

Application reference number	2025/0680
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Application Type	Full
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Proposal Description:	Erection of new portal frame building to accommodate compressor
Location:	Glass Recycling, 418 Carlton Road, Carlton, Barnsley, S71 3HX

Applicant	Mr Michael Durr		
Number of Third-Party Reps	None	Parish:	None
		Ward:	St Helens Ward

Summary

The proposal seeks permission for the erection of a free standing compressor building adjacent to an existing industrial building located within the site.

The proposal is acceptable in policy terms being designated as Urban Fabric within the Local Plan and is therefore considered to be an acceptable and sustainable form of development in line with paragraphs 7 and 8 of the National Planning Policy Framework (NPPF, 2024).

The report demonstrates that any harm generated by the proposal is outweighed by other material planning considerations. The development would not cause an unacceptable level of harm to neighbouring properties, the highway network, or the wider character of the area subject to conditions.

The adjacent building houses a glass processing plant, and whilst the site processes waste material, a county matter, it is considered that as this application seeks permission for the erection of a building to house a compressor unit, it is acceptable to determine the application via delegated authority.

Recommendation: **GRANT Planning Permission**

Site Description

The application site comprises an established glass recycling facility located in an area of existing industrial uses within the Carlton Industrial Estate. Surrounding land uses are mixed with commercial units to the northeast and northwest of the site with residential development to the south on the opposite side of Laithes Lane and along Carlton Road to the east.

Athersley Memorial Park greenspace and open green belt is located to the north of the site beyond the northern boundary which allow views into the site from the north.

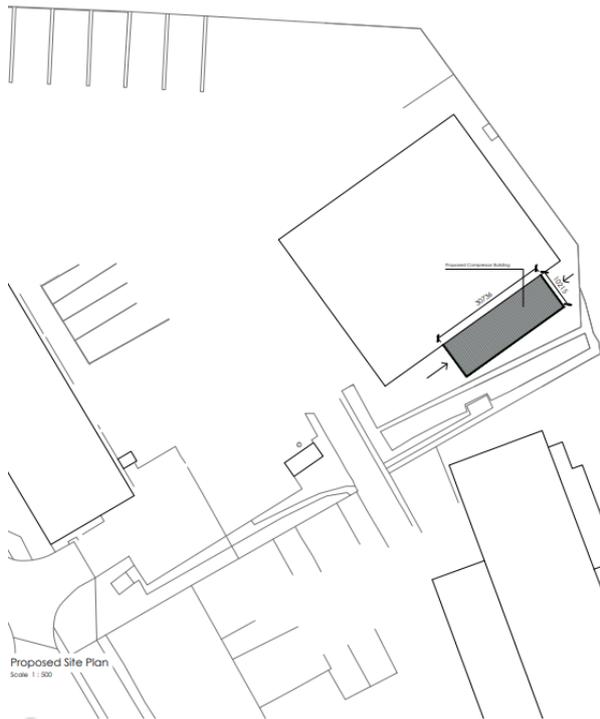
Relevant Site History

<i>Application Reference</i>	<i>Application description</i>	<i>Status</i>
2016/1039	Erection of extension to current warehouse/processing facility with car parking	Approved with conditions January 2017
2017/0976	Provision of car park (amendment to approved plans under permission 2016/1039)	Approved with conditions September 2017
2019/1360	Erection of building in association with existing glass recycling facility to provide inside space for the tipping of vehicles	Approved with conditions March 2020
2021/0887	Erection of new building to house Glass Recycling Facility	Approved with conditions
2023/1069	Extension to existing building that is used for storage and sorting of waste material for recycling.	Approved with conditions
2024/0245	Erection of a new link bridge between two existing units for conveyor and walkways	Approved with conditions
2025/0830	Erection of a sub-station	Under consideration

Proposal

Permission is sought to erect a free-standing building adjacent to an existing building location in the north-west corner of the site to house compressor machinery associated with the existing use of the site.

The building will be a portal frame building, measuring 30.7m x 9.7m, and 5.5m to the ridge and is to be constructed from cladding to match existing building. The north-eastern and south-western elevations will contain roller shutter goods doors to allow access from both sides; the proposal will not impact on the existing parking arrangements.



Policy Context

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan was adopted in January 2019 and is 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held on 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 located within Urban Barnsley and is allocated as Urban Fabric in the adopted Local Plan. The land immediately beyond the north-eastern boundary forms part of Athersley Memorial Park and is allocated as Green Space and Green Belt.

The site is identified as Urban Fabric within the Local Plan and as such the following policies are considered to be relevant to this application:

Local Plan Policy LG2 The Location of Growth
Local Plan Policy E4 Protecting Existing Employment Land
Local Plan Policy GD1 General Development
Local Plan Policy T4 New Development and Transport Safety Policy D1 High Quality Design and Place Making
Local Plan Policy D1 Design
Local Plan Policy SD1 Sustainable Development
Local Plan Policy GB1 Protection of Green Belt
Local Plan Policy Poll1 Pollution Control and Protection
Local Plan Policy CC2 Sustainable Design and Construction

Barnsley, Doncaster and Rotherham Joint Waste Plan

WCS 1 refers to the overall strategy and states that provision will be made to maintain, improve and expand the network of waste management facilities to achieve sustainable waste management across all waste streams.

