

Application Reference Number:	2025/0837
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Application Type:	Full application
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Proposal Description:	Erection of security fencing to create enclosed garden area associated with BHF Priory Centre.
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Location:	BHF Priory Centre, Pontefract Road, Lundwood
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Applicant:	Mr James
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Third-party representations:	None.	Parish:	None.
		Ward:	Monk Bretton

Summary:
<p>This application relates to the erection of a new boundary treatment to the front of the BHF Priory Centre to create an enclosed communal garden. This application relates only to the boundary treatment.</p> <p>The proposed boundary treatment would extend to 2.4m in height and be circa 35m in length.</p> <p>There are no outstanding consultee concerns.</p> <p>Recommendation: GRANT subject to conditions.</p>

Site Location & Description

The site is an existing healthcare and community centre which also provides office/commercial space for small local businesses. The building itself has two storeys and is finished in a light brick with red brick detailing and has a large glazed feature at the entrance foyer. Pedestrians can enter the building directly off Pontefract Road with landscaping to the front. A separate glazed entrance is on the side elevation facing towards the existing car park.

The existing car park is located to the north and east of the building, with a vehicular access off Pontefract Road. The existing car park is bound by a palisade fence and established trees are positioned along the eastern and western boundaries. Planning permission was granted in April 2024 to extend this car park to the north-east to the rear of Lundwood Medical Centre (S73 application ref: 2024/1071).

A lawn area wraps the southern corner of the building with shrubs and bushes. Trees previously defined southern boundary of the site, but these have been removed as part of a highways scheme relating to Pontefract Road and the surrounding streets.

Site History

2024/1071 - Variation of condition 3 (Highways) of planning application 2024/0108: Extension to existing car park, GRANTED, 4/3/2025

2024/0362 - Erection of 1no. illuminated fascia sign, 1no. non-illuminated fascia sign and a non-illuminated free-standing sign, GRANTED, 3/7/2024

2024/0108 - Extension to existing car park, GRANTED, 8/4/2024

2014/0737 - Erection of conservatory extension to Nursery, GRANTED, 23/7/2014

2014/0072 - Formation of extra car parking spaces & unloading facility and creation of additional window openings in the front elevation, GRANTED, 15/5/2014

2012/0109- Installation of 250Wp solar panels to commercial building, GRANTED, 1/3/2012

2010/0995 - Erection of new annex consisting of GP Surgery, Pharmacy, multi use facilities, community facilities and new car park with access off Rotherham Road, GRANTED, 27/10/2010

2007/1718 - Siting of portakabin for use as office, GRANTED, 23/11/2007

B/03/2050/BA- Siting of a Portakabin building, GRANTED, 13/1/2004

B/02/0732/BA - Change of use of land to form sports pitch & extension to car park, GRANTED, 11/7/2002

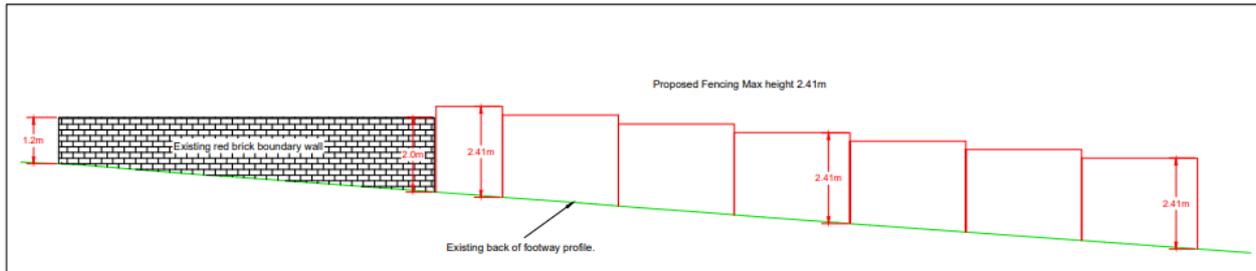
B/96/0239/BA/AD - Display of non-illuminated free-standing sign, GRANTED, 19/3/1996

B/93/1013/BA - Erection of community resource centre and three retail units (ancillary to scheme), GRANTED, 7/10/1993

B/78/0493/BA - Environmental improvements to form public open space, UNKNOWN DECISION, 4/4/1978

Proposed Development

This application seeks full planning permission to erect a new boundary treatment along the southern and eastern boundaries of the lawned area. The boundary treatment includes a 2.4m high palisade fence which will be finished in a galvanised green powder coating. The erection of a fence will create an enclosed garden area associated with the community building.



Policy Context

Allocation/Designations

The site is washed over by Urban Fabric as defined in the adopted Local Plan, which has no specific land allocation.

The site is also within the Dearne Valley Green Heart Nature Improvement Area.

The wider site lies within Flood Zone 1 (low risk) as per the Environment Agency maps.

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 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.

The following Local Plan policies are relevant in this case:

- Policy GD1: General Development
- Policy D1: High Quality Design and Place Making
- Policy SD1: Presumption in favour of Sustainable Development
- Policy T4: New Development and Transport Safety

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The

NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 9 – Promoting Sustainable Transport
Section 11- Making Effective Use of Land
Section 12- Achieving Well-designed Places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

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 most pertinent SPD's in this case are:

- Parking, November 2019
- Sustainable Travel, July 2022

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

Consultations

Highways DC – The erection of the fence will not adversely affect sight lines/ visibility nor impede on pedestrian movements. No objection and no conditions required.

Local Ward Cllrs – No response.

Representations

This application has been advertised in accordance with the Development Management Procedure Order 2015, as follows:

- Neighbour notification letters sent to adjoining properties/sites, consultation period expired: 10/10/2025

No neighbour representations have been received in response to the above publicity.

Assessment

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 falls within urban fabric which has no specific land allocation. Development is considered acceptable where it does not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety and accord with the relevant policies quoted below.

The principle of erecting a new boundary treatment at this site is acceptable in principle subject to the considerations below.

Design, Appearance and Impact upon Highways

NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are 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.

NPPF Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Local Plan Policy T4 states that new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement. It follows on state if a development is not suitably served by the existing highway or would add to problems of safety or the efficiency of the highway, developers will be expected to take mitigating action to make sure the necessary improvements go ahead.

The development includes erecting a new boundary treatment to partially enclose the lawned area to the front of the BHF Priory Centre on two sides as shown on the submitted site plan. The fence will situate parallel with Pontefract Road and will adjoin the existing red brick wall which continues along footway. The second fence will then sit perpendicular to the road, enclosing the eastern boundary. The fence itself consists of a 2.41m high palisade fence which will be finished in a galvanised green powder coating.

The fence will be set back from the highway by 1.6 – 2.3m and therefore will not impact the existing footway or cause any highway safety concerns. The Highways DC Officer has reviewed the application proposals and has no objection to the position or height of the boundary treatment.

In terms of design, the fence is not expected to harmfully impact the character of the area, with this style of fencing commonly used to secure community sites such as schools and doctors.

It is recognised that some tree/vegetation removal has already taken place along the frontage of the site, however these works were associated with the wider highway improvements which are taking place on Pontefract Road and adjacent roads. Further consultation with the Tree Officer has therefore not been undertaken.

In summary, the proposal is acceptable in terms of design and highways, which weighs substantially in favour of the application.

Conclusion

The principle of a new boundary treatment is acceptable in this location. The proposed design and height is suitable, and will introduce limited harm upon the appearance of the street scene.

There are no concerns regarding the impact upon the highway safety or pedestrian movements. The development is therefore recommended for approval subject to strict accordance with the approved plans.

RECOMMENDATION: Approve with conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.