
2021/0614

Applicant: Mr Chris Wilkinson

Extension to existing temporary warehouse unit (building 2) and erection of additional 5.5m high external racking area within existing yard

Site Address: Travis Perkins, Beevor Industrial Estate, Pontefract Road, Barnsley.

Site Description

This is an established national builders merchant set within an industrial estate. There are residential properties in the area but none immediately adjacent to the site which is bounded by other commercial premises and a go-cart track to the west. The storage yard lies to the rear of the retail/trade counter building, and is bounded by trees to the north, east and west, however, these do not overhang the site and would not be impacted. The site comprises a large building and 2 smaller ones, it is the smallest on the western most part of the site that is proposed to be enlarged. This is describes as a temporary building as it has a plastic membrane type roof but has been in place for over 15 years and lies outside the timescales where enforcement action could be taken. There are external storage areas, with some high racking.

Proposed Development

A 50sqm extension to the existing temporary warehouse is proposed on land that is currently used as outside storage. The extension would be tucked away in the corner of the site and would not be visible except from very close proximity. There would be no loss of parking. A new high level racking system would be located next to the recently erected stacking system granted under 2019/0687 on the eastern side of the existing storage yard to make best use of the limited storage space available, located where the plastic covered palletised materials and wood piles are shown on the photograph below. The extension to the temporary building would be to the left of the photograph below and comprise walls of insulated steel sandwich cladding with roof of translucent plastic coated membranes which are inflated, as existing.



The proposed racking system would be used to house materials already stored in the yard. There is continuous loading and unloading of these components. The new racks would provide a more efficient and safe use of the storage space available, allowing more stock to be kept on site, more space to manoeuvre vehicles and provide a better more efficient serve ice to customers.

There are no proposed change to hours of operation.

Previous Planning History

B/75/1642/BA

2019/0687 Installation of 5.5m high cantilever racking in external storage yard

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.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). The Council has also adopted a series of Supplementary Planning Documents, which are other material considerations.

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.

E4 Protecting Existing Employment Land
T4 New Development and Transport Safety
D1 Design
GD1 General Development
POLL1 Pollution Control and Protection

SPDs/SPGs

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.

Consultations

Enterprising Barnsley – support the proposal

Ward Councillors - no comments received

Representations

The application was advertised by site notice and letters to nearby business and residents. No representations have been received.

Assessment

Principle of development

This proposal accords with E4 employment uses to be retained.

Residential Amenity

There are no nearby residential properties and there are no concerns in relation to residential amenity.

Visual Amenity

The racking would be up to 5.5m high and close to the boundary. However, trees over the boundary to north, east and west would effectively screen the site. This proposal would be an addition to the existing racking on the site and would allow the limited storage space to be used more efficiently than is currently the case, where pallets stacked with materials over a wide area.

The storage yard is to the rear of the shop/trade counter and the racking could only be seen by entering the site and passing beyond the building. The extension to the building is modest in size and of appropriate design and materials. It would provide covered storage for materials currently stored outside.

Summary

Overall the benefits of these modest proposals are to help provide safer and better quality storage in a tight site and will enable the operation to continue efficiently and retain employment. There are no material considerations that would outweigh these benefits.

Recommendation

Grant subject to conditions

3 years
Plans