
2024/0032

McDonald's Restaurants Ltd.

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

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.

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:

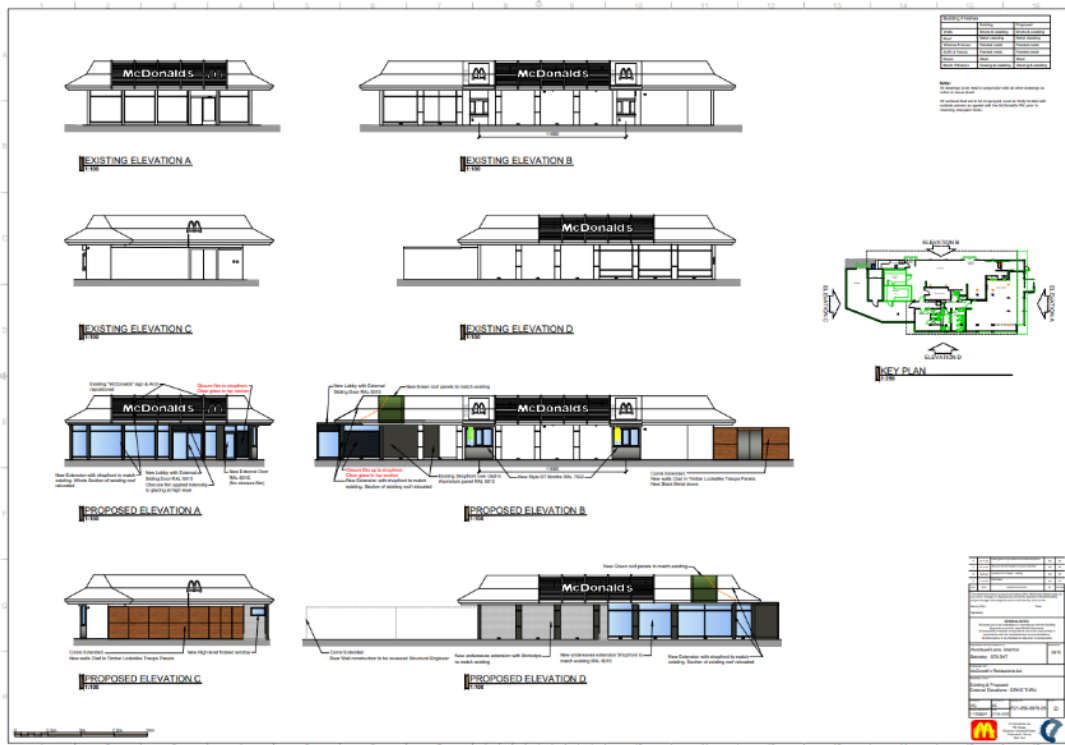
1. 2023/0575 – Alterations to elevations to include single storey extensions totalling 66.5sqm, incorporating sections of new shopfront, extended roof line, new entrance lobby and replacement drive thru booths. Installation of a new access door, high level window and aluminium cladding. Reconfiguration of the back of house areas with an extended corral, finished with timber effect trespa 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. 2024/0157 – Additional hot water plant on the roof of the drive thru restaurant. – Under consideration.

Proposed Development

The applicant is seeking permission for various 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. The proposals also include the reconfiguration of the booth areas with an extended corral, a replacement retaining wall, a relocated electricity kiosk, additional parking bay and a newly laid patio area with 3 no. cycle racks and associated works to the site.

The extent of the proposals are similar to those approved under planning application 2023/0575 with the addition of a replacement retaining wall to the west corner of the application site, the removal and replacement of some existing trees to facilitate additional works, an additional staff parking bay to the north of the application site, a new replcement patio with additional cycle racks to the south-west, and the relocation of existing utilities kiosks.

The proposals were amended to address initial concerns raised by the Trans Pennine Trail (TPT) and the Forestry Officer. The amended proposals include the provision of an additional target bin and a new horse hitching rail and mounting blocks at the entrance to the TPT and new low-level planting to the east corner of the application site.



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 D1: High quality design and place making.***
- ***Policy T3: New Development and Sustainable Travel.***
- ***Policy T4: New Development and Transport.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy BIO1: Biodiversity and Geodiversity.***

Supplementary Planning Document(s)

- ***Trees and hedgerows.***
- ***Parking.***

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 9: Promoting sustainable transport.***
- ***Section 12: Achieving well-designed and beautiful places.***

Consultations

- **Local Ward Councillors** – No response.
- **Forestry Officer** – No objection to amendments.
- **Highway Drainage** – No objection.
- **Highways DC** – No objection.
- **Pollution Control** – No objection.
- **Public Rights of Way** – No response. Informative to be included.
- **Trans Pennine Trail** – No objection to amendments.
- **South Yorkshire Police** – Recommendations provided to ensure the physical protection elements of the development are to current minimum standards.
- **Yorkshire Water Services** – No comments.
- **South Yorkshire Mining Advisory Service** – No objection. Standing advice to be included.

