

2021/0205

Mr P Sherburn

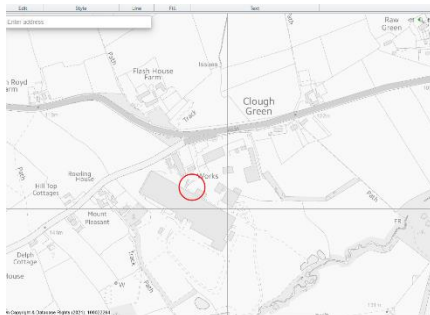
Installation of combined heat and power unit, associated transformer and grp station

Acton Works, Lane Head Road, Cawthorne, Barnsley, S75 4AD

Site Location and Description

The application relates to an existing industrial site located within the Green Belt, approximately 1 mile south west of Cawthorne Village. The site is occupied by Naylor's, a manufacturer known for producing clay pipes.

The site is accessed from Barnsley Road and is located approximately 500m from the highway and is screened from the highway by an intervening area of grassland and a bank of trees located along the back edge of the highway.



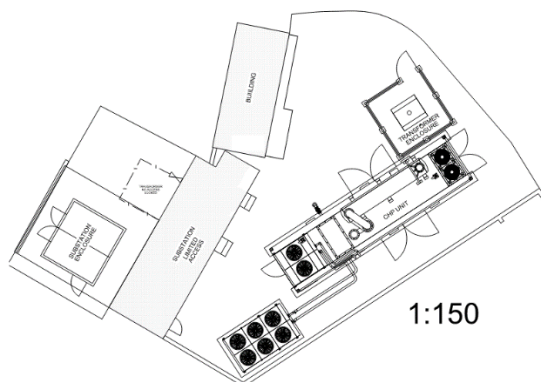
Proposed Development

The applicant seeks permission for the installation of a combined heat and power (CHP) unit and associated transformer and grp sub-station.

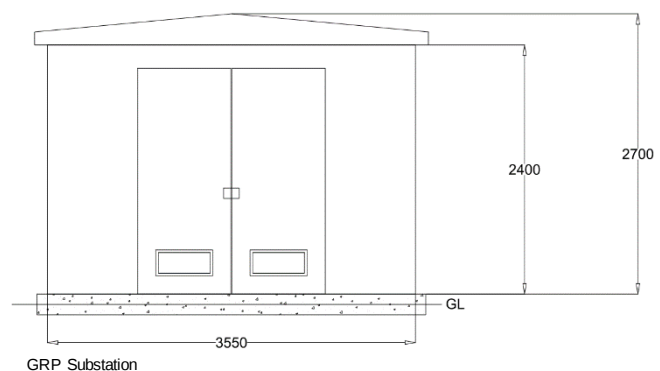
The proposed sub-station is to be located to the west of the existing sub-station and is to measure 3.2m by 3.5m with an overall height of 2.7m

