
2024/0452

Mr J Lines

The conversion of an existing two storey office unit into an ambulance transfer hub for the Sheffield Children's Hospital - consisting of 6no. ambulance bays at ground floor with office space, call handlers and staff areas at first floor and the installation of 2no fire escape to the north-western and south-eastern elevations.

Unit 8, Capitol Business Park, Capitol Close Dodworth, Barnsley, S75 3UB

Site Location and Description

The building is a modern grey office building located within the north-western corner of Capitol Business Park, situated off junction 37 of the M1 in Dodworth. The area is made up of similar style and sized units used for predominately office uses. The unit is located such that it backs onto Capitol Close, facing into the site, a parking area is provided to the north/front of the building.

Permission was granted in August 2009 for the same use by the same applicant at unit 7, Capitol Close,

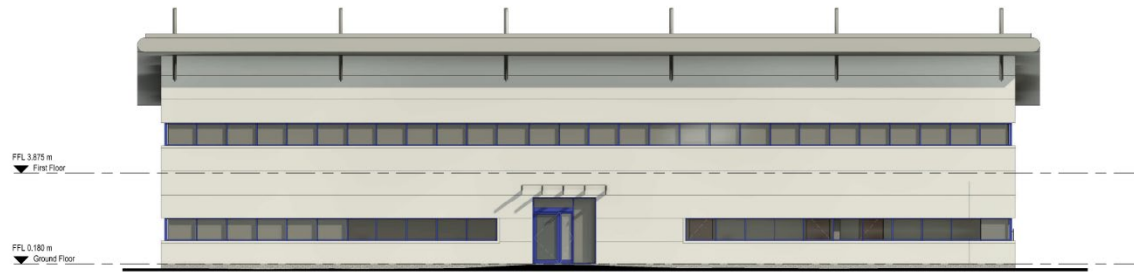
Planning History

2009/0852 - Unit 7, Capitol Close, Capitol Business Park, Dodworth, Barnsley - Use of existing unit into Patient Retrieval Centre consisting of 24hr call centre, training facility and internal parking.

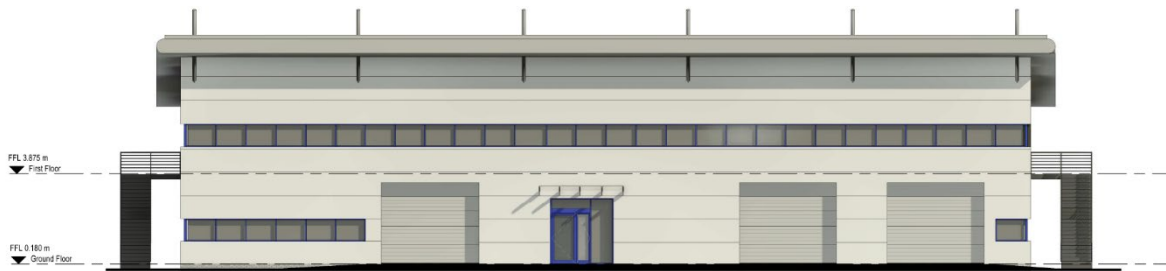
Proposed Development

Permission is sought to convert an existing two storey office unit into an ambulance transfer hub for the Sheffield Children's Hospital - consisting of 6no. ambulance bays at ground floor with office space, call handlers and staff areas at first floor and the installation of 2no fire escape to the north-western and south-eastern elevations.





1 Existing North East Elevation
1:100 @ A1



1 Proposed North East Elevation
1:100 @ A1

Policy Context

Planning decisions 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 Local Plan was adopted in January 2019 and is also 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 and 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 allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

National Planning Policy Framework (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

Air Quality Officer – No objections received

Pollution Control – No objections

Enterprising Barnsley – No objections – support the application and expansion of an existing business

Highways – No objections

Ward Councillors – No objections received

Representations

Neighbour notification letters have been sent to surrounding properties and the application has been advertised by the way of a site notice; no representations have been received.

Assessment

Principle of development

The site lies within Urban Barnsley where the majority of growth is expected to take place during the Local Plan period. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth, and planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system'.

Visual Amenity

The external appearance of the building will largely remain the same other than the installation of 3 no larger entrance doors to accommodate ambulances with a shutter door and the installation of 2 no fire escapes. The new shutter doors are to be finished in the same colour as the existing building, as are the fire escapes.

The rear of the building is screened from the public highway by mature trees which limits views of the building and the proposed fire escapes, which are of a standard design and construction and would not appear out of character for this setting.

It is considered that the change of use and minor external alterations are considered acceptable and in compliance with Local Plan Policy D1 and GD1

Residential Amenity

The site is located within the Capitol Business Park and there are no residential properties within close proximity of the premises and therefore the proposal complies with Local Plan Policies GD1 – General Development and Poll1 – Pollution Control and Protection.

Highways safety

The application site is located within Capitol Business Park, Dodworth, which benefits from excellent network links, including proximity to the M1 motorway (Junction 37).

The proposal involves converting the ground floor into six ambulance bays and utilising the first floor for office space.

The design and access statement provided as part of the application advises a workforce of 21 staff will be on-site at any given time with a provision of 29 parking spaces, exceeding the minimum requirements set out within Barnsley's Parking SPD, to accommodate staff and shift changes

The site's location within an established business park ensures it is well-connected to the surrounding road network. The proximity to the M1 junction 37 further enhances its accessibility for emergency vehicles, ensuring rapid response times for ambulance transfers.

The nature of the Embrace Ambulance Transfer Service, involving the transfer of seriously ill infants and children, suggests that ambulance movements will be sporadic and scheduled as required, rather than continuous. This operational characteristic minimises the potential for significant increases in traffic volume, thereby reducing the likelihood of adverse impacts on the local highway network.

No modifications to the existing road infrastructure within Capitol Business Park are proposed or deemed necessary to accommodate the change of use. The current road layout and condition are considered adequate to support the additional traffic generated by the ambulance hub.

Based on the assessment outlined above, it is considered that the conversion of the office unit into an ambulance transfer hub will not negatively impact the local highway network or parking provision within Capitol Business Park. The proposal's parking arrangements exceed the minimum requirements, and the operational nature of the ambulance service ensures minimal disruption to traffic flow and as such is acceptable.

Recommendation

Grant planning permission subject to conditions