

Application reference number	2025/0830
-------------------------------------	-----------

Application Type	Full
-------------------------	------

Proposal Description:	Erection of sub-station
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 sub-station on an area of hardstanding 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 site accommodates numerous buildings associated with the processing of glass, and whilst the site processes waste material, a county matter, it is considered that as this application seeks permission for the erection of a small sub-station building to support the existing industrial and recycling facilities at the site, 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.

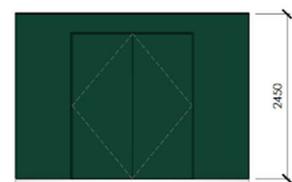
Relevant Site History

<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
2025/0680	Erection of new portal frame building to accommodate compressor	Approved with conditions

Proposal

Permission is sought to erect a free-standing sub-station building beyond the northern elevation of an existing glass recycling processing building.

The building will be a brick-built structure, measuring 3.1m by 3.4m, with a maximum height of 2.4m.



North Elevation

Scale 1 : 50



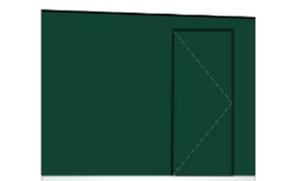
South Elevation

Scale 1 : 50



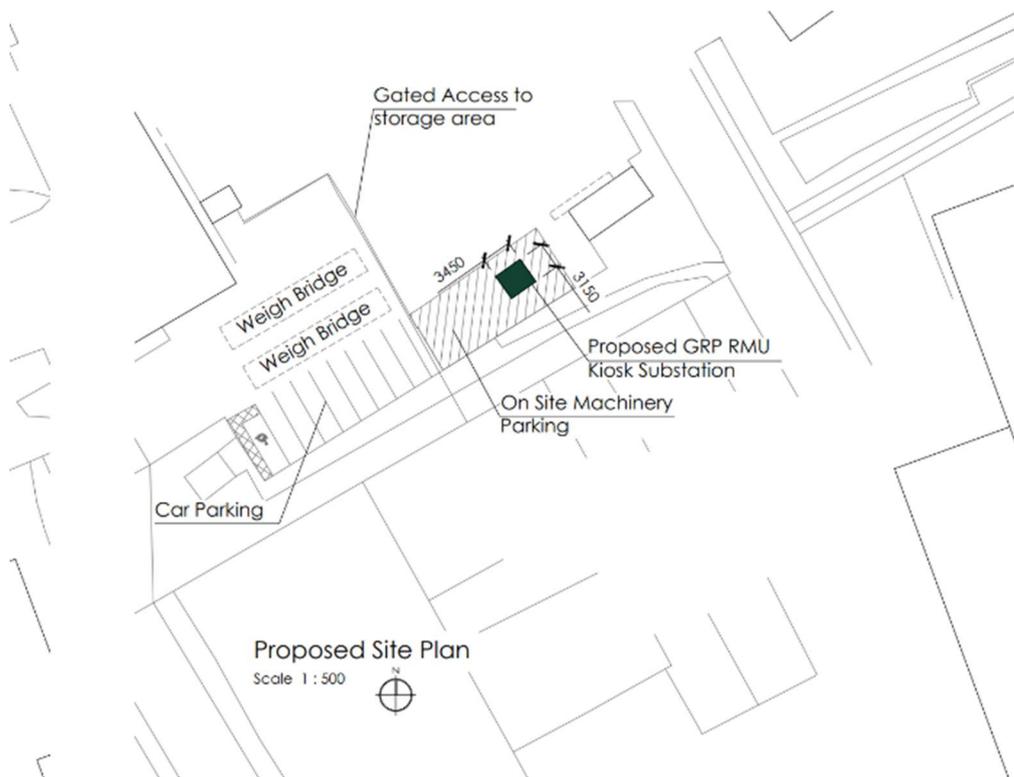
West Elevation

Scale 1 : 50



East Elevation

Scale 1 : 50



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 DC – No objections; no conditions required.

Mining Remediation Authority – No objections – following amendments to the siting, the development falls outside of the high-risk referral area.

Pollution Control – No objections; no conditions required.

South Yorkshire Mining Advisory Service – No objections – following amendments to the siting, the development falls outside of the high-risk referral area.
Ward Councillors – Cllr Tattersall - No objections.

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 sub-station building to support the 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 centrally within the site and set back from the public highway by approximately 70m and would be screened in the most part by the existing buildings within the site and the boundary treatment along Longfields Road. Whilst it is proposed to construct the sub-station building from a racing green GRP, the building is small in scale measuring 3.1m by 3.4m with a height of 2.4m and 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 sub-station would be screened from these properties by other buildings within the site and would be 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 given the small scale of the development and there are no waste activities proposed as part of this application and the existing 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 initially fell within the defined Development High Risk Area and as such the Mining Remediation Authority (formerly the Coal Authority) and South Yorkshire Mining Advisory Service were consulted. The Mining Remediation Authority initially raised fundamental concerns and objected to the development due to the lack of a site and development specific Coal Mining Risk Assessment. Following comments the applicant relocated the proposed substation, which now falls outside the Development High Risk Area. The Mining Remediation Authority have been re-consulted, and they now withdraw their objection. 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 small sub-station building to support the existing industrial and recycling facilities at the site within an existing industrial area on an established site, moving waste up the hierarchy.

The application is to support the existing use of the site and not increase recycling activity, nevertheless, the sub-station building 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 GB1, 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 CONDITIONS

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.