

Application Reference Number:	2025/0915
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Application Type:	Full
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Proposal Description:	<i>Installation of 2no. liquid oxygen storage vessels with vaporisers for medical gas use with associated security and screen fencing and artwork.</i>
Location:	<i>Barnsley District General Hospital, Gawber Road, Old Town, Barnsley, S75 2EP.</i>

Applicant:	<i>Barnsley Facilities Services.</i>
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Third-party representations:	<i>None.</i>	Parish:	
		Ward:	<i>Old Town.</i>

<p>Summary:</p> <p>The applicant is seeking planning permission for the installation of 2no. liquid oxygen storage vessels with vaporisers for medical gas use with associated security and screen fencing and artwork.</p> <p>Having balanced all relevant material planning considerations, the principle of development for new, expanded or upgraded public service infrastructure is attributed significant weight in accordance with paragraph 101 of the NPPF. While there could be some visual amenity impacts given the height and elevated position of the proposal, it is considered that this could be adequately offset by the existing vegetation screening and proposed artworks. The need of the development to provide liquid oxygen to support Hospital services is also considered to significantly outweigh any potential disbenefits of the proposal. The proposal is also considered acceptable regarding impact on residential amenities, highway safety, trees and biodiversity and geodiversity.</p> <p>The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).</p> <p>Recommendation: APPROVE subject to conditions.</p>
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Site Description

This application relates to an area of hardstanding adjacent to the Hospital's Women's Services that is currently used by a small number of contractors for car parking and storage. The area is currently fenced off and houses a small number of containers and cabins. To the northwest and northeast are car parking and soft landscaped areas accessed off Gawber Road with egress onto Pogmoor Road to the south. The development site is elevated from Pogmoor Road and is screened by trees on the Hospital boundaries to the north and east. Summer Lane Primary School is located to the southeast with NHS offices to the north. Residential properties are located beyond the immediate vicinity of the development site.



Planning History

There is an extensive planning history associated with the Hospital site. However, there are no other recent or relevant applications associated with the development site.

Proposed Development

The applicant is seeking planning permission for the installation of 2no. liquid oxygen storage vessels with vaporisers for medical gas use with associated security and screen fencing and artwork.

The proposed storage vessels would measure approximately 6.7 metres (H) and 8.4 metres (H) and would feature a painted purple motif or flower artwork to provide a visual connection and wayfinding landmark to the Hospital's Women's Services.

