
2020/1372

Applicant: Mr R Wisniewski

Description: Erection of single storey extension to the front and side to form office accommodation.

Site Address: Unit 11, Joe Poles Industrial Estate, Claycliffe Road, Barugh, Barnsley, S75 1HS.

Site History

B/95/0279/DT – Use of site for market/car boot sale (Retrospective) – Refused

B/91/0671/DT – Erection of extension to warehouse/storage building – Approved with Conditions

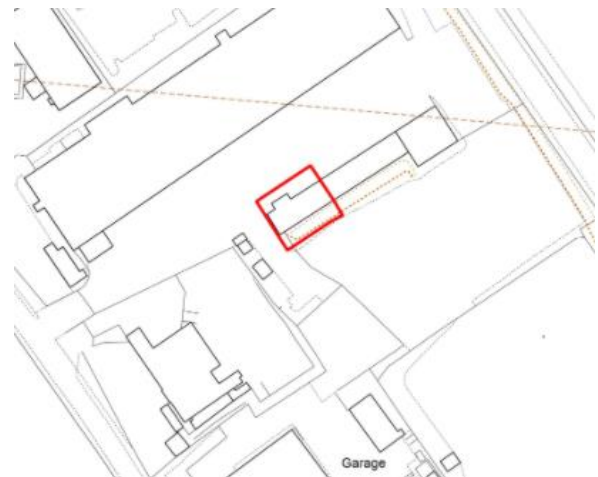
B/85/1507/DT – Erection of equipment store – Approved with Conditions

B/78/2628/DT - Construction of new access, layout of roads, recontouring of land and culverting of drain in connection with the use of land for industrial purposes – Approved with Conditions

B/76/0605/DT – Concrete Plant and Offices - Refused

Site Location and Description

The application relates to a medium-sized industrial unit on Joe Poles Industrial Estate in Barugh Green. The surrounding industrial estate has been developed in a linear east to west fashion with the bulk of commercial space located on the northern side of the site with Unit 11 and neighbouring units forming a significantly smaller cluster on the southern side of the site. The unit itself is rectangular and semi-detached with an access road traversing the western elevation to the rear of the site. Unit 11 has an existing 199.6sqm of B1 (c) Light Industrial floorspaces devoted to automotive bodywork repair. A 17.2sqm portacabin for office use is located on the northern elevation of the unit facing the large open turning area within the Joe Poles site.



Proposed Development

The applicant proposes to replace the portacabin with a wrap-around single storey extension to the north west corner of Unit 11. The extension shall consequently be positioned on the northern and western elevations of the structure and shall have an internal footprint of just over 60sqm. The consequent net new office floorspace to be created is 43sqm. The development shall enable the creation of 1.5 new full time equivalent employees from the current 1.5 FTE jobs currently on site to bring the number to 3 FTE. The finishing materials are indicated as follows:

