

Application reference number	2025/1067
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Application Type	Full
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Proposal Description:	Erection of sub-station
Location:	Land off Dearne Valley Parkway, Rockingham Business Park, Hoyland, Barnsley

Applicant	Mrs Miranda Bell
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Number of Third-Party Reps	None	Parish:	None
		Ward:	Rockingham

Site Description

The application site is located within an allocated employment site in the Local Plan (site ref ES14) in the Hoyland. It is located 500m to the northeast of the Junction 36 of the M1, next to the A6195 Dearne Valley Parkway and two of the roundabouts which form part of the road gyratory system which links the A6195 Dearne Valley Parkway with M1 J36, the A61, and the A6135.

The wider site is roughly rectangular in shape and total area is 4.07 ha hectares, with the location of the substation being located towards the south-west of the site adjacent to the access road serving the business park, which is located off the south-eastern most roundabout.

Relevant Site History

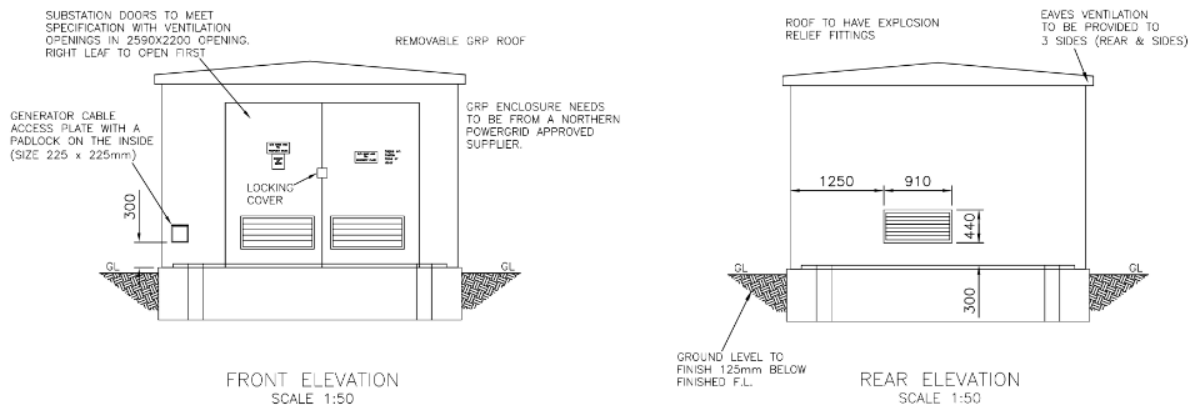
<i>Application Reference</i>	<i>Application description</i>	<i>Status</i>
2021/0479	Erection of 3no industrial/warehouse units (Use classes B2 and B8 and E(g)(ii) and E(g)(iii) totalling 11,585 sqm floorspace and associated works including provision of access, parking and landscaping (Amended Plans)	Approved with conditions January 2017
2023/0321	Discharge of condition 9 relating to application 2021/0479	Approved
2023/0328	Discharge of conditions: 12 (Proposed Drainage Layout), 16 (Coal Mining Risk Assessment) and 17 (Ecology Note) relating to application 2021/0479	Approved

2023/0337	Discharge of part of condition 18 (Biodiversity Management Plan) relating to application 2021/0479	Approved
2023/0382	Discharge of part of condition 3 (tree protection measures) relating to application 2021/0479	Approved
2023/0485	Discharge of part of conditions 5 (disabled parking) and 6 (parking of bicycles and parking of powered two wheeled vehicles) relating to application 2021/0479	Approved
2024/1041	Details of condition 7 (Construction Method Statement) relating to application 2021/0479	Approved
2025/0137	Discharge of condition 4 (Highways) relating to application 2021/0479	Approved
2025/0165	Discharge of condition 3 (Tree Protection Details) relating to application 2021/0479	Approved

Proposal

Permission is sought to erect a free-standing sub-station building to support the employment development approved under application 2021/0479.

The building is to be located adjacent to the approved sub-station and will be constructed from GRP in Holly Green, measuring 2.9m by 4m, with a height of 2.7m.



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 the principal town of Hoyland and forms part of the site ES14 which has a site-specific policy set out below:

Site ES14 Rockingham 8.9 ha:

The development will be subject to the production of a Masterplan Framework covering a number of sites including housing site references: HS64; HS66; HS56 and employment site references: ES14 and ES17.

The development will be expected to:

- Provide appropriate access to employment site ES17 and housing site HS64.
- Consider the impact on residential amenity and include appropriate mitigation where necessary; and
- Consider the potential impact on the nearby Shortwood and Hay Green Local Wildlife Sites and include appropriate mitigation where necessary and;
- Retain the hedgerow along the north edge.