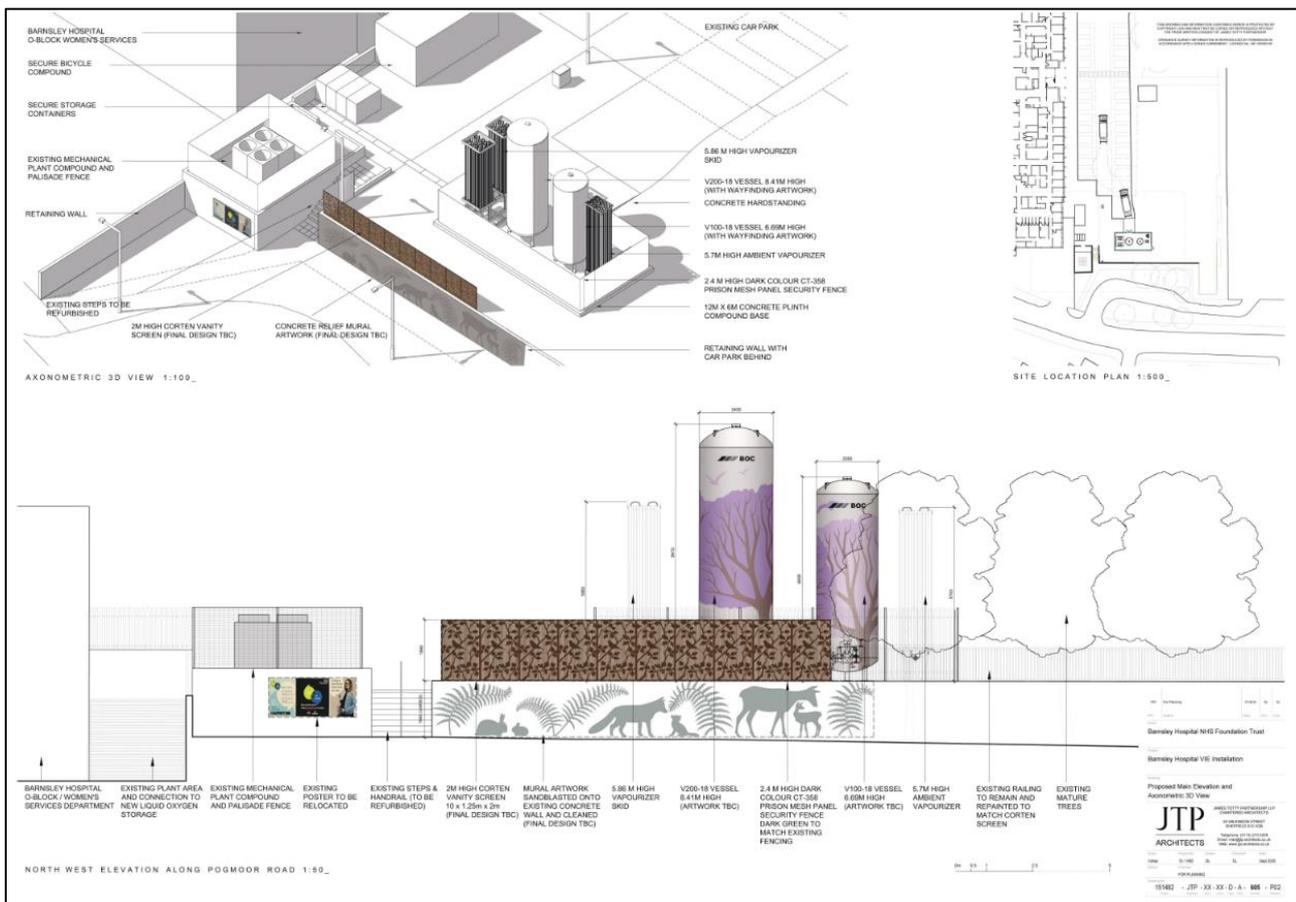
The proposed vaporisers would measure approximately 5.7 metres (H) and 5.9 metres (H) with three in total.

The proposed storage vessels and vaporisers would be contained within a new compound alongside a control panel telemetry system. The compound would be bounded by 2.4-metre-high security CT-358 Prison Mesh Panel fencing (or similar).

A 2.0-metre-high CNC Corten steel vanity screen fencing with a perforated design (or similar) would be erected to the south of the compound adjacent to an existing stepped access to cloak the visible part of the medical oxygen storage pipework, control panel and vessel skid steelwork.

A concrete relief mural depicting educational or underground burrow artwork scene would be created on the street-facing (Pogmoor Road) surface of the existing retaining wall.

An existing posted on the retaining wall is to be re-located and there would be upgrades to existing lighting columns.



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy D1: High quality design and place making.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy T4: New Development and Transport Safety.*
- *Policy BIO1: Biodiversity and Geodiversity.*

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 8: Promoting healthy and safe communities.*
- *Section 12: Achieving well designed places.*

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take this guidance into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

- *Biodiversity and Geodiversity (Adopted March 2024).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Representations

This application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

A site notice was posted nearby, expiring 18th November 2025.

No representations were received.

Consultations

Local Ward Councillors	<i>No comments received.</i>
Forestry Officer	<i>No objection(s).</i>
Highways Development Control	<i>No objection(s).</i>
Health and Safety Executive (HSE)	<i>No comments received.</i>
Pollution Control	<i>No objection(s) subject to condition(s).</i>
South Yorkshire Fire and Rescue (SYFR)	<i>No objection(s).</i>
South Yorkshire Police (SYP)	<i>No objection(s).</i>
Urban Design Officer	<i>No objection(s) subject to condition(s).</i>
Yorkshire Water	<i>No objection(s).</i>

While no comments were received from the Health and Safety Executive (HSE) the proposal would fall below the 200te threshold of Control of Major Accidents Hazards (COMAH) regulations.

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The applicant is seeking planning permission for the installation of 2no. liquid oxygen storage vessels with vaporisers for medical gas use with associated security and screen fencing and artwork.

