2023/0547

DR Bailing Wire Ltd

Erection of industrial building

Stanley Mills, Talbot Road, Penistone, Sheffield, South Yorkshire
S36 9ED

Background

There have been various planning applications on the site, mainly for the erection of extensions and improvements to the existing buildings. The most relevant applications are:-

2009/0079 - Use of land for storage of steel wire (Retrospective) - Approved with conditions
2004/0344 – Erection of extensions to buildings – Approved
87/0011 – Erection of wire storage building - Approved

Description

The site is located to the south of the main road through Thurlstone (Thurlstone Road) and to the west of Talbot Road. DR Bailing Wire has been operating from the site for a number of years, processing steel wire. The business has expanded over the years which is apparent from the planning history of the site. The site is currently well screened, and not visible when travelling along Talbot Road or Thurlstone Road. There are residential properties approximately 100m away to the north, set along Thurlstone Road and 80m away on the new residential estate of Saunderson Road. Along Talbot Road, the properties are approximately 70m away from the site.



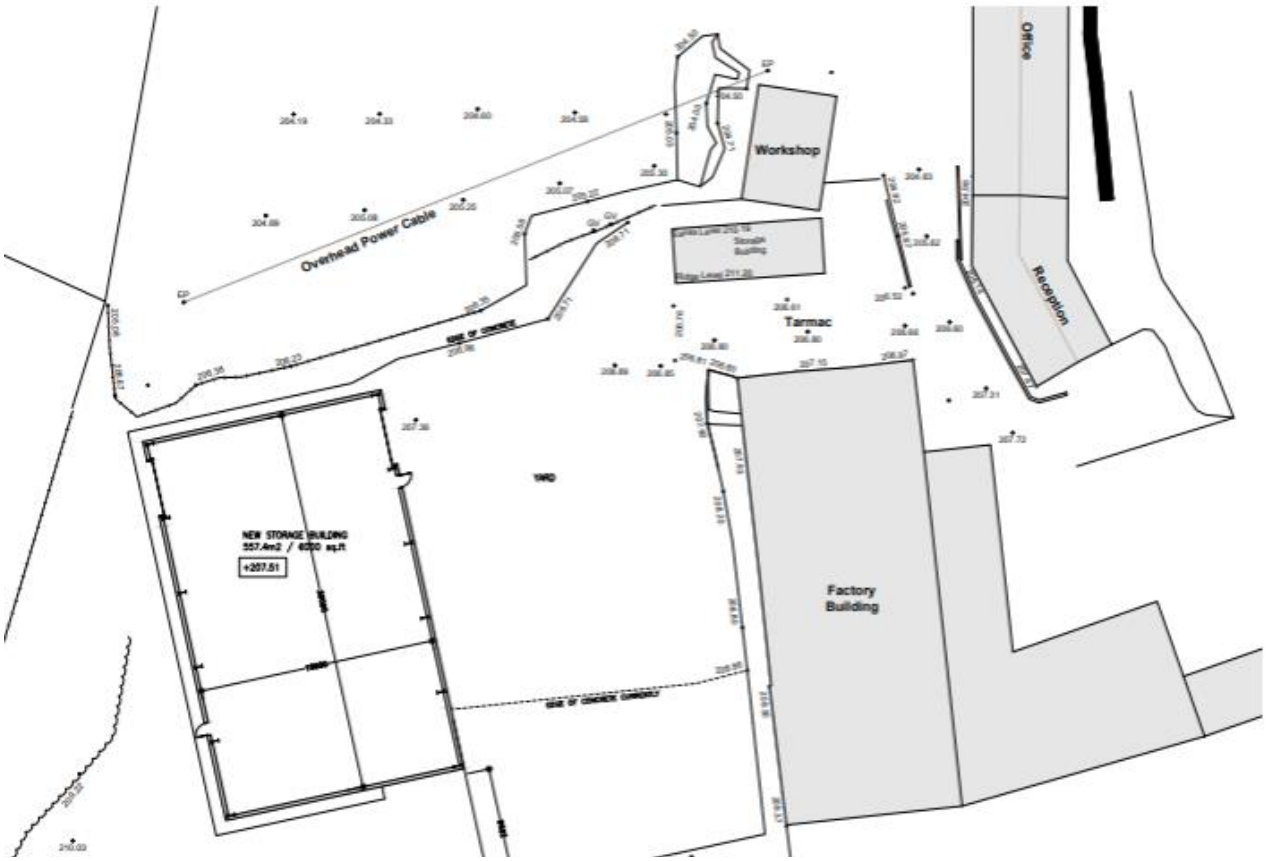


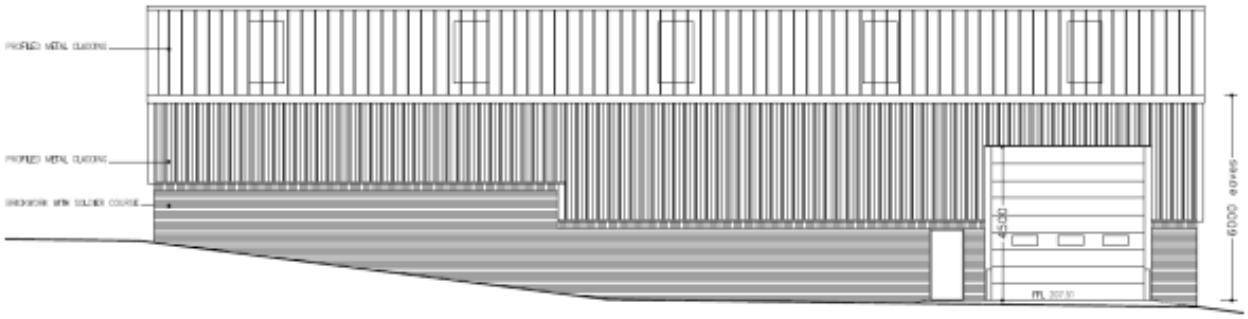
Proposed Development

This application proposes the erection of a new industrial storage building to be used in connection with the existing Stanley Wire business which manufactures steel wire. The site for the new building is an existing concrete yard to the rear of the Stanley Wire buildings. This yard is currently used for storage. The new building will be located at the edge of the current yard and will extend to the south onto an area of rough grassland.

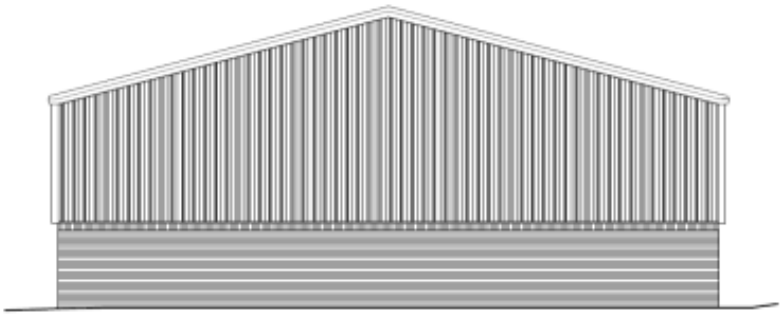
