

2023/0237

Mr Peter Robinson

Erection of storage building

Unit 2, Oxspring Wire Mills, Sheffield Road, Oxspring, Sheffield, S36 8YW

Background

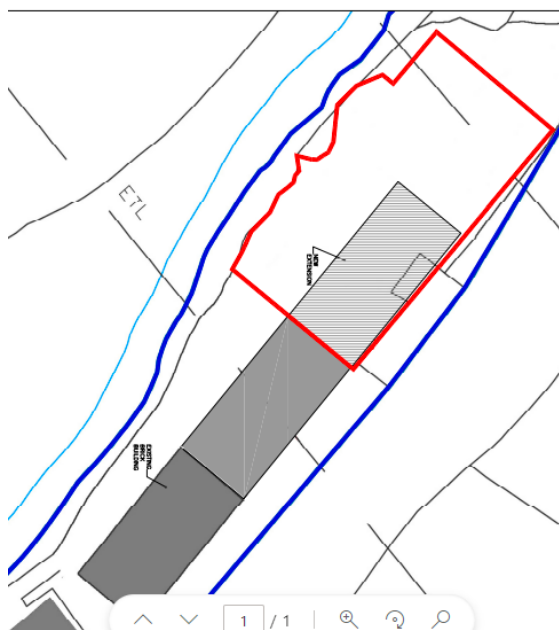
2019/0463 – Erection of replacement office building – Approved with conditions

2013/1281 - Erection of new industrial building to form extension to existing building and associated car park and servicing area – approved with conditions

2013/0009 - Demolition of existing office building and erection of replacement 2 storey office block – approved with conditions

2011/0165 - Erection of a single storey industrial unit with associated car parking and turning head – approved with conditions

2019/0488 - Extension to existing industrial building and formation of car park – Approved with conditions (Permission not implemented)



Description

The site is an industrial complex set in a linear pattern, adjacent to the River Don. Due to its location adjacent to the river, the site has been used for manufacturing purposes since the 14th century. The site has been used specifically for wire production since 1888 and is now occupied by D R Bailing. Since this time a complex of buildings have been further developed which include a number of typical steel industrial units and areas of hardstanding. There are now various other units and uses on the site including the main wire production facility.

Trees surround the site and screen the site from main vantage points. Access is gained to the site from a small access road which meets Sheffield Road to the south east. The nearest dwellings are to the south approximately 180m away off Sheffield Road.

A single storey industrial building was erected which was approved under application 2011/0165.



Proposed Development

The proposal involves the erection of an industrial unit to be used for storage purposes by DR Bailing Wire. The proposed building is to be sited on an area of hard standing which appears to have been used for outdoor storage purposes.

The proposed building would be constructed in materials to match the existing buildings. The new building measures approximately 42m by 17m (the previous approved extension measured 39m by 18m – 702sqm) and 714sqm in overall floor area. The new car parking area will be to the north of the proposed building and will be surfaced in a porous hard surfacing. 26 new car parking spaces are proposed.

The applicant has submitted the following justification for the proposed industrial building:-
'The new industrial building needs to respond to its context in terms of scale and materials and be strongly justified, given its location.

