

Ref 2023/0702

Applicant: Mrs Jackie Milliner (Athersley North Primary School)

Site: Athersley North Primary School, Lindhurst Road, Athersley North, Barnsley, S71 3NB

Proposal: Removal of 2m high old wooden fencing and replace with 2.3m high green palisade fencing on south perimeter of school site

This application is before Members as the applicant is Athersley North Primary School. No representations have been received from any local residents.

Site Description

The school is located at the rear of dwellings on Lindhurst Road to the south, Sheerien Close to the west and Newstead Road to the east. The school has palisade fencing along the northern, eastern and western boundary and timber fencing on the southern boundary.

Planning History

B/97/0783/BA - Erection of extensions and alterations (Historic)

B/02/0096/BA - Erection of 2.4m high boundary fencing (Historic)

B/04/0849/BA - Demolition of existing boiler house and erection of new boiler house, Sure Start building and external works (Approved with Conditions)

2007/1136 - Erection of extension and refurbishment of school (Planning Permission Granted)

2012/0924 - Erection of 2.4m high palisade fencing (Approved with Conditions)

2012/1191 - Formation of additional car parking spaces (Approved with Conditions)

Proposed Development

The applicant is seeking approval for the erection of 2.3-meter-high green palisade fence to the southern boundary of the site at the rear of the dwellings on Lindhurst Road.

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 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

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:

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.

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.

I2 - Educational and Community Facilities: Development for the provision of schools, educational facilities and other community facilities will be supported. Such uses will be protected from development unless it can be demonstrated that the sites and premises are no longer required by the existing or an alternative community facility.

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 - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes. Within section 12, paragraph 134 states *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

Tree Officer – No objections.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice erected at the entrance to the site. No comments were received.

Assessment

Principle of Development

The erection of well-designed fences and walls is generally encouraged to demarcate boundaries and create safe environments. When in prominent locations, they should be well designed and constructed from materials which reflect the character of the area.

The authority will support the provision of schools, educational facilities, and other community facilities. The erection of the fencing to the school perimeter is acceptable in principle where there is no significant adverse effect on residential amenity, where satisfactory standards of design are achieved, and there is no detrimental impact on highway safety.

Visual Amenity

The fencing would be located to the rear of the surrounding residential properties and as such, it would not be visible from the highway. The proposed fencing is to be a continuation of the existing palisade fencing along the northern, eastern, and western boundaries and would replace a poor-quality timber fence. The proposal would not form a dominant feature within the street scene and would not have a detrimental impact on the character of the area. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

No objections were received from the neighbouring properties. The proposed boundary treatment would not impact on the surrounding neighbouring residents by means of overshadowing or loss of outlook as the fencing would be located on the rear boundary approximately 14 meters from the rear elevation of the dwellings. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve subject to the following conditions:-

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 plans 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.