A submitted Design and Access Statement establishes that the Barnsley Hospital NHS Foundation Trust have an existing Medical Oxygen Storage Vessel that has reached the end of its servicing life and that there is now a need to install a new medical system to allow for uninterrupted and continuing supply to the hospital services while the older vessel is decommissioned and replaced.

Paragraph 101 of the National Planning Policy Framework (NPPF) establishes that to ensure faster delivery of other public service infrastructure such as health, local planning authorities (LPAs) should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.

Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.

The proposal for new, expanded or upgraded public service infrastructure at the Hospital is therefore considered acceptable in principle. The principle of development is given significant weight in accordance with paragraph 101 of the NPPF.

Development should also demonstrate that it would not be likely to result in increased pollution which would otherwise unacceptably affect or cause nuisance to the natural and built environment or to people and should be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Impact on Visual Amenity

The applicant is seeking planning permission for the installation of 2no. liquid oxygen storage vessels with vaporisers for medical gas use with associated security and screen fencing and artwork.

The proposal would be installed within the grounds of Barnsley General District Hospital in an under-utilised area adjacent to the Hospital's Women's Services that is used by contractors for car parking and storage at present. The area is fenced off and houses containers and cabins. The development site is located opposite from the ground floor plant room where the medical gas supply would enter the Hospital via an underground trench. To the south is an existing Air Handling Unit compound with secure fencing and a secure staff cycle shelter. Intermittent views of the development site from the surrounding public realm of Gawber Road (North) and Pogmoor Road (East) are achieved. However, existing trees along the north and east Hospital boundaries do offer a degree of screening of the site which is also set back from both highways and elevated from Pogmoor Road. Within the immediate surrounding area there are other Hospital buildings and car parks alongside soft landscaping.

Generally, the proposal would appear appropriate within the context of the existing Hospital grounds and is not considered to have a greater visual impact than the existing containers and cabins in situ. It is acknowledged that the proposal would be most visible from an existing egress junction from the Hospital car park onto Pogmoor Road and that the height and elevation of the proposed equipment could emphasise the development within the street scene. However, the development site is located away from the highway with existing trees to the north and east Hospital site boundaries also likely to provide a degree of screening that could lessen the prominence and dominance of the proposed development within the street scene. The proposal also includes artwork comprising a painted purple motif or flower to the proposed storage vessels, a new concrete relief mural depicting educational or underground burrow artwork scene on the Pogmoor Road surface of the existing retaining wall, and the erection of a 2-metre-high CNC Corten steel vanity screen fencing with a perforated design. The purpose of these elements is stated as being to provide a visual connection and wayfinding landmark to the Hospital's Women's Services and to obscure the visible parts of the medical oxygen storage pipework, control panel and vessel skid steelwork with an adopted overarching theme of motherhood and growth throughout.

The Council's Urban Design Officer was consulted and is generally supportive of the three artworks. The proposed motif to the vessels would help to visually reduce their massing and scale and would enable them to become a distinctive wayfinding element. The Officer suggested that the Corten steel screen should adopt a high degree of perforation with consideration to lighting to enable illumination of both sides of the screen at night to ensure the screen does not feel imposing, to deter anti-social behaviour and to create a safe-feeling environment for users of the adjacent steps. Additional details and amended plans were submitted by the applicant and the Urban Design Officer was re-consulted. No objections were received subject to securing the final design of all artworks by condition.

Considering the above, on balance, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Impact on Residential Amenity, Health, Safety and Pollution Control

The proposed two liquid oxygen storage vessels with vaporisers would be installed within the existing Hospital grounds and would be located between approximately 100 – 150 metres from the nearest residential properties and approximately 40 metres from Summer Lane Primary School.

The Council's Environmental Health Officer (Pollution Control) was consulted, and it was originally requested that a Noise Impact Assessment (NIA) be provided.

The Applicant responded stating that the proposed system would not be noise emitting because the system would operate entirely through a passive process. The system does not generate excessive service-discharge water and only a very small (unmeasurable) amount of meltwater may accumulate due to natural ice build-up, and this is removed periodically—typically every three months—should it become excessive. For these reasons the Applicant suggested that a NIA was not required in this instance. It was added that they would write to the Project Manager for BOC for a statement to this effect. This statement alongside an attached acoustic report from BOC's environmental advisor was submitted to the LPA and was based on measurements taken during the filling process which dependent on usage would occur approximately once a month.

