
2024/0157

McDonald's Restaurants Ltd.

McDonald's Restaurants Ltd, Wombwell Lane, Stairfoot, Barnsley, S70 3NT

Additional hot water plant on the roof of the drive thru restaurant.

Site Description

The application relates to a longstanding McDonald's Restaurant located at the Stairfoot roundabout with access taken off Wombwell Lane. The Trans Pennine Trail runs immediately adjacent to the north and east of the application site and the immediate surrounding area comprises commercial uses with a residential development approved to the east of the application site off Sandy Gate Lane. The application building sits on ground, which is significantly elevated above the roundabout, but highway planting reduces the impact on this part of the street scene. The building is more readily visible from Wombwell Lane as the levels difference reduces and access is secured.



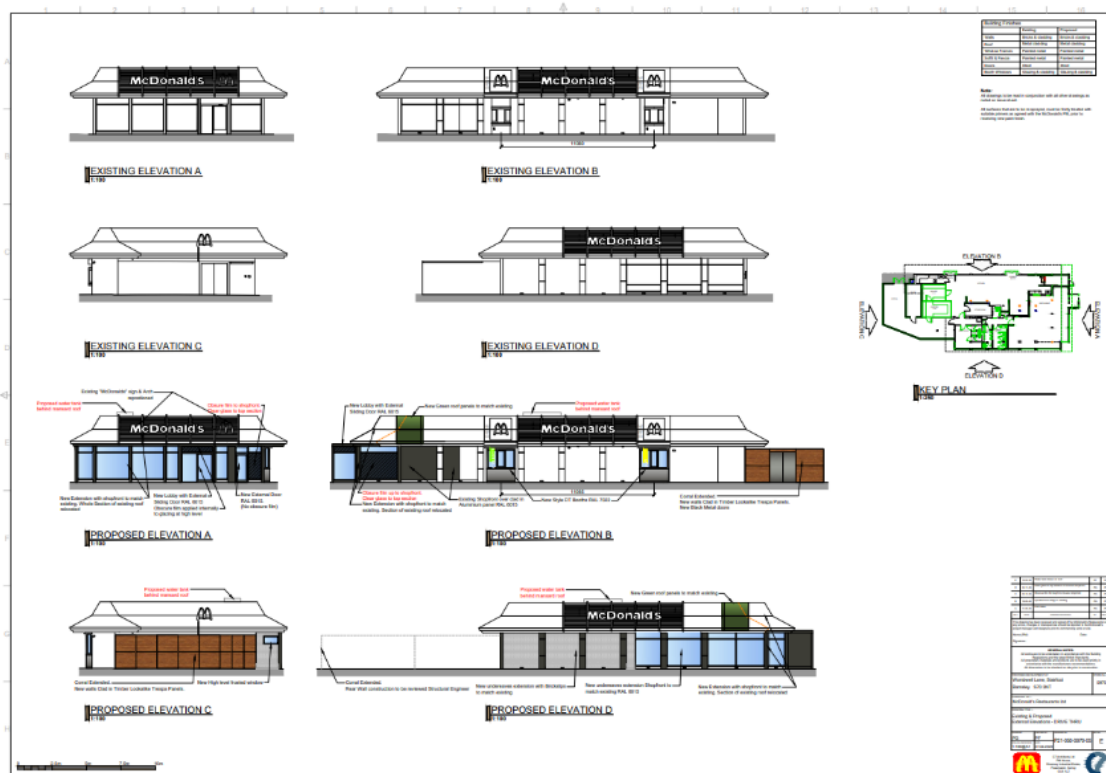
Planning History

There is an extensive planning history associated with the application site with planning applications dating from 1980 and the use of the site as a restaurant dating from 1999. However, the most recent and relevant applications are as follows:

1. 2023/0575 – Alterations to elevations to include single storey extensions totalling 66.5sqm, incorporating sections of new shopfront, extended roof line, new entrance lobby and replacement drive thru booths. Installation of a new access door, high level window and aluminium cladding. Reconfiguration of the back of house areas with an extended corral, finished with timber effect trespas cladding and the relocation of existing patio furniture with associated works to the site. – Approved.
2. 2023/0576 – Repositioning of 2no. existing fascia signs following roof alteration works. – Approved.
3. 2024/0032 – Alterations to elevations to include extensions totalling 66.5 sqm, with a new shopfront, extended roof line, new entrance lobby and replacement drive thru booths. Reconfiguration of the booth areas with an extended corral. Replacement retaining wall, relocated electricity kiosk, additional parking bay and newly laid patio area with 3 no. cycle racks and associated works to the site. – Approved.

Proposed Development

The applicant is seeking permission for the installation of a new hot water plant unit to the roof of the restaurant building.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which 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 Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***Sustainable construction and climate change adaption.***

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 and beautiful places.***
- ***Section 14: Meeting the challenge of climate change, flooding and coastal change.***

Consultations

- **Local Ward Councillors** – No response.
- **Pollution Control** – No objection.

Representations

Neighbour notification letters were sent to surrounding properties and a site notice was used. No representations were received.

Assessment

Principle of Development

Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in noise or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

Paragraph 164, Section 14 of the NPPF states that in determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

Residential Amenity

Proposals for the installation of plant to an existing commercial building are considered acceptable provided that they would not detrimentally affect the amenity of neighbouring properties.

The application site is located in a principally commercial area with the nearest commercial uses and buildings located to the south and south-east of the application site. There are no existing residential dwellings located in proximity of the application site. However, a reserved matters application (2018/1040) was approved on land to the east of the application site located off Sandy Gate Lane to form a residential development comprising 27 dwellings. A variation of condition(s) application (2022/0778) followed and a revised scheme for 18 dwellings was approved.

The application site and the site of the approved residential development are separated by the TPT. The application building is also suitably distanced from the nearest surrounding commercial properties as to lessen the extent of any potential additional impact. Pollution Control were consulted on this application and raised no objection.

As such, it is not considered that the proposals would significantly detrimentally impact the amenity of existing properties nor any potential future residents of the approved residential development (if developed) by way of an increase in noise or other pollution, and are therefore considered to comply with *Local Plan Policy POLL1: Pollution Control and Protection* and *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

The proposed plant would be located on the roof of the restaurant building. The plant would be largely screened by the roof of the building with a relatively small projection beyond the ridge. As such, it is considered that the proposal would have a limited impact on the appearance of the building and wider street scene, including the proposals approved under planning application 2024/0032.

The proposal is therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The proposed plant would be located on the roof of the restaurant building and would therefore not impact existing parking arrangements nor those approved under planning application 2024/0032.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

**Recommendation -
Approve with Conditions**