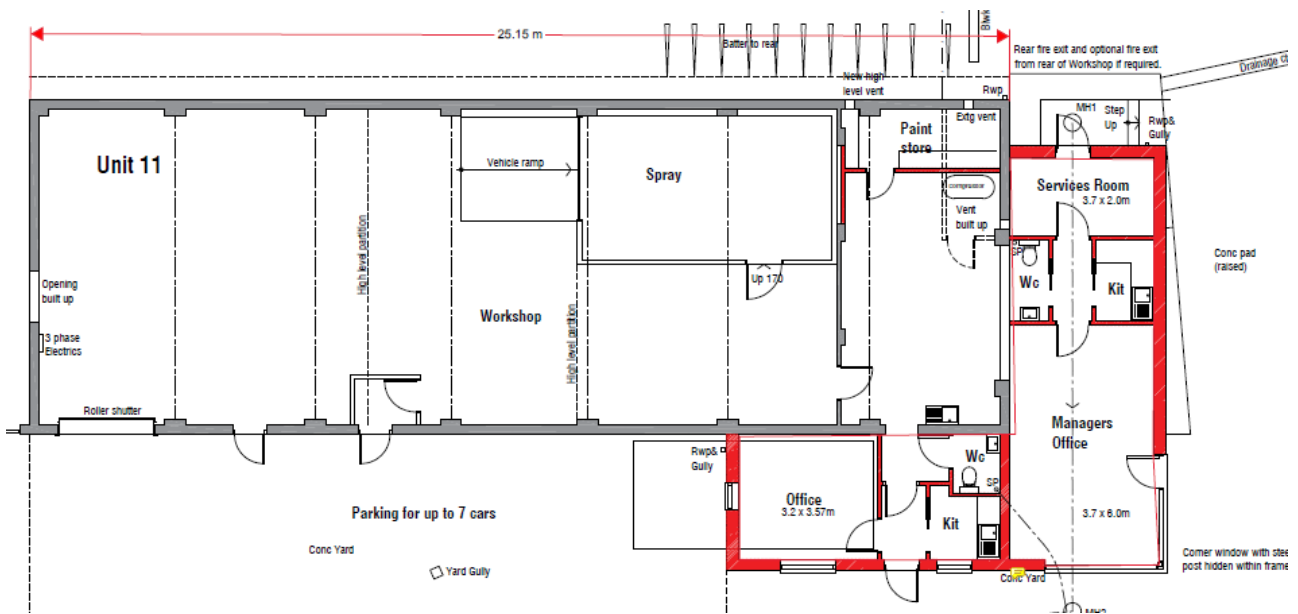
Materials

9. Materials

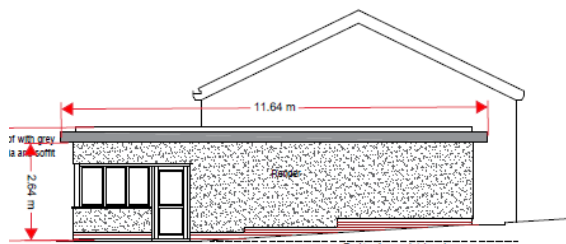
If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed
Walls	RED BRICK	RENDER WITH LIGHT GREY FINISH
Roof	PROFILED SHEETING.	FLAT ROOF- DARK GREY FINISH
Windows	N/A.	ALUMINIUM - RAL 2016 .
Doors	STEEL BLACK	ALUMINIUM OR COMPOSITE - RAL 2016.
Boundary treatments (e.g. fences, walls)		
Vehicle access and hard-standing	CONCRETE	CONCRETE

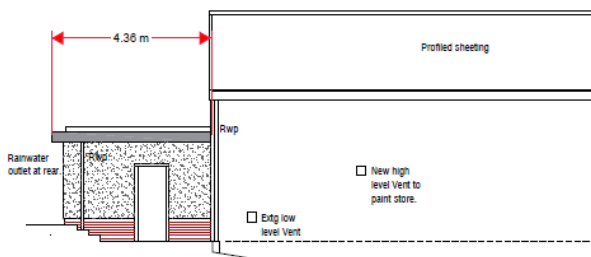
Site Plan



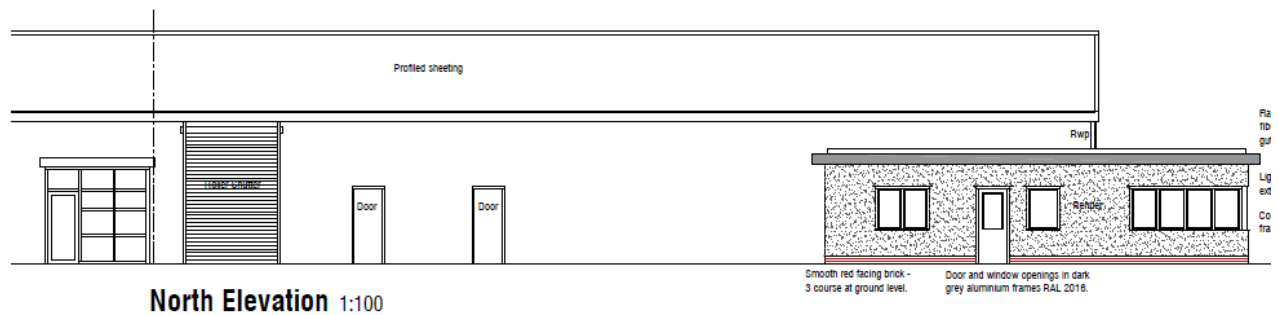
Elevation Plan



West Elevation 1:100



South Elevation 1:100



Policy Context

The new Local Plan was adopted at the full Council meeting held 3th 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 site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy E3 Uses on Employment Land

Policy E4 Protecting Existing Employment Land

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy Poll1 Pollution Control and Protection

Policy CC2 Sustainable Design and Construction

Policy CC4 Sustainable Drainage System (SuDS)

Policy RE1 Low Carbon and Renewable Energy

Policy UT1 Hazardous Substances

SPD's/PAN's

- Residential Amenity and Siting of Buildings
- Parking

Other

South Yorkshire Residential Design Guide

NPPF

The NPPF 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

Commercial Services – No response

Enterprising Barnsley – Support expansion of this business.

