
2021/1391

Mr Greg Beresford

Extension of external drinking area into car park consisting of raised composite decking, 6no new seating booths, open sided pergola and festoon lighting on timber posts

The Olde Bridge Inn, Burton Road, Monk Bretton, Barnsley, S71 5RP

Site Location and Description

The site is a stone-built pub and its car parking area. The building fronts onto Burton Road in an otherwise industrial area. There is an existing fenced seating area adjacent to the pub building on the road frontage.

Photos of building and its parking area, which has dropped kerbs at both ends of the highway boundary.



Site History

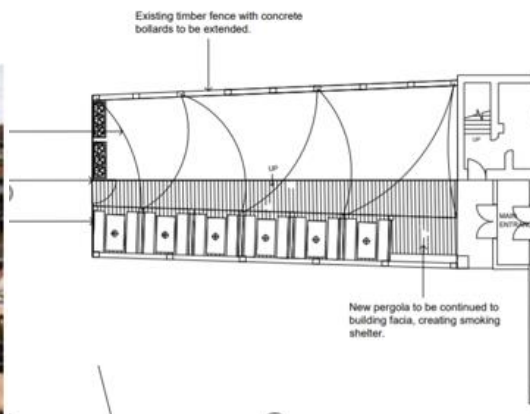
2008/0040 – erection of smoking shelter to public house (to rear of building).

1996/0635 – erection of single storey extension

2995/0726 – refurbishment of public house including new windows and roof

Proposed Development

The applicant seeks permission for the creation of a new drinking area, extending the existing area and the construction of seating booths and decking under an open sided pergola. The existing concrete and timber fence on the highway boundary will be extended in length but remain no higher than 1 metre.



Policy Context

Planning decision 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 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

The site is within an area designated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy SD1 Presumption in favour of Sustainable Development – indicates that we will take a positive approach reflecting the presumption in favour of sustainable development in the National Planning Policy Framework and that we will work proactively with applicants to find solutions to secure development that improves the economic, social and environmental conditions in the area

Policy GD1 General Development – sets a range of criteria to be applied to all proposals for development.

Policy D1 High Quality Design and Place Making – indicates that development is expected to be of high quality design and to reflect the distinctive, local character and features of Barnsley.

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

Environmental Health – The development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality, so approval is recommended.

Highways DC – The proposals seek to increase the size of the outdoor seating area of The Olde Bridge Inn. The proposed pedestrian access to the seating area is located adjacent to the parking area and not along the highway frontage. The pergola, as shown on the submitted drawings, is set slightly back from the site boundary and does not overhang the highway.

The proposals are considered to have minimal highway implications and there are no objections on highways development control grounds.

Conservation Officer – no objections

Ward Councillors – Councillor Hayward expressed concerns in relation to health and safety given that the car park runs parallel with Burton Road which is a very busy road; requested clarification in relation to the height of the fencing and the suggested that the exit and entrance should face away from Burton Road.

It was clarified to Councillor Hayward that the entrance to the extended drinking area is proposed to remain, as it is at the moment, facing into the pub car park. It was further clarified that the extended fencing on the highway boundary is shown to be the same height as the existing concrete post and timber fencing and it was proposed that a condition would be imposed to secure this. At the time, the three consultees above had all responded with no objections but the application was still in the period when comments were sought from neighbours and in response to the site notice

In response Councillor Hayward confirmed that his concerns had been addressed.

Representations

The application has been publicised by means of direct letters to nearby properties and a site notice from 2 to 23 November; no representations have been received.

Assessment

Principle of development

As the proposal is for minor alterations the principle of development is acceptable subject to consideration of details.

Design

The design of the proposed pergola, with wooden supports and a corrugated roof, is somewhat industrial but not out of keeping with the general industrial character of the area.

The proposed extension of the fencing on the highway boundary will match the existing concrete post and wooden fencing in appearance and height and a condition is recommended to secure this. The colour finish of the pergola is bright and vibrant but it is considered that the design of the proposals is acceptable and in compliance with Local Plan Policy D1.

Highway safety

The Highway Engineer advises that the proposals are considered to have minimal highway implications. It is concluded that the proposals are acceptable from a highway safety point of view. As indicated above, a condition will be recommended to ensure that as proposed the extended highway boundary fence will be the same (1 metre) height as the existing highway boundary fence in the interests of visibility for vehicles emerging from the car park entrance nearest the extended seating area.

Residential amenity

The immediate area is commercial/industrial, Burton Road is a busy and noisy road and the nearest residential properties are over 100 metres away in either direction on Burton Road. It is considered that the impact of any additional noise from the extended outside drinking area would have a negligible impact on local residents

Recommendation

Grant subject to conditions