WCS 4 refers to waste management proposals on non-allocated sites and states that they will be permitted provided they demonstrate how they do not significantly adversely affect the character or amenity of the site or surrounding area; contribute towards the aims of sustainable waste management in line with the waste hierarchy; and do not undermine the provision of waste development on strategic sites. The types of location where waste proposals may be acceptable in principle include existing waste sites and designated employment and industrial areas/sites.

The above policy lists the types of location where waste facilities could be accommodated. Employment areas, such as industrial estates, are well-suited to waste facilities because they usually have good links to the main transport network (including primary roads and alternative routes, such as rail and waterways) and existing built-up-areas. Where waste processing activities take place within a sealed building and there is no external treatment or waste storage, they are similar in character to an industrial process. These proposals will be acceptable in principle within employment or industrial areas subject to meeting other policy requirements.

WCS 6 refers to general considerations for all waste management proposals (access, highway capacity, noise, dust, drainage, wildlife, and habitats etc.). Proposals must include sufficient information to demonstrate that they comply with the requirements within the policy.

Adopted Supplementary Planning Documents

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPDs in this case is:

Parking
Residential Amenity and the Siting of Buildings

National Planning Policy Framework (NPPF) (2024)

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. NPPF policy of relevance to this application includes:

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development.

Paragraph 85 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity taking into account both local business needs and wider opportunities for development.

Relevant Consultations:

Highways Drainage – No objections happy for details to be check by Building Control.

Highways DC – No objections; no conditions required.

Mining Remediation Authority - No objections subject to inclusion of informatives.

Pollution Control – No objections

South Yorkshire Mining Advisory Service - No objections subject to inclusion of informatives.

Ward Councillors – No objections received.

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

The application was advertised on the Council website, and a site notice was posted adjacent to the site; no representations have been received.

Assessment

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: 'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

The NPPF (December 2024) at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The principle of the development
- The impact on the character of the area
- The impact on the highway network and highways standards
- The impact on neighbouring residential properties

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

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'.

The site is an existing waste site within predominantly industrial surroundings, and the expansion of existing firms will normally be permitted subject to satisfactory standards of design, the amenity of neighbouring uses, and adequate car parking, loading and vehicle manoeuvring facilities. Proposals for waste development will be permitted provided they demonstrate how they:

- 1) do not significantly adversely affect the character or amenity of the site or surrounding area.
- 2) contribute towards the aims of sustainable waste management in line with the waste hierarchy.
- 3) do not undermine the provision of waste development on strategic sites
- 4) prioritise the reuse of vacant or underused brownfield land, where possible,

It is considered that the use is consistent with Policy WCS4 of the Joint Waste Plan which considers non-allocated sites for proposed waste uses. In addition, WCS6 requires sustainable waste management facilities and supports recycling where control of pollution and protection of amenity can be secured. This application proposes to erect a free-standing building to house a compressor which will support existing industrial and recycling facilities at the site. The NPPF makes it clear that planning should support sustainable economic growth and meet the development needs of business where it can.

All new development must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level for existing residents. In addition, development will only be granted where it would maintain visual amenity and not create traffic issues or reduce highway safety. An assessment of the proposals against those criteria and in relation to the other material planning considerations relevant to the assessment of the proposal and the relevant policies is set out below.

Impact upon Character and Appearance of Surrounding Area

The proposed building is to be located adjacent to the south-eastern elevation of an existing industrial building which fronts onto Longfields Road, and set back from the highways by approximately 100m.

The proposed building would be located close to the north-eastern boundary of the site and adjacent to the Green Belt beyond. The building is to have a width of approximately 10m

with a length of approximately 30m; the walls and roof are to be vertically clad in Albatross (Gull Grey) RAL 240 80 05, with roller shutter doors in the same colour.

The building has been designed to limit its impact on the visual amenity of the area and the Green Belt in that it is to be constructed from materials which match the construction of the original buildings. Current standards are moving away from the traditional Goosewing Grey, towards greens, which are considered to subdue the appearance of industrial buildings when viewed from a distance. However, when viewed in context with the existing buildings in this instance, the inclusion of any colour other than the grey indicated, is considered to have a greater impact on the surrounding area. In addition, the development would also appear fairly self-contained from the potential viewing points to the north, east and south, whereby the existing buildings forming part of the existing Glass Recycling UK site, would obscure views of the proposed building from those locations.

The proposed building is modest in size, is set back within the site, and it is to be constructed of materials which match those used in the construction of the existing buildings within the site, and as such it would not form a dominant feature within the street scene. This carries significant weight in favour of the application.

Overall, it is considered that the erection of the proposed building would not have a detrimental impact on the character of the area and as such is in compliance with Local Plan Policy D1.

