
2024/0565

Mr Thomas Sims

Raising a section of roof over garage bays 4 and 5 to match height of adjacent main roof to garage bays 1 to 3. Also replacing roof over garage bays 6 to 11 maintaining existing roofline.

Stagecoach Services Ltd., Wakefield Road Depot, Wakefield Road, Barnsley, S71 1NT

Site Location & Description

The site is an existing bus depot located to the west of Wakefield Road. The site consists of one main depot building, positioned along the southern boundary, which provides 11 garage bays with roller shutter doors to the front. The western section of the building was built first with the eastern extension constructed in circa 2007 (see planning history below). Externally the building appears as one structure, though there is no internal connection.

The building is single storey, finished in light grey cladding with a low pitch gable roof. Due to the land levels across the site, the building steps down with the eastern extension having a higher roof ridge than the western/original section. The remainder of the site is hardstanding which provides parking/storage for the buses and associated vehicular/staff parking. Other associated facilities including washing bays and repair equipment are positioned within the site.

The site is relatively screened from direct view by large established trees and conifers along the western boundary with an enclosed wooden fence securing the site. The site is at a slightly lower level than the road, which also results in the main depot building being less visible.

The site itself is located on the edge of an established industrial estate. Surrounding uses to the south include building yards, vehicle sales, hire car offices and flooring/bathroom showrooms. Residential properties are located on to the eastern side of Wakefield Road.

A line of established trees bound the site along the northern boundary. The land to the north is currently undeveloped though has outline planning permission for residential development.

The site is in a high risk development area as per the Coal Authority maps. The site is in Flood Zone 1 thus low risk of flooding.

Site History

2009/0667 - Erection of a 1.8m high timber acoustic fence and gate to depot, GRANTED, 10/7/2009

2007/2082 - Erection of a chassis wash facility building, GRANTED, 24/1/2008

2007/0936 - Erection of extension to existing building and installation of new service facility. GRANTED, 8/11/2007

B/86/0297/BA - Use of commercial vehicle sales/storage depot as motor vehicle auction compound, GRANTED, 23/5/1986

B/86/0273/BA/SD - Use of commercial vehicle/storage depot for motor vehicle auctions, PLANNING PERMISSION REQUIRED, 11/4/1986

B/80/1467/BA - Amendment to vehicular access, GRANTED, 18/9/1980

B/79/0466/BA - Erection of workshop for commercial and P.S.V. vehicles, UNKNOWN DECISION, 5/4/1979

B/77/0424/BA - Formation of new access, UNKNOWN DECISION, 3/3/1977

Proposed Development

This application seeks full planning permission for alterations to the roof of the main depot building. The works include raising the roof height above the garages 4 and 5 so these would be flush with the roof of garages 1-3 rather than stepped down. The works also include replacing the existing roof sheets on the original section of the building at garages 6-11.



Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. 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.

National Planning Policy Framework – December 2023

The National Planning Policy Framework (NPPF) was revised in December 2023, replacing the previous versions. The NPPF is a material consideration when assessing planning applications. The following sections are relevant to this application proposal:

Section 11- Making Effective Use of Land

Section 12- Achieving Well-designed and Beautiful Places

Barnsley Local Plan

The site lies within Urban Fabric as defined in the adopted Local Plan.

The following Local Plan policies are relevant:

Policy GD1: General Development

Policy D1: High Quality Design and Place Making

Policy SD1: Presumption in favour of Sustainable Development

Policy T4: New Development and Transport Safety

Policy LC1: Landscape Character

Policy POLL1: Pollution Control and Protection

Supplementary Planning Documents

The Council have adopted SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight. The following SPDs are relevant to this proposal:

Development on Land Affected by Contamination, November 2019

Consultations

Local Ward Cllrs– No response.

Coal Authority– No response.

Highways DC– The proposals do not affect access, parking or turning arrangements thus no objection and no conditions required.

Pollution Control– No objection subject to condition relating to construction hours.

South Yorkshire Mining Advisory Service- The site is in a high risk area. However, no substantial ground works are proposed thus no objection.

Representations

This application has been advertised in accordance with the Development Management Procedure Order 2015 as follows:

- Neighbour notification letters sent to adjoining properties
- Site Notice displayed

Overall consultation expiry: 7/8/2024

No neighbour representations have been received in response to the above publicity.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. New buildings and extensions are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety and accord with the relevant policies quoted below.

The proposed development consists of relatively minor alterations to an existing building and does not impact the use of the site. The principle of the development is therefore considered to be acceptable subject to the considerations as followed.

Design, Appearance and Amenity

NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

Local Plan Policy D1 states that development is expected to be of high-quality design and should respect and reinforce the distinctive, local character and features. Development should contribute to place making and make the best use of materials.

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions and residential amenity of existing and future residents. Proposals should be compatible with neighbouring land and should not significantly prejudice the current or future use of neighbouring land.

Local Plan Policy POLL1 states that development will be expected to demonstrate that there would be no unacceptable affect or cause a nuisance to the natural and built environment or to people.

The development involves raising the height of the roof ridge at garage bays 4-5, from 6.85m to 7.4m, to make it flush with the most eastern part of building. This results in the roof for garages 1-5 being at one height rather than stepped down. The roof will be finished in matching grey cladding with matching rooflights. The works also include replacing the roof for garages 6-11 which will be finished in matching grey cladding, though there is no alteration to the height or roof pitch.

As mentioned, the building is not in direct view from the street scene or neighbouring properties, and therefore there is no impact in regard to amenity. To protect residential amenity during construction a condition has been requested by the Environmental Health Officer to restrict the hours of construction.

Overall, the works are considered to be acceptable in terms of design and amenity. Together the works improve the overall appearance of the building and accord with the above policies.

Highways Considerations

NPPF Paragraph 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Local Plan Policy T4 states that new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement. It follows on state if a development is not suitably served by the existing highway or would add to problems of safety or the efficiency of the highway, developers will be expected to take mitigating action to make sure the necessary improvements go ahead.

The proposed works do not alter the highways arrangements at the site. There is no objection in this regard or required conditions.

Conclusion

The site has a long-established use as a bus depot. The proposed development is minor in scale and does not impact the existing use at the site. The building is not in direct view from the street due to the presence of boundary treatments and planting along the western boundary. The works are in-keeping with the appearance of the site and will look to ensure that the site remains occupied. In conclusion, the development is acceptable.

Recommendation

Approve with conditions