

**2025/0770**

**Mr Brett Cooper**

**Playing Field at Roy Kilner Road, Wombwell**

Erection of a green palisade perimeter fence on Mitchell and Darfield Playing Fields and removal of existing fence on Roy Kilner Road.

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**Site Description**

The site is an open grassed playing field known as Mitchell and Darfield Recreation Ground. The site is regularly used by local football club and is owned by the Council. There is an existing metal fence that runs around the perimeter of the site, the field is also partially lined by trees along Roy Kilner Road.

**Planning History**

There is no relevant site history.

**Proposed Development**

The applicant is seeking permission for installing a replacement fence to the perimeter of the existing playing field along Roy Kilner Road.

**Relevant Policies**

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires 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 the full Council meeting on 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 Allocation – Urban Fabric - Land within the Settlement with no specific allocation.**

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

**Policy SD1: Presumption in favour of Sustainable Development** – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

**Policy GD1: General Development** – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future

residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

**Policy D1: High quality design and place making** – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

#### Supplementary Planning Documents:

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

#### National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- Section 12: Achieving well designed places

#### **Consultations**

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

Wombwell Ward Councillors - submitted letters of support.

Tree Officer – no objections or concerns raised.

Public Rights of Way – no objections.

#### **Representations**

Neighbour notification letters were sent to surrounding properties and a site notice was posted adjacent to the site. One letter of objection was received raising concerns with the removal of the existing fence and security concerns for their children on the field. This appears to be a misunderstanding as there is also a proposed new fence which is in fact more secure than the existing fence.

#### **Assessment**

The main issues for consideration are as follows:

- The acceptability of the alterations
- The impact on visual amenity and character
- The impact on residential amenity
- The impact on highway safety
- The impact on the trees

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 site is located within the Urban Fabric, which does not have a specific land allocation. Development in such areas is generally acceptable in principle, provided it does not result in harm to visual amenity, residential amenity, or highway safety. In this case, the proposal involves replacing the existing fence. Therefore, there is no objection to the principle of fencing in this location, subject to it not causing any additional harm.

### Design and Visual Amenity

Paragraph 135 of the NPPF relates to high quality design and states that developments should function well and add to the overall quality of the area; be visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

Local Plan Policy D1 states that development is expected to be of high-quality design and should respect and reinforce the distinctive, local character and features. Development should contribute to place making and make the best use of materials.

The proposed replacement fence is not considered to cause harm to visual amenity. While the new palisade fence will increase the height from 1.5m to 2m, its design is typical for securing playing fields and is consistent with the functional character of the site. The change will not appear incongruous within the context, as the area is already defined by boundary treatments and open recreational space. Furthermore, the fence will maintain a uniform and orderly appearance, ensuring that views into and across the playing field are not significantly obstructed. As such, the proposal is considered acceptable in terms of visual impact.

Therefore, the proposed development would accord with policies D1 and GD1 of the Local Plan. This weighs moderately in favour of the development proposal.

### Residential Amenity

The proposed replacement fence is not expected to cause harm to neighbouring amenity. The site is adjacent to a playing field, and the increase in height from 1.5m to 2m will not result in any significant loss of outlook, daylight, or privacy for nearby properties. The fence will remain set back from residential boundaries and will primarily serve to secure the recreational area. As such, the proposal is considered acceptable in terms of its impact on neighbouring amenity.

As such, the proposal accords with policies D1 and GD1 of the Local Plan, this carries moderate weight in favour of the proposal.

### Highways Safety

The replacement fence will not adversely affect highway safety. The fence is positioned along the boundary of a playing field and does not encroach onto the public highway or restrict visibility at junctions or access points. There will be no alteration to existing access arrangements, and pedestrian and vehicular movements will remain unaffected. Consequently, the proposal is considered acceptable with regard to highway safety.

As such, the proposal would not cause harm to highways safety in accordance with Policy T4 of the Local Plan. This carries moderate weight in favour of the proposal.

### Trees

There are a number of trees along the boundary which are in close proximity to both the existing and proposed fence. The applicant has confirmed that the fence post holes will be hand dug where close to a tree to protect their roots.

The Tree Officer has raised no objections to this method and has no arboricultural concerns.

### Conclusion

Having balanced all material planning considerations, the proposal will not be significantly harmful to residential and visual amenity, nor will it negatively impact upon highway safety or trees. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

### **Recommendation**

**Approve with conditions**