

Application reference number	2025 0086
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Application Type	Full
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Proposal Description:	Erection of warehouse extension (retrospective)
Location:	Billington Holdings, Shafton Park, Engine Lane, Shafton, Barnsley, S72 8SP

Applicant	Mr Simon Thrift
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Number of Third Party Reps	0	Parish:	N/A
		Ward:	North East Ward

SUMMARY

The proposal seeks full planning permission for the erection of an extension of 882 square metres to an existing warehouse. The premises are used for the production of steelwork. The proposal indicates that there will be no change in employee numbers (currently 80) or parking spaces.

The application site is located within urban fabric and other than an adjacent industrial building in the same ownership is surrounded by Green Belt. The buildings on the site are predominantly grey clad industrial buildings together with a two storey office building. Off site there are houses to the west of the site, sharing the same access off Engine Lane.

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 suitably worded conditions.

Recommendation: **GRANT Planning Permission**

Introduction

- The proposal seeks full planning permission for the erection of an extension of 882 square metres to an existing warehouse. The premises are used for the production of steelwork. The proposal indicates that there will be no change in employee numbers (currently 80) or parking spaces.

Site Description

The site currently accommodates a substantial industrial building. Outside of the application site but within the applicants ownership is a similar industrial building sited at right angles to the existing industrial building on the application site. The proposed building would be sited to partially fill the contained area and will be viewed against the existing buildings.

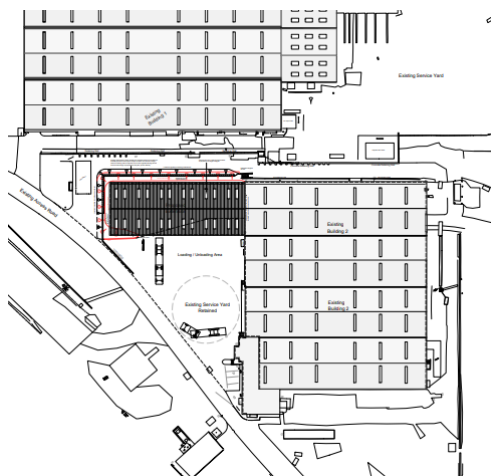
The application site is located within urban fabric and is surrounded by Green Belt. The buildings on the site are predominantly grey clad industrial buildings, together with a two storey flat roofed and brick office building. Off site, there are houses to the west of the site, sharing the access Hodroyd Lane, off Engine Lane, with Billington Holdings

Proposal

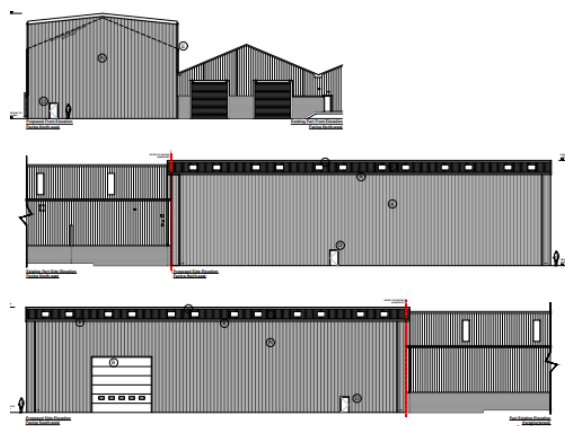
The proposal seeks full planning permission for the erection of an extension of 882 square metres to an existing warehouse. The extension will be marginally higher than the existing warehouse at 13.35m in height. The premises are used for the production of steelwork. The proposal indicates that there will be no change in employee numbers (currently 80) or parking spaces. The application indicates that work commenced January 2025 and is intended to be completed August 2025

The application is supported by a Noise Impact Assessment, Planning Statement, Design Statement and Transport Statement.

Proposed site layout



Proposed elevations



Relevant Site History

<i>Application Reference</i>	<i>Application description</i>	<i>Status</i>
B/05/0799	Formation of loading bay to industrial unit	Approved
B/03/1225	Use of premises as tyre recycling facility	Historic
B/03/0718	Change of use of industrial factory unit/warehouse (B2 and B8) to battery recycling facility	Historic

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 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 identified as Urban Fabric within the Local Plan and as such the following policies are considered to be relevant to this application:

Policy GD1 General Development – sets a range of criteria to be applied to all proposals for development.

Policy E3 Uses on employment land – indicates we will allow research and development, light and general industry and storage or distribution on allocated Employment Sites or land currently/last used for employment uses; also appropriate scale ancillary uses and other employment generating uses will be considered on their merits.

Policy T3 New development and Sustainable Travel – expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cycles. Also sets criteria in relation to minimum levels of parking; provision of transport statements and of travel plans.