Environmental and Amenity Issues

There are residential properties to the south-west of the site along Laithes Lane and Carlton Road, and properties to the east fronting onto Carlton Road, however, there would be separation distances of between approximately 300m and 350m respectively at the closest points. The proposed building would be screened from these properties by other buildings within the site and viewed within the context of the surrounding industrial estate buildings. It is located a sufficient distance from these properties not to increase levels of overshadowing or reduce levels of outlook to an unreasonable level.

It is acknowledged that the premises currently give rise to some dust, noise and smell emitting from the premises, however the existing use of the site cannot be taken into account in the determination of the application. The Pollution Control Officer has reviewed the application and considers that the development is unlikely to have an adverse impact on the health and quality of life of those living and/or working in the locality. No planning conditions are proposed as the waste activities operating at the site are managed through an Environment Agency (EA) Permit and not through the planning system. Government guidance on waste Para 050 states that waste planning authorities should assume that other regulatory regimes will operate effectively. As such any issues relating to air quality, odour, dust etc. would not be dealt with by the Council but would be controlled by the EA. This carries significant weight in favour of the application and as such the development is considered acceptable and in compliance with Local Plan Policy GD1 and POLL1.

Highway Safety

The proposal will not result in an increase in vehicle movements and would not impact on existing parking and manoeuvring areas. The proposed development would take access from Longfields Road, an existing access to the site, the Council's Highways Section has no objections to the development. Based on the above assessment it is considered that the

proposed development would not have a detrimental impact on the highway network, the safe and free flow of traffic, this carries significant weight in favour of the application and as such is in compliance with Local Plan Policy T4.

Mining Legacy

The application site falls within the defined Development High Risk Area and the Mining Remediation Authority (formerly the Coal Authority) and the South Yorkshire Mining Advisory Service confirm that a report has been submitted, which addresses the coal mining legacy. Whilst this report relates to the existing warehouse, it does include a 'Coal Shaft Location Plan' dated July 2025. This outlines the location of the recorded mine shafts along with the proposed building. Although there are some discrepancies in terms of shaft reference numbers, the locations appear accurate and given their departure zones (5m or less), provided the proposed building location remains as is then there would be no effects anticipated from a stability aspect. Both Mining Remediation Authority and South Yorkshire Mining Advisory service raise no objection to the proposal subject to the inclusion of informatives. This carries moderate weight in favour of the application.

Biodiversity

Biodiversity Net Gain (BNG) became mandatory for all applications in April 2024 except where one of the exemptions (as set out in the Planning Practice Guidance) are met. This application is exempt from the requirement to provide BNG as it meets the de minimis exemption where no more than 25 square metres of habitat will be affected.

PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2024) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location and would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

The proposal site lies within an industrial/retail estate and is allocated in the Local Plan as Urban Fabric which has no specific allocation. There have been no objections to the proposal from local residents, or statutory consultees and an assessment of the proposal has demonstrated that there are no policy objections or material considerations which outweigh the benefits of the proposal. The site also lies within Urban Barnsley, which is the focus of growth in the Local Plan and carries additional weight in favour of the proposal.

This application will provide a building to support existing glass waste recycling activities within an existing industrial area on an established site, moving waste up the hierarchy and generating economic investment in the local area.

The application is to support the existing use of the site and not increase recycling activity, nevertheless, the compressor unit will be enclosed and would have satisfactory standards of design, amenity for neighbouring uses, and not impact on parking or the highway network, therefore in compliance with Local Plan policies GD1, POLL1, D1, T4, SD1.

It is also considered that the proposal would not be out of character with the surrounding area given that it is located in an existing industrial area, nor would it be significantly detrimental to the visual amenity of the area and the street scene, and that any additional

impact to the green belt would not be significant, nor harmful by any significant magnitude. The benefits of the proposal in supporting existing facilities would outweigh the limited amount of harm by virtue of the visual impact of the development. Therefore, the proposal is considered in accordance with Local Plan Policies D1 and GD1.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal subject to conditions in some cases and holistically this weighs moderately in favour of the application.

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 the proposal.

RECOMMENDATION

APPROVE THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW:

CONDITIONS/REASONS

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved unless required by any other conditions in this permission:

Plan References

R0524-001-P0 Location Plan

R0524-002-P0 Existing and Proposed Site Plan

R0524-003-P0 Proposed Floor Plans, Elevations, Roof Plan and Cross Section

R0524-400-P0 Coal Shaft Location Plan

Coal Mining Risk Assessment

Design and Access Statement Ref: R0524 dated July 2025

Reason: To ensure that the development is carried out in accordance with the application as approved.

The external materials shall match those specified within the plans outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.

INFORMATIVES

Informative 1

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information can be found at:

www.gov.uk/government/organisations/the-coal-authority.

Informative 2

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property <https://www.gov.uk/government/publications/permit-process/permit-process>

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: <https://www.gov.uk/government/organisations/mining-remediation-authority>

The above consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's right to respect for his private and family life, his home, and his correspondence.