharge of condition 8 relating to application number 2022/0744 : (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations, formation of parking and alterations to the access) – Approved

2023/0437 - Discharge of condition 7 (protected species scheme) of application 2022/0848 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations (Listed Building Consent) - Approved

2023/0439 - Discharge of condition 7 (protected species scheme) of application 2022/0744 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations, formation of parking and alterations to the access) - Approved

2023/0692 - Discharge of condition 9 (drainage) of application 2022/0848 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations) (Listed Building Consent) - Approved

2023/0994 - Discharge of condition 9 (drainage) of application 2022/0744 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations) – Approved

2024/0285 - Variation of condition 2 of application 2022/0744 (Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations, formation of parking and alterations to the access) to allow the taking down and replacing the outer skin of the existing external wall and electrical kiosk – Approved with conditions

2024/0352 - Variation of condition 2 of application 2022/0848 Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations (Listed Building Consent) to allow the taking down and replacing the outer skin of the existing external wall and electrical kiosk – Approved with conditions

Description

Nether Mill Farm is a historic site located off the A628 Barnsley Road near to centre of Penistone and the junctions with Huddersfield Road and Bridge Street (B6462). The site is currently occupied by a number of listed and unlisted buildings associated with the former Nether Mill and Nether Mill Farm. The application site curtilage comprises an irregular shaped piece of land of approximately 880sqm and the building which is the subject of this application is known as Nether Mill Barn and is set back from Barnsley Road. The building is constructed from local grit stone. The conversion works of the building into the veterinary surgery have commenced on site and the pre-commencement conditions discharged.

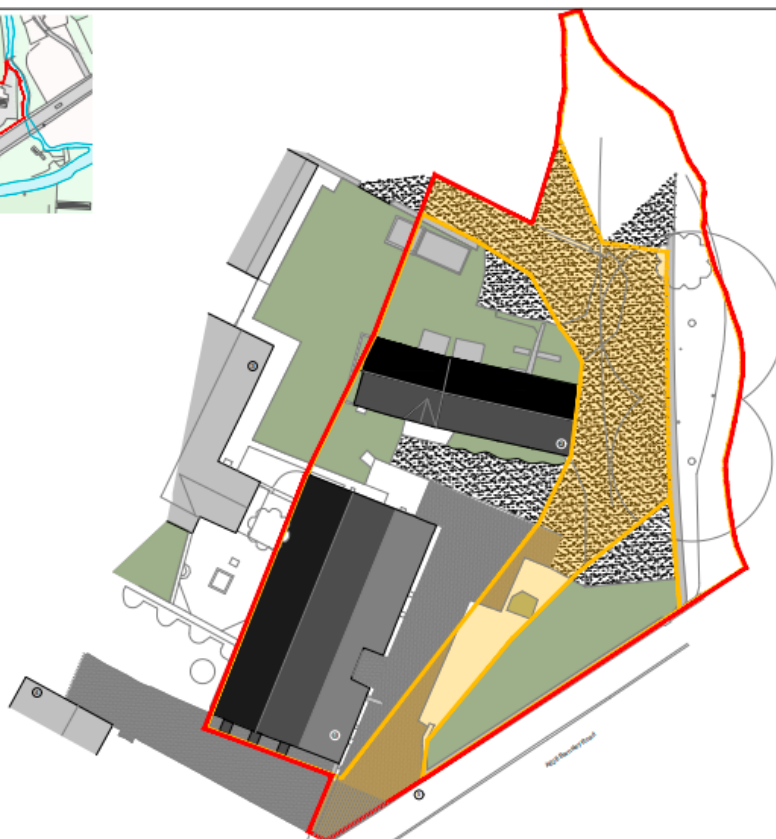
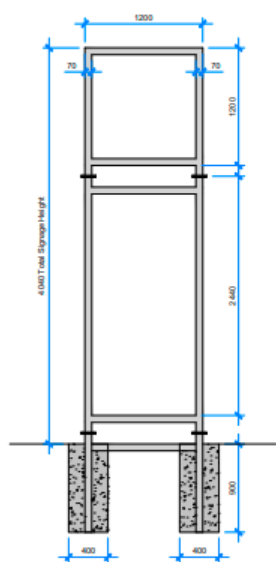
The site is located to the north of Penistone town and within a cluster of buildings which have, until recently been used as an agricultural holding. A number of buildings on the Nether Mill Farm site have recently been split with some being marketed / sold individually including a house, farmhouse, traditional stone barns (including Nether Mill Barn) and associated outbuildings. The house, farmhouse, and Nether Mill Barn are all Grade II Listed buildings.

The site is not within a Conservation Area and is outside, but close to the boundary of the Green Belt. The site is considered to be located in a gateway position at the approach to the town of Penistone from the east and occupies an important frontage position to the A628 Barnsley Road. Vehicular access to the site is currently provided by an established junction with Barnsley Road in the south west corner of the site.