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 D1 High Quality Design and Place Making – indicates that development is expected to be of high quality design and to reflect the distinctive, local character and features of Barnsley

Policy BIO1 Biodiversity and Geodiversity - Indicates that development will be expected to conserve and enhance the biodiversity and geodiversity features of the borough and that harmful development will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

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.

Adopted Supplementary Planning Documents relevant to this application:

Biodiversity and Geodiversity
Parking
Residential amenity and the siting of buildings

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. NPPF policy of relevance to this application includes:

Paragraph 85 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.

Paragraph 116 - 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.

Paragraph 124 – planning decisions should promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 129 states that planning policies and decisions should support development that makes efficient use of land.

Paragraph 131 – 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 187. Planning policies and decisions should contribute to and enhance the natural and local environment including by (amongst other things) providing net gains for biodiversity including by incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Paragraph 198 – Planning decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment.

Relevant Consultations:

Highways DC –

- Initial comments expressed concern at the adequacy of the current parking provision given the size of the extension and the lack of additional parking proposed; and requested additional information about the size of the existing premises.
- In response to additional information from the applicant about the size of the existing premises, confirmed the scheme is acceptable

Drainage – confirmed happy for details to be checked by Building Control

Pollution control – requested an hours of construction condition; and confirmed that the noise report indicates that the extension will reduce noise impact on some receptors and make no significant change to others.

Superfast South Yorkshire – requested a condition requiring the provision of gigabit-capable full-fibre broadband

Ward Councillors – no comments received.

Representations

Neighbour notification letters were sent to four surrounding properties and a site notice was placed nearby.

No representations were received.

Assessment

The main issues for consideration are as follows:

- The principle of development
- The impact of the design on the character and appearance of the area
- The impact on neighbouring residential properties
- The impact on biodiversity
- The adequacy of parking provision and impact on highway safety

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

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

Principle of development

The application site is designated as urban fabric in the Local Plan reflecting the existing built up character of the site. The proposed extension to the existing industrial premises is acceptable in principle subject to consideration of details. The extension will support an existing business and allow it to manufacture and process a larger range and size of steelwork. Although the proposal will not result in any additional jobs, it will support an existing business and significant weight in favour of the proposal is attached to this material consideration.

Design and impact on the character and appearance of the area.

The extension is of a similar form and will have matching materials to the existing industrial building. The extension is slightly higher at eaves and apex than the existing building, to accommodate an internal crane gantry required to move the steel through the processes in the warehouse. The siting, design and materials of the extension are considered to be acceptable and the proposal is considered to have little more than a neutral impact on the character and appearance of the area. It is concluded that the proposal is in compliance with Local Plan Policy D1 and limited weight in favour of the proposal is attached to this material consideration.

Residential Amenity

The application is supported by a noise impact assessment which demonstrates that the proposal will reduce noise impact on some receptors and make no significant change to others. The design and siting of the extension is such that it will have no adverse impact by way of dominance, or overshadowing on nearby residents, the closest of whom is around 140 metres away. Reflecting the advice of pollution control, an hours of construction condition is recommended. Little weight in favour of the proposal is attached to this material consideration.

Impact on Geodiversity and Biodiversity

The extension is immune from biodiversity net gain requirements because it is sited on an existing hardstanding with no existing habitats and the proposal meets the de minimis exemption requirements. Notwithstanding this, the Council's Biodiversity and Geodiversity SPD indicates that development that is exempt from mandatory net gain will still be required to provide biodiversity enhancements to meet planning policy BIO1. Subject to a condition to secure biodiversity enhancements (the provision of bird and bat boxes) it is considered that the proposal is in compliance with Local Plan policy BIO1 and the associated SPD. This material consideration attracts limited weight in favour of the proposal.

Highway Safety

The application proposes a significant extension but no additional parking provision, indicating that there will be no increase in staffing levels and that the existing parking provision is more than adequate for the existing staffing levels. This has been accepted by the Highway Engineer and it is concluded that the proposal complies with Local Plan Policies T3 and T4. Limited weight in favour of the proposal is attached to this material consideration.

Any Other Material Planning Considerations

Reflecting the advice of the Drainage Engineer, it is agreed that the site can be adequately drained. Superfast South Yorkshire have requested a condition requiring the provision of gigabit-capable full-fibre broadband. The applicant notes that they already have this provision to their offices; and there are no offices proposed in the extension. It is concluded that this condition is not necessary.

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. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay. Paragraph 12 of the NPPF (2024) confirms that the presumption does not change the statutory status of the development plan as the starting point for decision making.

The proposed development complies with the development plan as whole and the additional material considerations also weigh in favour of the proposal.

The proposal is therefore recommended for approval.

RECOMMENDATION

GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO CONDITIONS:

The above objections, 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 and/or objector's right to respect for his private and family life, his home and his correspondence.