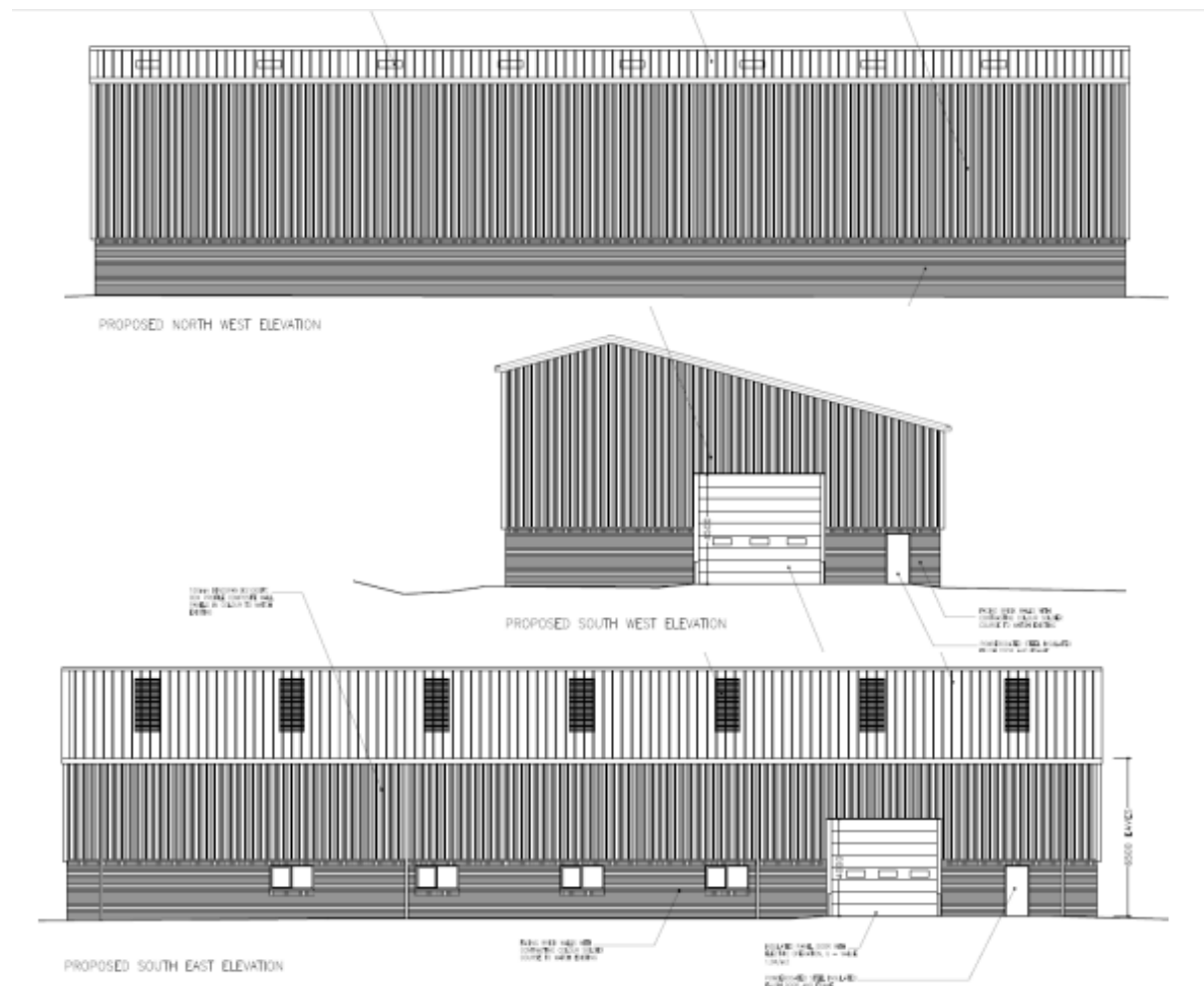
DR Baling are a strong local employer who have invested heavily in this site and wish to protect their investment through continuing development and improvement. The new building will increase the viability of the business and help to protect the business and other jobs on site. DR Baling are proud to be located in Barnsley and want to invest locally.

