

---

2022/0984

Applicant: Mr Chris Beckett

Proposal: The replacement of an existing canteen building with a new two storey detached building including canteen, staff room and management offices above

Address: C K Beckett, Boulder Bridge Lane, Carlton, Barnsley, S71 3HJ

---

## Planning History

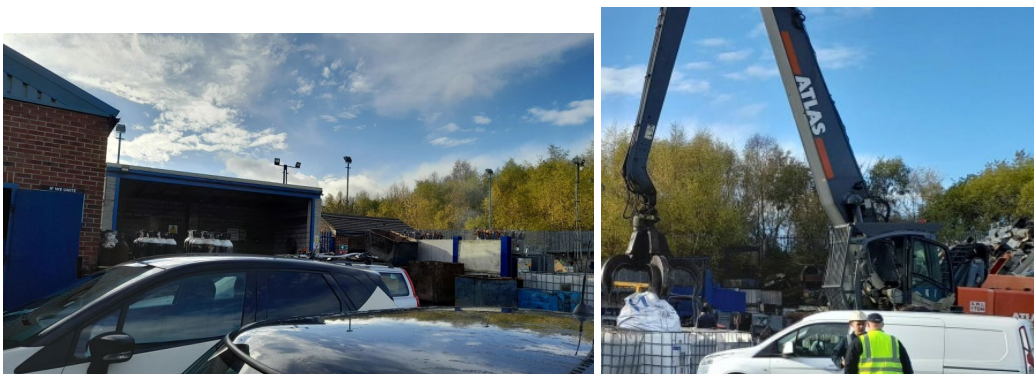
The site is operated in connection with a larger area of land with planning permission for use as a dismantling yard (95/0643)

## Site Description

The application relates to an area of land within the wider area of industrial uses at Boulder Bridge which date back some 40 years. The proposed building will be sited near to existing brick and block built offices, workshop, storage and canteen buildings as seen in the following photos



The site of the proposed building currently accommodates the existing brick built canteen building and outside storage as seen in the following photos



## Proposed Development

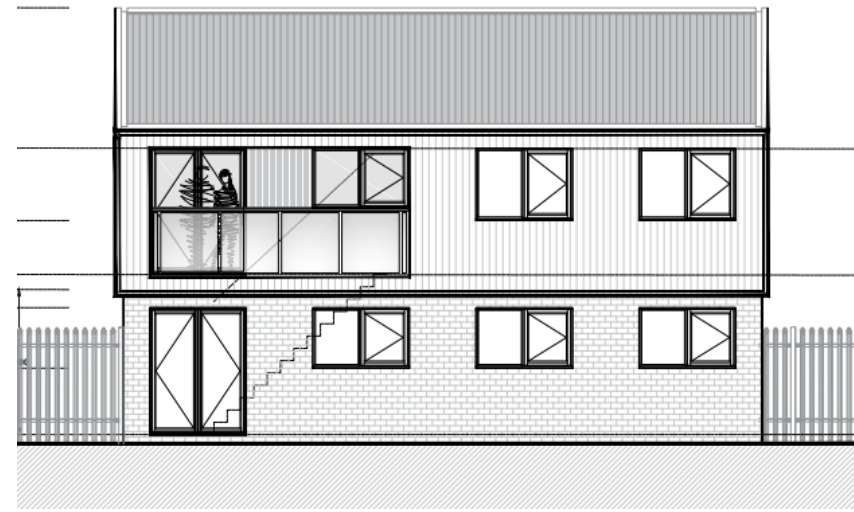
The application proposes to remove an existing 22 sq. m single storey canteen building and provide improved canteen facilities and a new management office in a new two storey pitched roof brick and metal clad and roofed building providing 60 sq. m of internal floorspace.

The proposal is supported by a design and access statement that indicates that the main operations on site consist of the stripping and processing of metal-rich equipment and oil recycling.

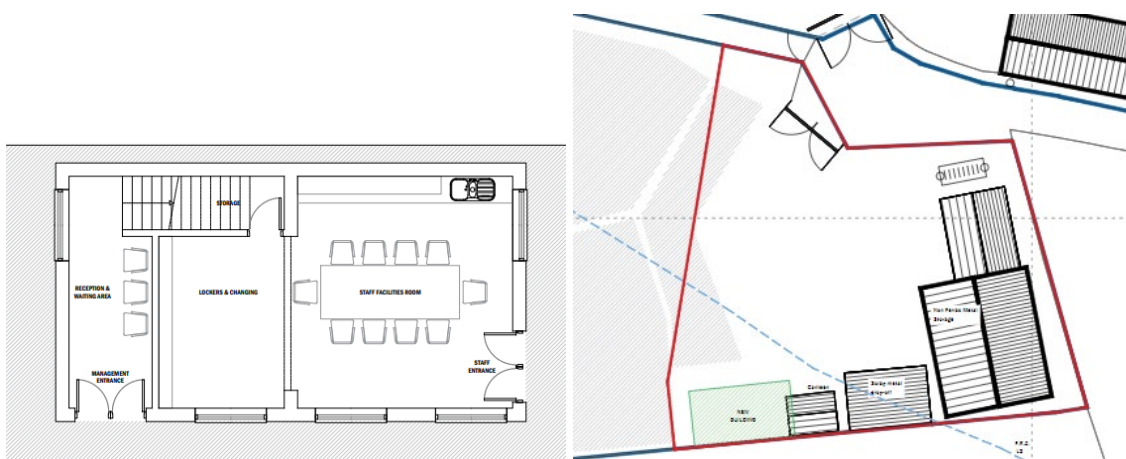
The siting of the proposed building has been amended to address the original Environment Agency objection.