Highways – No response following 21 day consultation period.

Drainage – No objections subject to compliance with the building regulations.

Yorkshire Water – No response

Ward Councillors – No responses.

Representations

The application has been advertised by way of neighbour notification letters and a site notice erected adjacent to the site. One representation has been received.

No representations have been received.

Assessment

Principle of development

The site is located within the Urban Fabric of Urban Barnsley as designated within the LP Policies Map. Urban Fabric is a designation which acknowledges that an area has been previously developed and is therefore one of the most sustainable land designations within the Borough. The site itself is composed of commercial buildings which form the Joe Poles Industrial Estate. Operations on the surrounding site are a mix of industrial and supporting office space. The proposed office expansion is consequently determined as acceptable as it would provide a proportionately scaled ancillary use that would maintain the business on site in accordance with the requirements of LP Policy E3 and LG2

All new development proposed must ensure that living conditions and overall standards of amenity are provided or maintained to an acceptable level both for existing businesses and residents. In addition, development will only be granted where the development would maintain visual amenity and not create traffic problems or prejudice the possible future development of a larger area of land.

Design / Visual Amenity

Unit 11 and its adjoining and opposed units are typical utilitarian buildings of no particular merit other than the external envelope and scale required for the industrial operations undertaken within them. The finishing materials composed on the extension are of a satisfactory quality that will be more attractive than the existing portacabin. Similarly, Unit 11 is located a significant distance from either Whaley Rd or Claycliffe Rd.

A condition will be attached requiring the development to be able to achieve BREEAM 'very good' in line with LP Policy CC2.

Consequently the proposal is determined to be in accordance with LP Policy D1 – High Quality Design and Placemaking.

Residential Amenity

The surrounding area is almost wholly commercial. No representations have been received from neighbouring units and therefore the impact of the development in respect of overbearance, overshadowing and privacy loss is considered to be negligible or even non-existent.

In respect of pollution from the site, the development is principally concerned with office space and it is therefore unlikely to contribute to noise or other forms of material pollution in the vicinity that are otherwise prevalent and accepted for automotive body work repair in this location.

On the basis of the above assessment, the proposed development is determined to conform with the requirements for residential amenity outlined within LP Policy GD1 General Development and Poll1 Pollution Control and Protection. .

Highways Safety

Highways DC have not responded to consultation on this proposal however no new access is being created and manoeuvring within the site is expected to remain unaffected. The proposal shall therefore be determined in line with the expectations of the SPD Parking.

Parking for 60sqm of office space in Urban Barnsley is 2no. spaces and parking for 199sqm of Light Industrial space in Urban Barnsley is 4no. spaces for a total requirement of 6no. spaces. The space at the front of the building is enough for 6no. spaces at 3m in width while ensuring the roller shutter door is unimpeded. The business shall also only have approximately 3no. FTE employees which retains 3no. spaces for customers.

The 10% industrial requirement within the SPD Parking for EVCPs would result in 0.2 EVCPs needing to be installed due to the 60sqm of office space being developed. As this figure is <0.5 (i.e. cannot be rounded to 1 EVCP) the condition has not been included as a part of the decision.

The proposal therefore conforms with LP Policies T3 and T4.

Other Considerations

The adjoining Units 9 and 10 are situated within the 'outer zone' consultation isochrone of HSE's substance consultation mapping layer for major Hazard Sites. However Unit 11 and the proposed development are situated outside the HSE consultation isochrone. Having consulted HSE's land use planning guidance, the development does not require consultation with HSE. Irrespective of this, were the development to encroach within the Outer Zone, the combination of the use on site being Sensitivity Lvl 1 (Factory or similar) and within the Outer Zone would result in a 'DDA' (Don't Advise Against Development) decision.

The proposal is consequently in accordance with LP Policy UT1 Hazardous Substances.

Conclusions

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for this scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation: Approve subject conditions