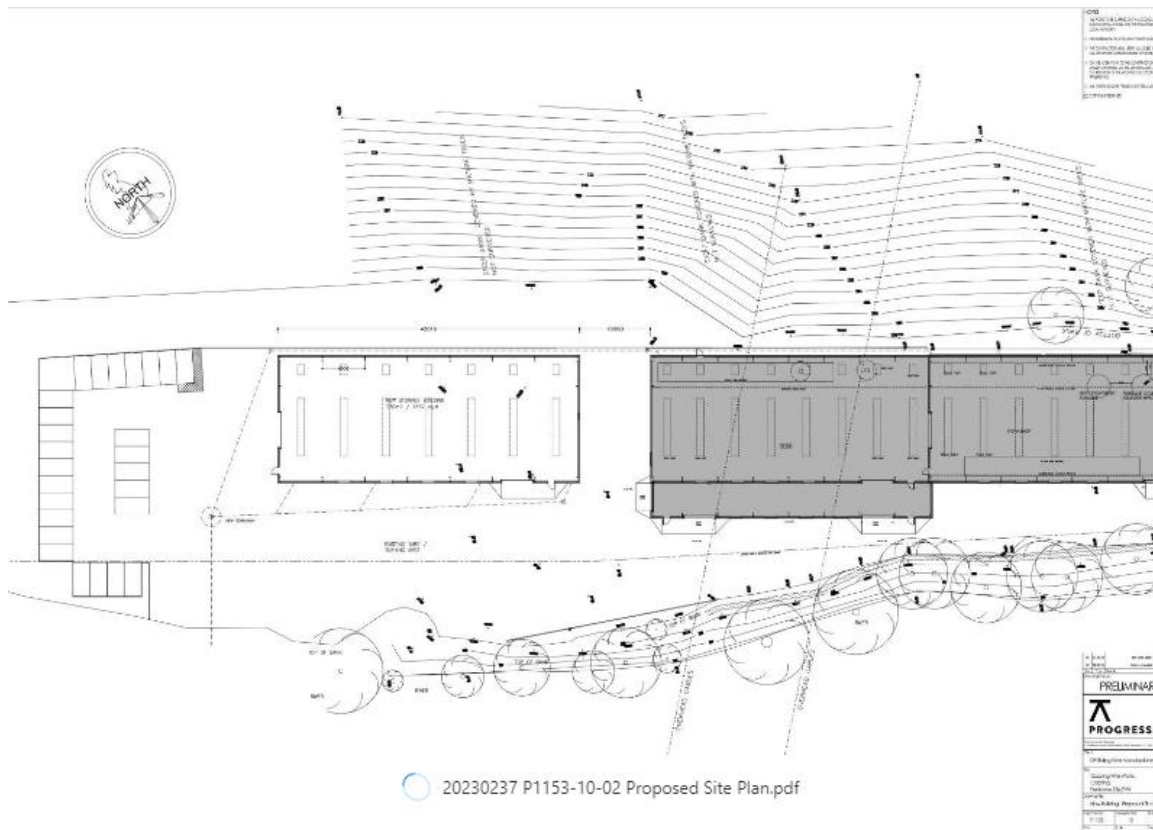
The site benefits from exceptional qualities which would allow the building to be built without affecting the openness of the Greenbelt. The proposed building is set in a steep wooded valley which screens it from general views of the open countryside. The photographs above, taken

from the B6462 Sheffield Road looking North East and from the A629 Oxspring Lane looking South West, confirm this. The extension itself will be built within the area of previous development/adjacent to the car parking so as not harm the local environment in any way.

The rear wall of the original building was located to avoid adversely affecting the existing trees on site, and also to reduce the visual impact of this building. The sectional design of the building also reduces its visual impact to an acceptable level in the green belt. It would therefore be appropriate to provide a new building with the same section and on the same line, as done previously.

Planning Permission 2019/0488 was granted in 2019 for an extension to the existing building in the same area as this proposal. The only material difference between this new proposed scheme and the approved scheme is a separation of the proposed building from the existing by 10m.'





Policy Context

The site is allocated as Green Belt within the Local Plan

Local Plan

Planning decisions 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. 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.

The following Local Plan policies are relevant:

- SD1 'Presumption in Favour of Sustainable Development'
- GD1 'General Development'
- T4 'New Development and Transport Safety'
- D1 'High Quality Design and Place Making'
- GB1 'Green Belt'

BIO 'Biodiversity and Geodiversity'
CC3 'Flood Risk'
Poll1 'Pollution Control and Protection'

SPD's

-Parking

Oxspring Neighbourhood Plan

Policy OEN4 Landscape and Building Design Guidelines for New Development

NPPF

In respect of this application, relevant policies include:

Section 13. Protecting Green Belt Land

Paragraph 138 of the NPPF states that: Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 149 states:-

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Consultations

Oxspring Parish Council - No comments received

Ward Members – No comments received

Yorkshire Water Services Limited – No objections subject to condition

Environment Agency – No objections subject to condition

Drainage – Details to be checked by Building Control

Highways DC – No objections

Representations

None received

Material Consideration

Principle of development

The site is set within the Green Belt and the NPPF allows for limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or

- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land.

