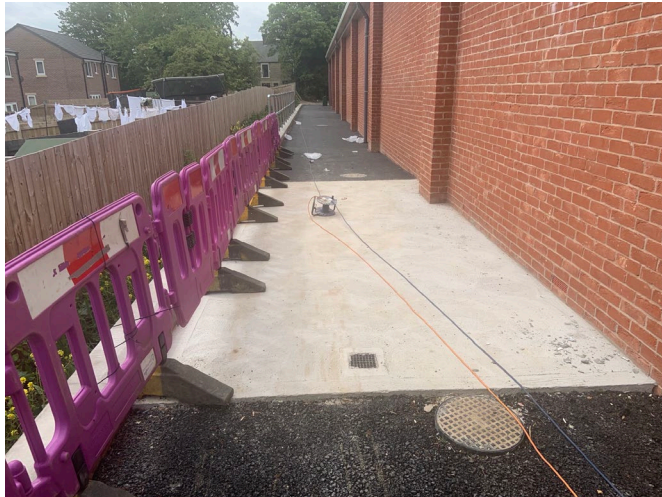

2022/0147

Applicant: Tesco

Description: Installation of Plant & Enclosure, Including C02 Gas Cooler, 3 AC Units & 2.4 High Timber Fence & Gates

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



Site Description

The site is part of the former Foulstone School site located on Nanny Marr Road in Darfield, which closed in 2012. The site is a broadly rectangular plot at the junction of Nanny Marr Road and Barnsley Road. A Tesco store, along with another 2 attached units have been recently erected on this site, with associated parking located at the front of the building. The building is set back within the site close to the eastern boundary. Residential properties located on Nanny Marr Crescent back onto the site and share the eastern boundary.

Proposed Development

This application is to install a plant enclosure, inclusive of 3 air con units and a C02 gas cooler to the rear of the property adjacent to the residential properties. A 2.4m high fence is proposed to provide visual and acoustic screening from the proposed plant units.

Relevant History

2020/0429 Erection of 3 retail units (use class E) with associated access & parking
2020/0491 Proposed canopy and fencing
2021/0492 Proposed illuminated and non-illuminated fascia and graphic signage to building
2021/0564 Variation of condition 7 of application 2020/0429 (Erection of three retail units) to allow for deliveries to take place on Sundays and Bank Holidays
2021/0594 Discharge of conditions 3 (levels) and 15 (Arboricultural details) of application 2020/0429 (Erection of three retail units)
2021/1077 Discharge of condition 14 (servicing and delivery plan) of planning application 2021/0564 (Erection of 3 retail units)

2021/1074 Discharge of conditions 4 (materials), 5 (boundary treatment), 9 (landscaping), 10 (timetable of landscaping), 12 (Drainage) and 17 (EVCP) of application 2020/0429 (Erection of 3 retail units)

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

- 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 subject to conditions.

Highways DC – No objections

Ward Councillors – No comments

Representations

The application was advertised by site notice and neighbour letters. There have been 2 objections from residential properties directly behind the units with the following concerns:

- Visually intrusive
- Noise pollution
- Pollution, dust, dirt

Assessment

The proposed plant equipment and enclosure will be located on the rear of the property directly impacting on the properties to the rear in terms of visual and noise impact therefore this needs to be addressed in the following assessment.

Visual Amenity

In terms of visual amenity due to the location of the units on the rear elevation the impact to the surrounding street scenes will be minimal. The location, however, does impact on the properties beyond the rear boundary, which is the basis of the objections received by the local residents. The proposed fence standing at 2.4m will provide a visual barrier to the affected properties, and the gates will also provide further screening. The proposed fence will be 2.4m high and constructed of timber, close boarded with access gates. The proposed fence is consistent with the approved boundary treatments within application 2020/0491, and the boundary treatments to the rear gardens, in terms of design and materials.

Although the fencing proposed is higher than the existing, due to the materials the proposed fencing will integrate well whilst providing a necessary visual barrier. At 2.4m high it is not expected to impact on neighbouring properties in terms of dominance or overshadowing. Due to the location and visual barrier of the units, and the distance from the neighbouring Conservation Area the proposals are not expected to detrimentally affect the character of that area. On this basis the proposed is acceptable in visual amenity terms and complies with Policies D1 and HE1 of the Local Plan.

Residential Amenity

The objectors have concerns with regards to the potential pollution and noise pollution coming from the units. The technical information submitted as part of this application has been assessed by our Pollution Control team and they are satisfied that the impact falls within acceptable limitations, however, they have recommended a condition to further protect the residential amenity of the adjacent neighbours as follows:

An acoustic noise barrier shall be erected along the rear and side boundaries in the location suggested in the Noise Impact Assessment produced by KR Associates (UK) Ltd dated 10th March 2021 ref KR06815 Version 1.0. The acoustic fencing should be built in double-thickness solid timber construction and shall be at least 2.4m high. The barrier should have no gaps or holes (cover strips should also be used to prevent gaps forming over time) and should be fully sealed at the ground (e.g. include a gravel board). The barrier shall be maintained and not altered without the prior permission of the Local Planning Authority. Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

This condition will further protect the residential amenity within the locality in compliance with Polies D and POLL1.

Highway Safety

Due to the location to the rear of the buuilding, the proposal is not expected to impact on highway safety as it doesn't impact on parking spaces or access into the site.

Recommendation

Grant planning permission subject to conditions