Chartered Building Consultancy

Carfeld Building Surveying Ltd

3 September 2015

PLANNING APPLICATION – DESK TOP STUDY
(Design and Access Statement)

EXTENSION TO PARKING / STORAGE OF VEHICLES / PLANT AND MACHINARY: WATTS AND ASSOCIATES, BARKSTON ROAD, BARNSLEY.

1.0 Introduction

1.1 Carfeld Building Surveying Limited have been instructed to submit a planning application on behalf of Watts and Associates (applicant) for the proposed change of use on land (the land) to the north east corner of their premises at Barkston Road, Carlton Industrial Estate Barnsley S71 3HU

1.2 In support of this planning application this design and access statement has been produced to demonstrate how the change of use for the said land would meet all relevant national and local planning policy.

2.0 Site, Surroundings and the Proposed Scheme

2.1 As illustrated on the attached plans, the land is located to the northeast corner of the existing premises associated with Watts and Associates and is surrounded to the south and east by further light industrial buildings / yards, whilst to the northwest there are school playing fields.

2.2 The yard area surrounding the office buildings of Watts and Associates is used for the storage / parking of plant and machinery (primarily construction equipment) awaiting cleaning / prepping, ready for sale on auction days.

2.3 The land to the south and east of these premises and 'the land' are light industrial units including yard areas for the off road parking of vehicles and trucks

2.4 The level of 'the land' is approximately three meters below the level of the school playing fields and at a similar level to that of the neighbouring light industrial units / premises

3.0 Site History

3.1 The land is derelict / over grown and has been for a number of years.
The land is heavily over grown with vegetation including brambles, self seeded trees and general waste land vegetation.
The land is predominantly an open surface and does not appear to have any comtamination
None of the land exhibits any architecture, flora or fauna of any notable distinction.

Carfeld House Pinfold Lane Kirk Smeaton WF8 3JT
Tel: 01977 621360 Fax: 01977 621365
Email info@carfeld.co.uk
www.carfeld.co.uk

Registered in England and Wales. Company No: 7486257

4.0 Planning Policy

4.1 The change of use for the land to provide additional storage and off road parking for visitors during days of sale would bring the land back into use and help to promote a safer highway environment, by providing off road parking.
The change of use applied through planning policies should ensure the efficient use and re-use of land of currently land locked waste land.

4.2 The proposed use of the land is acceptable where specific proposals are shown on the UDP will apply and land use should be compatible with nearby uses.

5.0 Amount of Development

5.1 The proposed development of the land is to create off road parking for approximately 80 vehicles (visitors during sale days) and additional storage areas for plant and machinery that will be presented for sale at the time of auction.

5.2 It is proposed the main plateau of land will be cleared of vegetation and levelled where necessary using clean quality hardcore, all to provide a suitable surface for the parking of vehicles and walking over for pedestrians (visitors to the auctions).

There is already in place dropped kerbs off the adjacent highway to the west of the land, that will provide suitable access for vehicles

It is proposed, the banks to the perimeter of the land will remain as is, in that the vegetation (brambles, wild flowers etc) will remain so as to provide suitable landscaping / screening from the neighbouring premises

5.3 The premises currently operate the following times

Monday to Friday 08.00am to 5.00pm

Auctions take place once every five to six weeks. The operating times during times of sales are 7.00am till 8.00pm. These days can be any day between Monday through to Saturday

There are no local residents within 250m of the site.

6.0 Flood Risk Assessment

6.1 Information provided by The Environment Agency indicates the site is not within a flood risk area

7.0 Planning Appraisal

7.1 The proposed development of the land, providing off road parking and storage facilities will result in the more efficient use of the land and promote the development of the local economy, including employment.

7.2 By retaining the existing vegetation along the banks / perimeter of the site will compliment the neighbouring premises and surroundings as well as providing a degree of security to the site.

8.0 Off Road Parking Facilities

8.1 Within the curtiledge of the existing carpark there is suitable space of the parking of staff vehicles and visiting vehicles on a daily basis.
During periods of sales, vehicles are parked on the road side, surrounding this site, thus causing restricted access to and from the premises.
By providing additional off road parking, the road infrastructure is made safer and less noise pollution around the neighbouring premises

With additional space for storage for plant and machinery, this will help to increase sales and enable the applicant to employ additional staff.

9.0 Disabled Facilities

9.1 The ground floor office facilities provide suitable working environment for disabled staff, should they be employed.
With the increase in space of off road parking, this will enable additional disable parking spaces to be provided adjacent the building line.

10.0 Impact on Existing Premises

10.1 We do not believe the proposed development of the land will have an adverse effect on the neighbouring premises.

11.0 Drainage

11.1 The ground is free from standing water even during / immediately after periods of heavy rain fall and with the introduction of quality hardcore as a base of the hard standing, we believe there will be no issue with site drainage.

12.0 Summary and Conclusion

12.1 The foregoing is designed to provide members and officers of the planning department with the background to this planning application together with a profile of the existing business without divulging commercially sensitive information.
It is hoped that this information is sufficient for the planning authority to make the appropriate decision, however should further information or explanation be required please do not hesitate to contact the applicant or agent.

Carfeld House Pinfold Lane Kirk Smeaton WF8 3JT
Tel: 01977 621360 Fax: 01977 621365
Email info@carfeld.co.uk
www.carfeld.co.uk

Registered in England and Wales. Company No: 7486257