As with the above, the NPPF allows limited infill on brownfield sites within the Green Belt. In support of the application, the applicant has submitted justification and the proposed new building would be used in connection with the existing wire bailing manufacturer and is necessary to secure the future of the site for planned expansion.

In addition, a similar sized extension to the existing building has been approved previously (permission now lapsed) and is within the curtilage of this established industrial site on an area of hard standing which appears to have been used for outdoor storage purposes and therefore can be considered as previously developed land. As is referenced in the section on visual amenity below, due to the site's characteristics, with extensive tree screening and being part of an industrial complex, it is not considered that the proposal would cause substantial harm to the openness of the Green Belt. The proposal is therefore acceptable in principle, subject to other material considerations outlined below.

Visual Amenity

The erection of building, on a long established site and expansion of the existing business, will not harm the openness of the Green Belt. Due to extensive tree screening along the boundaries and due to the topography of the surrounding land, the extension cannot be seen from surrounding viewpoints; the new extension will sit well within its context and will not harm the openness of the Green Belt.

The building is purpose designed, to be constructed of matching materials to the existing building and would sit well within the site in compliance with Local Plan Policy D1 and Policy OEN4 of the Neighbourhood Plan. The site is well screened from the surrounding area by

trees and the valley sides, hiding them from the view of the houses on Sheffield Road and the surrounding countryside. It is not considered that there will be any significant impact upon the openness or visual amenity of the Green Belt, in accord with Local Plan Policy GB1.

Highway safety

From a highways point of view, the proposals are little different to the proposed extension scheme previously approved under App. No. 2019/0488; the building is in a slightly different position within the site and the gross floor area has increased by 12m². The parking and turning area is also largely unaltered and still includes 26 spaces which is sufficient for the proposed development. The Highways Officer has therefore raised no objections to the proposal.

The existing and proposed car parking provided is considered to be adequate and the turning area is acceptable. The access is considered to be sufficient to deal with any additional movements. The proposals are therefore considered to be acceptable in terms of highway safety in accordance with Local Plan Policy T4.

Flood Risk and Drainage

The Environment Agency have been consulted and have no objection to the proposal. They state that 'There is no Flood Risk Assessment included with this application, however, the site plans appear to show the storage building residing entirely within Flood Zone 1. As such we have no objection with regards to flood risk. We do, however, have the following comments: We recommend that the floor levels of the storage building are set not lower than the existing ground level to account for any future increase in flood risk as a result of climate change.' This shall be conditioned.

The Council's Drainage Officer has also been consulted and does not raise any concerns subject to the details being checked by Building Control. Yorkshire Water have been consulted as part of the application and have stated that:-

'Yorkshire Water has no objection in principle to the layout submitted on drawing 'New Buildings - Proposed Site Layout' P1153 10 03 (revision 03) dated 24/04/23 that has been prepared by Progressive, namely: - a.) The line of the existing sewer 600mm sewer as plotted through site survey - there is adequate stand-off distance from the public sewer to the proposed buildings. 2.) It is noted from the submitted planning application that surface water is proposed to be drained to soakaway - Yorkshire Water fully endorse this means of surface water disposal.'

A flood risk assessment is also not required. The proposal is considered to be acceptable in terms of drainage and flood risk in compliance with Local Plan Policy CC3.

Impact on Trees

The site is surrounded by many mature trees on the bank to the rear. The original building was located to avoid adversely affecting any of the trees, and the proposed building keeps within the line of this existing building. There are no objections to the proposed building as the works will take place on the flat yard area and should not have any significant impact upon the adjacent trees.

Noise and pollution

The nearest dwelling is over 180m which is a significant distance and is separated by woodland. The proposal should not give rise to any unreasonable noise or disturbance to any residential dwellings. The proposal is considered acceptable in terms of residential amenity.

Recommendation

Grant subject to conditions