**2022/1315**

ASOS

Variation of condition 2 of planning application 2020/1256 (formation of emergency access/exit to warehouse) to allow removal of grasscrete on part of proposal and replacement with truckcrete

ASOS, Park Spring Road, Barnsley

**Planning History**

2020/1256 - Variation of condition 2 of application 2017/1390 (Formation of emergency access/exit to warehouse.) to allow re-positioning of access – Approved with conditions

2017/1390 - Formation of emergency access/exit to warehouse – Approved with conditions

**Site Description**

ASOS is a large commercial building located on the A6195 Park Spring Road next to a roundabout on a dual carriageway. This road contains other large commercial buildings such as Symphony. There are bus layby's close to the site but pedestrian facilities are limited. The nearest towns are Grimethorpe, Little Houghton and Great Houghton.

ASOS comprises large modern warehousing units and some associated offices next to a large area of parking.

Works have commenced on the proposed access as can be seen on the aerial photography below.



**Proposed Development**

This is an amendment to the approved scheme with the access details the same, however the proposal now includes the amendment to allow removal of grasscrete on part of proposal and replacement with truckcrete.

Planning permission is therefore sought to create an emergency access / egress off Park Spring Road, to the south of the existing access. The access is for emergency vehicles only, allowing fire, police or ambulance access to the south side of the building to be achieved more easily than currently.

A Construction Method Statement has also been submitted with the application at the request of the Highways Officer

**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 in the Local Plan as Urban Fabric. The following Local Plan polices are relevant to this site:-

SD1 Presumption in favour of sustainable development
GD1 General Development
LG2 The Location of Growth
E1 Providing Strategic Employment Locations
E2 The Distribution of New Employment Sites
E3 Uses on Employment Land
T3 New Development and Sustainable Travel
T4 New Development and Transport Safety
D1 High Quality Design and Place Making
BIO1 Biodiversity and Geodiversity
Poll1 Pollution Control and Protection

SPD's

-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. 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**

Highways DC – No objections

Tree Officer – I have looked at the application and note from visiting the site that the works for the new road are almost complete. Given that any impacts for the trees will have already occurred and that removing the new road would likely exacerbate any damage then I can confirm I have no objections to the application from an arboricultural perspective.

Ward Councillors – Cllr Osbourne – No objections

Parish/Town Council – no comments

Drainage – no comments, previous condition is carried forward.

SYFR - 1. Access for appliances should be in accordance with Approved Document B, Volume 2, part B5, Section 15.

2. Water supplies should be in accordance with Approved Document B, Volume 2, part B5 section 16.

3. However, subject to Section 55 of the South Yorkshire Act 1980, South Yorkshire Fire & Rescue now have pump appliances with a gross weight of 18 tonnes which is significantly heavier than indicated in ADB 2, section 15.

**Representations**

A site notice was posted adjacent to the site; no comments have been received.

**Assessment**

Principle of development

The proposed is required to facilitate the ongoing safe operation of the ASOS site and is therefore in accordance with Local Plan Policy T4.

Residential Amenity

There are no houses nearby to ASOS and no impacts on residential amenity.

Highway Safety

The proposed change is to vary part of the surfacing material from grasscrete to truck pave on the section of ramped access from extent of highway boundary towards the ASOS yard over a length of 14.5m with grasscrete remaining within the limits of highway boundary.

Having liaised with the engineers dealing with the Section 278 agreement for these works, the Highways Officer has confirmed that there are no objections to the proposed variation from a highways perspective and the proposal is therefore in compliance with policy T4 of the Local Plan.

The Construction Method Statement has also been approved and agreed with the Highways Team.

Visual amenity

The proposal is considered to have minimal impact on the visual amenities of the site or surroundings compared to the previously approved scheme

**Recommendation**

**Grant** subject to conditions