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| Application reference number | 2025/0450 |
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| Application Type | Full planning permission |
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| Proposal Description: | Variation to condition 2 of planning application 2023/1096 to slightly alter siting of approved warehouse to improve access and enhance parking and increase potential for further parking parallel to eastern boundary. |
| Location: | Unit 13 and Unit 14, Beevor Street Industrial Estate, Beevor Street, Hoyle Mill, Barnsley, S71 1HN |

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| Applicant | Mr Hewitt |
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| Number of Third Party Reps | None | Parish: | N/A |
| | | Ward: | Central |

SUMMARY

The proposal seeks full planning permission to vary the plans condition on planning permission 2023/1096 to allow resiting of the approved warehouse and an amended parking layout. The building was noted to have been sited in a different location from that approved during determination of a recent planning application on site. The proposal is considered to be acceptable in policy terms being sited within an established industrial estate designated as urban fabric within the Local Plan and is therefore considered to be an acceptable and sustainable form of development in line with paragraphs 7 and 8 of the National Planning Policy Framework (NPPF, 2024).

The report demonstrates that any harm generated by the proposal is outweighed by other material planning considerations. The development would not cause an unacceptable level of harm to highway safety considerations or the character of the area subject to suitably worded conditions.

Recommendation: **GRANT Planning Permission**

Introduction

- The application proposes to vary the plans condition on an existing planning permission to allow resiting of the approved warehouse and an amended parking layout.

Site Description

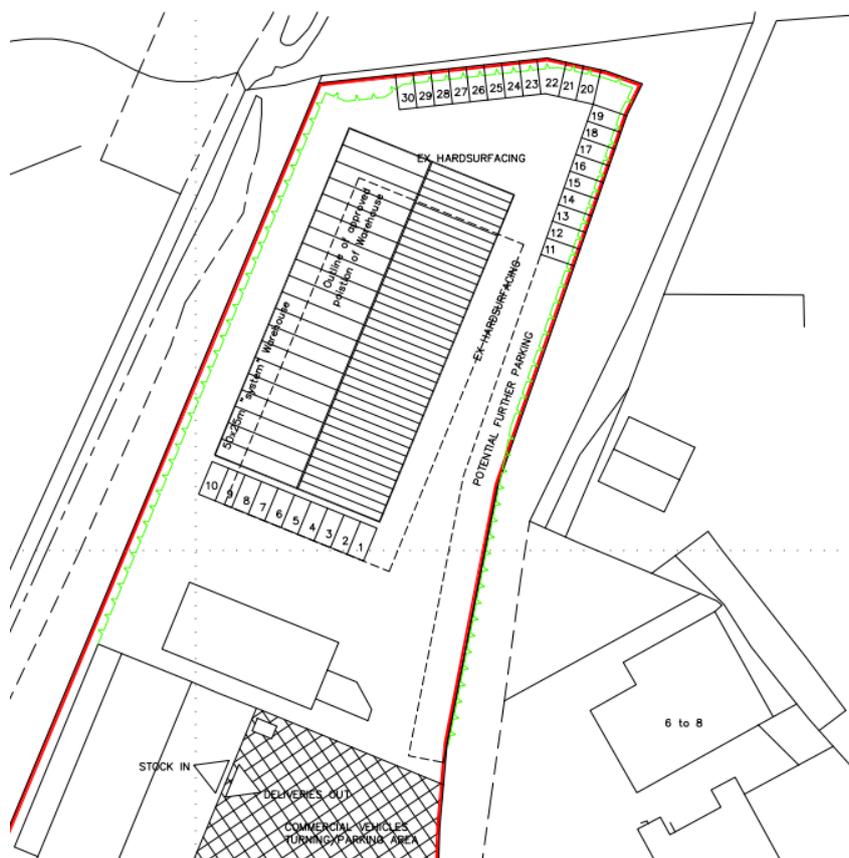
The site is within Beevor Street Industrial Estate and within an area designated as Urban Fabric. The application site accommodates a range of industrial buildings, generally of red

brick base and metal cladding over which all appear to be currently in use for storage and distribution. The site includes a range of hard surfaced areas which are in use for parking and servicing. The site is largely bound by palisade fencing and the site of the proposed detached warehouse building is also defined by substantial (off site) tree cover on the west, north and east boundaries. Within the off-site tree cover to the west is a public right of way.

Proposal

The application proposes to vary the plans condition on an existing planning permission 2023/1096 to allow resiting of the approved warehouse (which was noted during determination of recent application on site) and an amended parking layout.