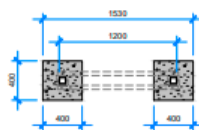
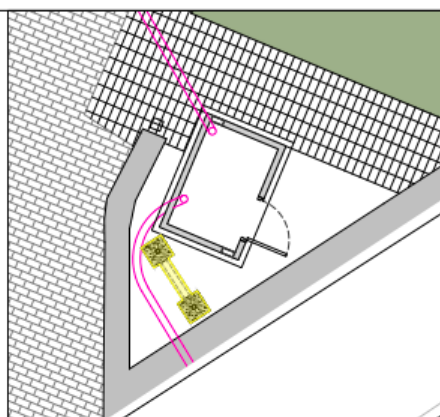
Proposed Development

The applicant has proposed totem signage to be located at the entrance to the site (due to the listed nature of the building it is not possible for signage to be fixed to the existing building) – The signage has been amended during the course of the application and is now not to be illuminated.

The agent has submitted a further drawing which shows that the bottom 900mm of the signage would be below ground, and the next 2m (approximately) as being concealed by the boundary wall so only the top section is visible above. The effective height of the signage above the ground is 3.6m, with approximately 2- 2.5m behind the wall. This results in approx 1 to 1.5m showing from the road/ footpath, due to the different (lower) level of the ground to the west.

[illegible]

Front / Rear Sectional Elevation
As Proposed
1:30 @ A1



Signage Plan
As Proposed
1:30 @ A1

DO NOT SCALE FROM THIS DRAWING

Nickerson

All dimensions to be checked on site

Any discrepancies to be reported immediately to the Archiled

Drawing to be read in conjunction with all relevant design information,
including Architects, Services, Civil and Structural Engineers drawings

All existing site, tree, building and survey information has been compiled from different sources, including information supplied by third parties.

NOT FOR CONSTRUCTION

NOTE: DRAWING IS REFLECTIVE OF STORAGE MANUFACTURERS' CURRENT DESIGN, AND IS SUBJECT TO FURTHER CLARIFICATION CLIENT TO CONFIRM DETAILS.

C1096 118 Rev 0

TITLE	TOTEM SIGNAGE AS PROPOSED
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SCALE 1:50 & 1:30 @ A3

PRELIMINARY

PROJECT REFURBISHMENT OF NETHER MILL BARN
(GRADE II LISTED BUILDING)
TO FORM NEW VETERINARY SURGERY
BARNSELEY ROAD
PENISTONE
S36

CLIENT DONALDSONS VETS LTD

DAWSON WILLIAMSON
ARCHITECTS

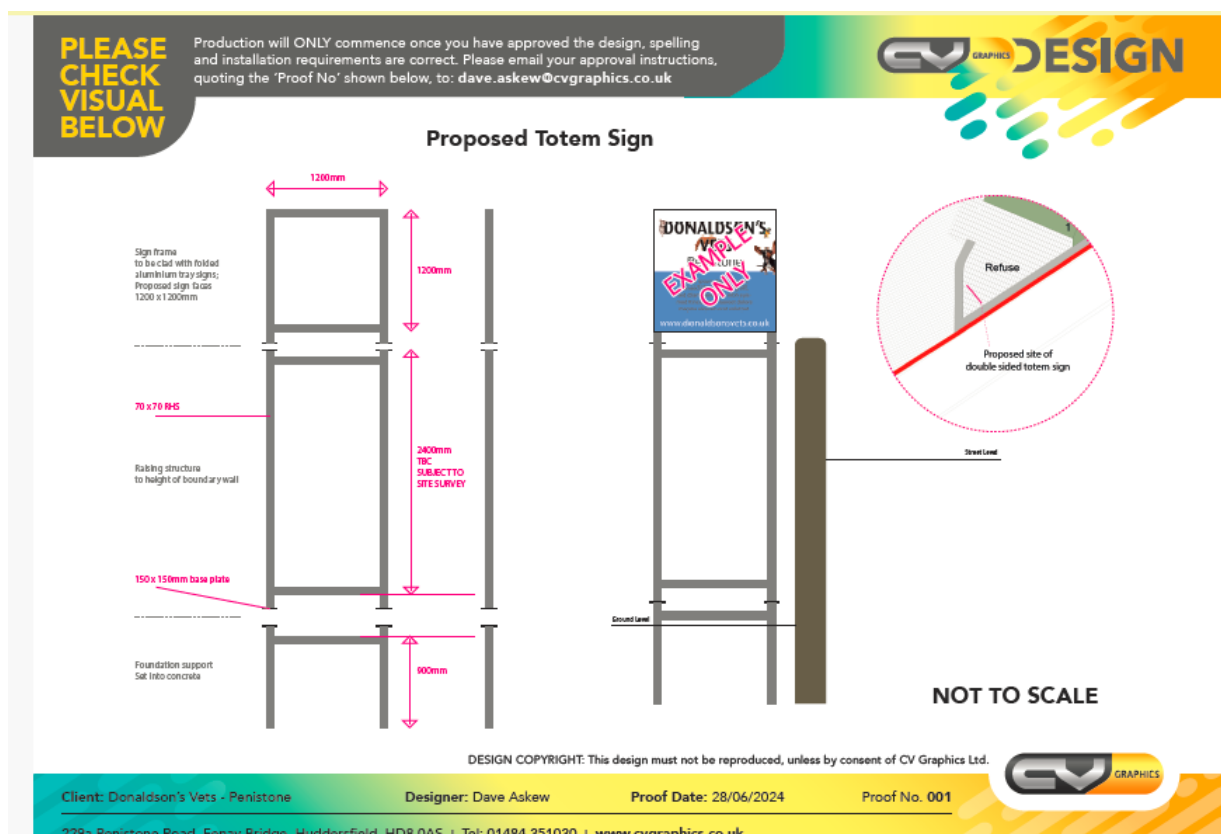
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Policy Context