This additional information from the Applicant was relayed to Pollution Control for further comments. The Officer stated that if the Applicant could confirm that the proposal is not for a forced air vaporiser and that there are no fans, motors or moving mechanical parts associated, and that a condition could be used to ensure deliveries only occur during reasonable hours, then it could be accepted that there is not a need for a NIA in this instance.

The Applicant confirmed the details and agreed to a condition to limit deliveries to reasonable hours. Pollution Control confirmed that they had no objections subject to conditions.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction works. However, any impact is anticipated to only be temporary and construction hours will be controlled by condition.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Impact on Highways

This application relates to an area of hardstanding adjacent to the Hospital's Women's Services that is currently used by a small number of contractors for car parking and storage. The area is currently fenced off and houses a small number of containers and cabins.

Highways Development Control were consulted, and it was stated that there would be no impact on the areas of parking for the general public although there would be some reduction in the area that is provided for parking of on-site contractors. However, it is anticipated that this would be managed internally. As such, no objections were received.

The LPA has no reason to disagree with the professional opinions of Highway Development Control colleagues and therefore, the proposal is not considered prejudicial to highway safety.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Impact on trees

There are several trees located adjacent to the development site to the southeast and therefore, the views of the Council's Forestry Officer were sought. While no formal comments were received verbal discussions indicated that there were no objections given that the development site is set away and elevated from the trees.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.

Impact on Biodiversity and Geodiversity

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This proposal falls within the de minimis exemption and is therefore not subject to BNG in this instance.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.

Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF (2024), the proposed development is considered in the context of the presumption in favour of sustainable development.

Having balanced all relevant material planning considerations, the principle of development for new, expanded or upgraded public service infrastructure is attributed significant weight in accordance with paragraph 101 of the NPPF. While there could be some visual amenity impacts given the height and elevated position of the proposal, it is considered that this could be adequately offset by the existing vegetation screening and proposed artworks. The need of the development to provide liquid oxygen to support Hospital services is also considered to significantly outweigh any potential disbenefits of the proposal. The proposal is also considered acceptable regarding impact on residential amenities, highway safety, trees and biodiversity and geodiversity.

For the reasons given above, and taking all other matters into consideration, this proposal complies with the relevant local and national planning policies and guidance, and as such, planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve with conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

In dealing with the application, the Local Planning Authority has worked with the applicant to find

solutions to the following issues that arose whilst dealing with the planning application:

- *Additional information sought in relation to noise impact.*
- *Additional information sought in relation to artworks and screening.*

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering representations, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Condition(s) –

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the amended plans:

151482-JTP-XX-XX-D-A-600-P01-Location Plan.

151482-JTP-XX-XX-D-A-602-P02-Proposed Site Plan received 29th January 2026.

151482-JTP-XX-XX-D-A-605-P02_Proposed Elevation and Axonometric 3D View received 29th January 2026.

151482-JTP-XX-XX-D-A-607-P01_Proposed Site Plan Showing External Lighting received 29th January 2026.

CES Technical Proposal prepared by BOC dated 11th August 2025.

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making.

3. Upon commencement of the development hereby approved, a scheme detailing the design, location, and materials of the artworks to be included on-site, including to the liquid oxygen storage vessels, Corten steel screening, and existing retaining wall shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, and the artwork installed prior to the development coming into operation.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1: High Quality Design and Place Making.

4. Construction or demolition-related activity shall only take place between the hours of 08:00am – 18:00pm Monday to Fridays, 09:00am – 14:00pm Saturdays and at no time on Sundays and Bank Holidays.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.

5. Deliveries during the operation of the development hereby approved shall only be carried out between the hours of 07:00am – 17:00pm except in emergency situations.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.

Informative(s) –

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.

3. South Yorkshire Fire and Rescue is keen to promote the benefits of sprinkler systems to protect lives, property and the environment. As such it is recommended that this is allowed for when determining the water supply requirements for the site.