

2023/0643

Ms Alison Vint

Erection of decorative gateway and railings

Thurnscoe Community Plaza, Houghton Road, Thurnscoe, Rotherham, S63 0JS

Planning History

2021/0642 - Creation of multi-use community plaza including container café – Approved with conditions.

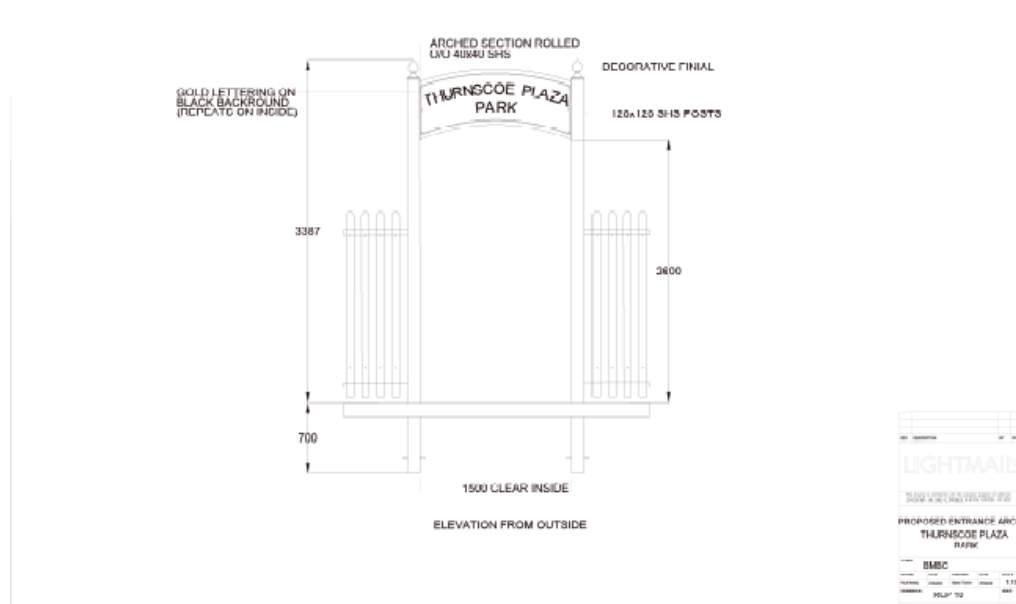
Site Description

The application relates to the Houghton Road Community Plaza, Houghton Road, Thurnscoe. The plaza and recreation ground is located off Houghton Road and consists of a large playing field, a multi use games area (MUGA) and a bowling green. The Plaza provides an area for recreational activities, with access to football pitches and a large area for cycling/skateboarding and community activities. The community plaza incorporates paths, a cafe, seating, planting, sculptures, community planting beds and an area for Parkour. Access into the plaza is taken from Houghton Road via a footpath which is bounded by palisade fencing.

The site is bounded by the highway to the north with residential properties beyond, residential properties to the east and Thurnscoe Park to the west. The recreation ground is screened from the highway by a belt of trees which are protected by tree preservation orders.

Proposed Development

The proposal involves the erection of decorative gateway and railings at the entrance to Thurnscoe Community Plaza. The plans have been amended during the course of the application at the request of the highways officer, the minimum height of the gateway was previously shown at 2.1m however, the minimum acceptable headroom over cycleways, footways and footpaths is 2.6m . The applicant has now increased the height of the gateway to 2.6m. The existing palisade fence will remain.



The site is allocated as Urban Fabric within the adopted 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.

Local plan Policies of relevance to the proposed development would be:

Policy GS1 Green Space
Policy D1 High Quality Design and Place Making
Policy Poll1 Pollution Control and Protection
Policy GD1 General Development
Policy T4 New Development and Transport Safety

Supplementary Planning Document

Walls and Fences

Representations

Neighbour notification letters were sent to surrounding properties. No letters of representation have been received

Consultations

Highways – No objections subject to amendment to height of arch

Ward Councillors – No objections

Assessment

Principle of development

The proposed gateway would be set on an existing community plaza which is allocated as Green Space within the Barnsley Local Plan. There are no objections in principle to the proposal as it would be erected in connection with that permitted use. Boundary walls/gates and fences are acceptable in principle subject to assessment on the following aspects:

- Design, appearance and materials.
- Highway safety.

These are assessed below.

Design, Appearance and materials

The proposed arch/gateway is to be attached to an existing metal palisade fence at the new community plaza. The gateway is decorative and will have the name of the plaza above so it is easily identifiable.

It is therefore considered that the style, height and design of the entrance is functional but decorative and in keeping with the new development and the residential surroundings in accordance with Local plan Policy D1 and the SPD on walls and fences.

Highway Safety

The plans have been subject to discussions with the Highways Section. Whilst the gateway is set back from the public highway, the minimum headroom over cycleways, footways and footpaths is 2.6m. The gateway has now been amended to 2.6m minimum height as requested by the Highways Officer, which is now acceptable in terms of Highway Safety and the proposal would not impede visibility to the footpath or Houghton Road, in accordance with policy T4 of the Local Plan.

Recommendation

Approve with conditions