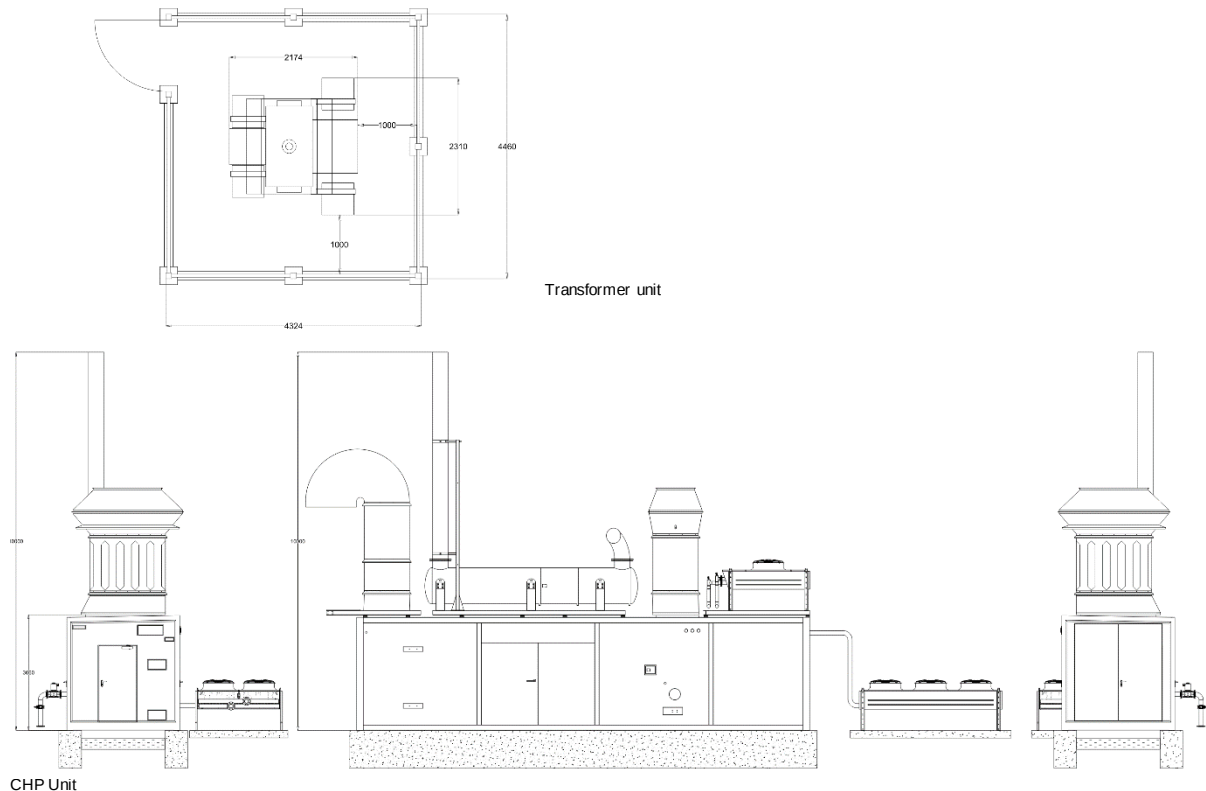
The combined heat and power (CHP) unit is to be located to the east of the existing substation and is to measure 2m x 3m with an overall height of 10m

The transformer unit is to be located within an enclosure to the north of the CHP unit, measuring 4.3m by 4.4m with the palisade fencing to a height of 1.8m



Site Layout





Policy Context

Planning decision 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 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).

Local Plan

The site is allocated as Green Belt within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GB1 Protection of Green Belt - Green Belt will be protected from inappropriate development in accordance with national planning policy.

Policy GD1 General Development

Policy Poll1 Pollution Control and Protection

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Section 13: Protecting Green Belt Land – The government attaches great importance to Green Belts. The erection of new buildings within the green belt is classed as inappropriate in the Green Belt. Inappropriate development is, by definition, harmful to sites within the green belt and should not be approved unless very special circumstances can be shown.

Para 149: A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Consultations

Pollution Control – No objections

Air Quality Officer – no objections from Air Quality perspective notified that the Environment Agency require consulting

Environment Agency – no objections to the proposal, however the proposal will require compliance with the relevant permits

Highways – No comments received

Parish Council – No comments received

Ward Councillors – No comments received

Representations

The application has been advertised via site notice; no representations have been received.

Assessment

Principle of development

The site is located within an area designated as Green Belt where the construction of new buildings is classed as inappropriate development which, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances.

Local Plan Policy GB1 states that the Green Belt will be protected from inappropriate development in accordance with national planning policy.

However, paragraph 149 sub section (g) states that limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development is considered an exception. This scheme is considered to adhere to this criterion given the limited size of the structures compared to the overall massing of development on the site already.

Design/Visual/Residential Amenity

The CHP unit, substation and transformer are to be located within the site and would not be visible from public vantage points and would not have a greater impact on the openness of the Green Belt.

Due to the location within the site, the works are located approximately 200m from the nearest residential property with the main, existing building screening the proposal from the residential units.

It is therefore considered that the installation of the combined heat and power unit, associated sub-station and transformer are acceptable and in compliance with Local Plan Policies GB1, D1 and GD1

Highway safety

No comments have been received from Highways officers; however the location of the works would not result in the loss of off street parking, a requirement for additional provision or have an impact on the turning and manoeuvring facilities for delivery vehicles.

Recommendation

Grant subject to conditions