Representations

Neighbour notification letters were sent to surrounding properties. A site notice was used, expiring 27 February 2024. No representations were received.

Assessment

Principle of Development

Extensions and alterations to an existing building are acceptable in principle provided that a satisfactory standard of design would be achieved, adequate amenity for neighbouring uses would be maintained and an adequate amount of car parking would be provided or retained.

Initial comments received by the TPT suggested that waste bins should also be placed on the trail to avoid unnecessary disposal of food wrappers that could destroy the local flora and fauna adding that the developer should provide a commuted sum for a minimum of 5 years to provide this equipment and the emptying costs of the bins. However, additional financial contributions are not a requirement of this application, and the applicant has provided an additional target bin at the entrance to the TPT. Moreover, enough cycle parking would be provided in accordance with the parking SPD. Therefore, there would be no requirement for financial contributions as per *Local Plan Policy 11: Infrastructure and Planning Obligations*.

Visual Amenity and Design

Proposals for extensions and alterations to an existing building are acceptable in principle provided that a satisfactory standard of design would be achieved, and the proposals would not significantly alter or detract from the character of the street scene.

The proposed alterations and extensions to the existing building remain unchanged from the plans approved under planning application 2023/0575. As such, the assessment of that application remains relevant in that the proposed works are considered to be relatively modest in relation to the existing building and would have a limited impact on the appearance of the building and wider street scene.

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 and Cycle Parking

The proposed increase in dining space and intention to retain existing staff numbers would remain unchanged from approved planning application 2023/0575. There would be no changes to the existing access and no reduction to the amount of existing customer car parking spaces. An additional staff car parking space would be provided, and enough cycle parking spaces (5) would be provided, in accordance with the parking SPD. Highways DC were consulted on this application and raised no objection.

The proposal is therefore considered to comply with *Local Plan Policy T3: New Development and Sustainable Travel* and *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Tree Removal and Replacement Planting

This application was submitted due to on-site investigations identifying that an existing retaining wall was in a poor condition and required replacement. A covering letter states that to enable the sheet piling to be installed, a rig would be required, and the access [would] only [be] possible via the patio area. As a result, the patio area is also proposed to be reconstructed and would lead to the loss of two trees to allow access. Additional staff parking is proposed to the north of the application site and would lead to the loss of an additional tree.

The proposed removal of 2no. trees near the patio area is considered to be unavoidable and is required to facilitate essential repair works. Nevertheless, the lost trees would be replaced by 3no. *Betula pendula* 'Joe's Fastigiata' specimens and existing grassed areas in the same location would be made good.

The proposed removal of 1no. tree near the staff car parking area was initially proposed to be replaced by a *Prunus Amanogawa* tree specimen located to the north-east corner of the application site. The tree to be removed is not protected and was not identified as a specimen that the Council would seek to protect. However, the Forestry Officer did raise concerns in relation to the long-term suitability of the location of the replacement planting to the north-east corner of the application site which is adjacent to an existing boundary wall and building to the south. Various options were explored and discussed, including suitable alternative on-site locations and potential off-site locations on the TPT. The applicant suggested that there were no suitable alternative on-site locations, and it was agreed that a legal agreement to enable off-site planting would unnecessarily prolong the determination of this application. As such, the Forestry Officer suggested alternative low-level planting. The applicant is now proposing a mix of shrub and hedge planting and the Forestry Officer has raised no objection to the amendments. The proposed tree removal and replacement planting is therefore considered to be acceptable.

Residential Amenity

Proposals for extensions and alterations to an existing building are acceptable in principle provided that adequate amenity for neighbouring uses would be maintained.

The proposals are similar to those approved under planning application 2023/0575 with some minor additional works.

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 approved landscape layout in relation to planning application 2022/0778 also shows that a mix of planting would form the southern boundary line of the residential development, providing suitable screening and mitigation.

As such, it is not considered that the proposals would significantly detrimentally impact the amenity of any potential future residents of the approved residential development (if developed) by way of significantly increased levels of overshadowing, overlooking or reduced levels of outlook, and are therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

**Recommendation -
Approve with Conditions**