The revised block plan:



Relevant Site History

| Application Reference | Application description | Status |
|-----------------------|--|----------|
| 2025/0017 | Erection of three storage buildings | Approved |
| 2023/1096 | Variation of conditions 2 and 4 of 2022/0717 to allow for larger warehouse | Approved |
| 2023/0538 | Erection of temporary warehouse facility (lawful development certificate for a proposed development) | Refused |

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| 2022/0717 | Change of use from go-karting use to B8 use class (storage and distribution) and the erection of a new detached warehouse building | Approved |
| 2012/0233 | Erection of go kart support building | Approved |
| 2011/0751 | Change of use from storage and distribution (Class B8) to Go Karting Track (Class D2) | Approved |
| 2008/1117 | Change of use to B8 Storage and Distribution | Approved |

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 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

The site is identified as Urban Fabric within the Local Plan and as such the following policies are considered to be relevant to this application:

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 E3 Uses on employment land – indicates we will allow research and development, light and general industry and storage or distribution on land currently/last used for employment uses.

Policy T3 New development and Sustainable Travel – expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians of cycles. Also sets criteria in relations to minimum levels of parking, provision of transport statements and of travel plan statements.

Policy T4 New development and Transport Safety – expects new development to be designed and built to provide safe secure and convenient access and to not cause or add to problems of highway safety or efficiency.

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.

Policy Poll1 Pollution Control and Protection – sets criteria to ensure that new development does not unacceptably affect or cause nuisance to the natural and built environment or to people; or suffer from unacceptable levels of pollution

Adopted Supplementary Planning Documents relevant to this application:

Parking

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. NPPF policy of relevance to this application includes:

Paragraph 85 Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Paragraph 116 - 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.

Paragraph 124 – planning decisions should promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 129 states that planning policies and decisions should support development that makes efficient use of land.

Paragraph 131 – 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

Paragraph 198 – Planning decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment.

Relevant Consultations:

Highways DC – The change to the location of the proposed building has no impact on the site access or operation of the site, as such there are no objections to the proposal.

Ward Councillors – no comments received

Representations

Neighbour notification letters were sent to 19 surrounding properties, and a site notice was placed nearby. No representations were received.

Assessment

The main issues for consideration are as follows:

- The principle of development
- The impact on the character of the area
- The impact on the highway network and highways standards

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 proposal relates to the construction of an additional warehouse building sited in the curtilage of an existing, authorised, warehouse building. The proposal is acceptable in land use planning terms and permission has previously been granted for this building in a different siting on the site. Consideration needs to be given to the detailed impact of the amended siting of the building, but the principle of development is acceptable, and this carries significant weight in favour of the proposal.

Impact on the character of the area

The building was noted to have been sited in a different location from that approved during determination of a recent planning application on site. The location of the building in the rear yard of the existing business and screened by substantial boundary tree cover remains acceptable. The previously recommended condition regarding the materials to be used in the construction of the building is no longer necessary since the building is complete. It is concluded that the design and impact on visual amenity are acceptable in this setting and in compliance with Local Plan Policy D1 and moderate weight is given in favour of the proposal.

Highway Safety

The proposal will result in the loss of an area that was previously secured for manoeuvring of servicing/delivery vehicles on a previous planning permission and means that larger vehicles using the site would have to undertake long reversing manoeuvres to enter or exit the site. On the recent application for three warehouse buildings on the site it was accepted that the site operates with only 'internal' movements between the buildings on the site being undertaken by forklift and/or pallet truck and that articulated lorries will continue to use the manoeuvring space around the original warehouse building to the south of the site.

The Highway Engineer has offered no objections to the proposal. Reflecting the recent decision conditions are recommended regarding surfacing and lining of the manoeuvring and parking areas on the site, and an informative advising the applicant that it is their responsibility to design and operate the site safely and recommending that they document decisions relating to the design of the site in the projects health and safety file. Subject to

these conditions and informative, it is considered that the proposal is in compliance with Local Plan Policies T3 and T4. Limited weight in favour of the proposal is given to this material consideration.

PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2023) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location on a site suitable for employment development in the Local Plan and this weighs considerably in favour of the application.

All other material planning considerations have been fully explored by the appropriate consultee who has raised no objections to the and holistically this weighs moderately in favour of the application.

Significant weight in favour of the application has been afforded to the potential economic benefits generated by the proposal.

Having balanced all material planning considerations the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations.

The proposal is therefore, on balance, recommended for approval.

RECOMMENDATION

GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT

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

The above objections, consideration and resulting recommendation have had due regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

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.