### Proposed front elevation:

**LAN SCALE 1:50**



### Proposed ground floor layout plan and block plan:



## Policy Context

Decisions on planning applications 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 Local Plan was adopted by the Council in January 2019. The Council has also adopted a series of Supplementary Planning Documents which are other material considerations.

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.

The application site is in an area designated in the Local Plan as Urban Fabric, reflecting the existing built-up character. The following policies are relevant:

**Policy GD1 General Development** – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

**Policy D1 High Quality Design and Place Making** – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

**Policy T4 New development and Transport Safety** – expects new development to be designed and built to provide safe secure and convenient access and to not cause or add to problems of highway safety or efficiency.

**Policy CC3 – Flood Risk** – the extent and impact of flooding will be reduced by not permitting new development where it would be at unacceptable risk of flooding or would give rise to flooding elsewhere.

**Policy Poll1 Pollution Control and Protection** – sets criteria to ensure that new development does not unacceptably affect or cause nuisance to the natural and built environment or to people; or suffer from unacceptable levels of pollution.

## 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.

Paragraph 126 advises that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities

Paragraph 167 states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.

Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment including by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution

## **Consultations**

**Highways Development Control:** As there is unlikely to be an increase in parking need generated by the proposals, there are no highway safety objections

**Pollution Control** – This development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality, so approval is recommended

**Drainage** – Recommends a pre commencement condition requiring full foul and surface water drainage detail to be submitted and agreed and informatives in relation to discharge to the adjacent Boulder Bridge Dike and draws attention to the need for a flood risk assessment because the site is shown as flood zone 3.

**Environment Agency** – Initial response – the application site lies with Flood Zone 3 and without a flood risk assessment we object to this application.

Final response confirms that the amended plan shows the proposed building to be built in FZ1 and EA therefore have no objections.

**Yorkshire Water** – No response

**Ward Councillors** – No response

## **Representations**

The application was advertised by way of a site notice and letters to nearby businesses. No comments have been received

## **Assessment**

### Principle

The principle of erecting a new building for use in connection with the authorised use of the site is acceptable in principle subject to consideration of matters of detail.

### Visual Amenity

The proposed building is located well within an established industrial site and while it would be visible from Boulder Bridge Lane, any greater impact than the existing smaller structure which it would replace is moderated by the fact the building would be viewed in the context of the existing two storey office and workshop buildings. It is concluded that the impact on visual amenity is acceptable and that subject to a condition requiring the materials to match the existing buildings on the site or to be agreed in writing, it is considered that the proposal is in accordance with Local Plan Policy D1.

### Highway Safety

Reflecting the advice of the highway engineer, it is concluded that the proposal is unlikely to result in an increase in parking need and the proposal is therefore in accordance with Local Plan Policy T3

### Residential Amenity

The proposed building is located well within the wider industrial estate at Boulder Bridge and over 450 metres from the nearest dwellings (on Shaw Lane). The proposal is appropriate in scale and design for the site and, reflecting the advice of Pollution Control, would be unlikely to have an adverse impact on health and quality of life of those living and/or working in the locality. Noting that the proposed use of the building is as a canteen, staff room and offices (and not for any industrial processes associated with the use of the wider site), it is concluded the proposal is in accordance with Local Plan Policies GD1, D1 and Poll1.

### Flood Risk

The siting of the proposed building has been amended in response to the initial objection from the Environment Agency. Reflecting the advice of the Environment Agency on the amended plans there are no flood risk objections to the proposal subject to a pre commencement condition requiring drainage details to be agreed and implemented as recommended by the Drainage Engineer. The agent has confirmed agreement to this condition.

### Conclusion

This proposal for a two-storey building to accommodate offices and uses currently taking place in a building which is to be demolished. The building is appropriate in scale and design to the location, and the proposal will maintain the amenity of nearby properties. It is concluded that the proposal complies with the development plan as a whole.

### **Recommendation**

**Grant** subject to conditions