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 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.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

- GD1 General Development
- POLL1 Pollution Control and Protection
- D1 High Quality Design and Place Making
- T4 New development and Transport Safety
- HE1 'The Historic Environment'
- HE2 'Heritage Statements and general application procedures'
- HE3 'Developments affecting Historic Buildings'

NPPF (December 2024)

The National Planning Policy Framework (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 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.

Paragraph 141 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.

Supplementary Planning Documents (SPD):

Barn Conversions
Advertisements

Penistone neighbourhood Plan:

BE2: Protection and enhancement of local heritage assets

LE1: Increase the vitality of Penistone town centre - According to the PCLP, the required breakdown of businesses for Penistone is: • 1% Toys • 3% Homeware • 3% Books CDs and DVDs • 14% Shoes • 16% DIY 56 • 20% Clothing

LE2: Encouraging small businesses

Consultations

Penistone Town Council – No comments received

Conservation Officer – No objections

Ward Councillors – Cllr Kitching commented on the overall size of the signage

Pollution Control – No objections

Highways – No objections to amended proposal

Representations

A site notice was posted adjacent to the site no comments have been received.

Assessment

Principle of Development

The proposal lies within an area of Urban Fabric (no specific allocation) on the Local Plan Proposals Map, where development may be considered acceptable where, there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents and where they are compatible with neighbouring land and will not prejudice the current or future use of land. The site is also outside the District Centre of Penistone. The principle of the vet surgery development has already been established by the granting of planning permission and LBC in 2023. This application proposes a totem sign to the frontage

of the site, as signage would not be allowed on the Listed Building. The signage is assessed below.

Residential Amenity

It is acknowledged that there some residential properties within the vicinity of the site and some of the barns have potential to be converted into residential units, however the totem signage is set to the frontage of the site and is not illuminated and would not have a significant detrimental impact on amenity of the adjacent residential properties. Pollution Control have raised no concerns.

The proposal is considered to be acceptable when measured against policy GD1 of the Local Plan and Poll1, subject to conditions.

Impact on Listed Building/Visual Amenity

Nether Mill Barn is Grade II Listed and the Conservation Officer has been consulted as part of this proposal. In relation to the Totem sign to the site frontage, the Conservation Officer has stated that 'regarding the totem I can agree but on the understanding that signage will not be required or allowed on the building in the future.' The proposed totem sign is not illuminated and is required in order to ensure that customers know where the clinic is located but also in order to protect the character of the existing building. The Conservation Officer was initially concerned with regard to the height of the totem sign, however the agent has sent an additional plan showing how the signage would be set into the ground. The Conservation Officer has been reconsulted and has stated that:- 'I've looked at this in more detail and had a look on site. Reading this, the effective height above the ground is 3.6m, with approximately 2- 2.5m behind the wall. I think this results in circa 1 to 1.5m showing from the road/ footpath, due to the different (lower) level of the ground to the west. Clearly, a 3.6m sign would be unacceptable but a visible sign of circa 1- 1.5m is to my mind ok. I also think that the discussions we had over removing any signage attached to the listed building show a reasonable amount of compromise and was definitely worthwhile agreeing.'

In addition, there is another similar sized totem sign seen within the street scene at the petrol service station. There are no objections given these considerations in accordance with policies D1, HE1 and HE3 of the Local Plan.

Highway Safety

The Highways Officer has no objection to the proposal. With reference to the information provided regarding the proposal to install a totem sign near the site access, adjacent the refuse storage area, the sign would not adversely impact upon any vehicular or pedestrian sight lines/visibility and will now be non-illuminated – confirmed via an amended application form.

The proposals are considered acceptable from a highways perspective and are therefore considered acceptable from a highways point of view in accordance with policy T4 of the Local Plan.

Recommendation

Approve subject to conditions