In addition to the site-specific policy above, the following policies are also considered to be relevant to this application:

Local Plan Policy E1 Providing Strategic Employment Locations

Local Plan Policy E2 The Distribution of New Employment Sites

Local Plan Policy E3 Uses of employment land

Local Plan Policy SD1 Sustainable Development

Local Plan Policy LG2 The Location of Growth

Local Plan Policy GD1 General Development

Local Plan Policy D1 Design

Local Plan Policy T4 New Development and Transport Safety Policy D1 High Quality Design and Place Making
Local Plan Policy Poll1 Pollution Control and Protection

Hoyland North Masterplan Framework

The Masterplan was adopted on 19 December 2019 and will create a mixed-use community comprising around 765 new homes and 37 hectares of employment land with associated infrastructure to the north of Hoyland's urban area set within a greenspace network that supports multi-functions and activities. A golden thread running through the Masterplan Framework process is health and well-being principles and sustainability initiatives with a green infrastructure state and sustainability initiatives. For the employment area ES14 it is expected that future plans include substantial landscape strips along internal highways, and green corridors.

Other detailed requirements of the masterplan include 10% biodiversity net gain, colour palette, scale, and massing to minimise harm to wider landscape, location of service yards, consideration of green roofs, pedestrian and cycle routes enhanced and retained where possible, new woodland areas within high wall zones and high value wetland swamp grass land area to be retained, management and maintenance, governance, and stewardship of green infrastructure. The further requirements of the masterplan are addressed within the assessment section of the report.

The site lies within the Commercial Parkway West character area of the Masterplan which states "a) Commercial Parkway West - This is an area defined at present by highway infrastructure. It is an area in need of development to soften the infrastructure character and to bring high-quality buildings and substantial landscape into play to establish a stronger sense of place. This area will be characterised by employment buildings and will be an important gateway into the Masterplan Framework area from junction 36 of the M1. It should deliver a high-quality environment that sets the design quality for the wider Masterplan Framework area".

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

South Yorkshire Mining Advisory Service – No objections

Ward Councillors – No objections received

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 the principal town of Hoyland 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'.

This application proposes to erect a free-standing sub-station building to support the employment 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 wider employment site and adjacent to an existing sub-station with a small area of landscaping. Whilst it is proposed to construct the sub-station building from a holly green GRP, the building is small in scale measuring 2.9m by 4m with a height of 2.7m, and is to match the already approved sub-station 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.

Impact on Residential Amenity

The site is located within the Hoyland North Masterplan site, there are limited residential properties within the vicinity with the nearest dwellings being approximately 200m to the south-east and the south-west.

It is not considered that the erection of the substation would have a detrimental impact on the amenity of surrounding residents. 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 location of the substation is within the Rockingham Business Park approved under application 2021/0479. Approval for one substation was granted under this application, and this scheme would see an additional facility adjacently installed within a purpose-built cordon.

Once the construction work of the business park is complete, there will be limited highway implications with the only traffic generation likely to be that to support site operations and general maintenance activities at the facility.

The proposal will not result in an increase in vehicle movements and would not impact on existing parking and manoeuvring areas. 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 falls within the defined High Risk Development Area and as such the Mining Remediation Authority (formerly the Coal Authority) and the South Yorkshire Mining Advisory Service (SYMAS) were consulted. The application has been supported by a Coal Mining Risk Assessment and as such the Mining Remediation Authority and SYMAS raise no objection to the proposal. 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 allocated employment area in the Local Plan. 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 the principal town of Hoyland, which is the focus of growth in the Local Plan and carries additional weight in favour of the proposal.

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 THE CONDITIONS BELOW:

CONDITIONS/REASONS

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved unless required by any other conditions in this permission:

Plan References

Location Plan M3061-101+SUB

Substation Elevations and Sections C1065234

Substation Site Plan M3061-102-SUB

Landscape Plan 15315-VL_L01 Rev L

Coal Mining Risk Assessment ref: 5419-JPG-SW-XX-RP-G-0602-S2-P03

Reason: To ensure that the development is carried out in accordance with the application as approved.

The external materials shall match those specified within the plans outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.

INFORMATIVES

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: <https://www.gov.uk/guidance/get-a-permit-to-deal-with-coal-or-coal-mines>

<https://www.gov.uk/government/publications/permit-process/permit-process>

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: <https://www.gov.uk/government/organisations/mining-remediation-authority>

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.