The proposed building will be 6000sq.ft and 6m high at eaves level. There will be a large yard to the front which can be used for access, storage and parking. The building has been designed with brickwork up to door head height with profiled cladding above and a profiled cladding roof.

The applicant has provided the following economic justification for the proposed building:- 'Stanley Wire need to continue investing in additional buildings to maintain and improve their position in the market, and increase their viability. Stanley Wire are owned by DR Baling Wire Manufacturers Ltd, who are proud to be located in Barnsley and want to invest locally.'





PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

Policy Context

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.

Local Plan

The site is allocated in the Local Plan as Urban Fabric. The following Local Plan polices are relevant to this site:-

SD1 Presumption in favour of sustainable development
GD1 General Development
LG2 The Location of Growth
E1 Providing Strategic Employment Locations
E2 The Distribution of New Employment Sites
E3 Uses on Employment Land
T3 New Development and Sustainable Travel
T4 New Development and Transport Safety
D1 High Quality Design and Place Making
BIO1 Biodiversity and Geodiversity
Poll1 Pollution Control and Protection

SPD's

-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. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Enterprising Barnsley – Support

Penistone Town Council – No comments received

Highways – No objections subject to conditions

Pollution Control – No objections subject to conditions

Yorkshire Water – No comments received

Drainage – Drainage details acceptable, no conditions required

Tree Officer – No comments received

South Yorkshire Police Design Officer – Comments provided for applicant to consider security measures

Representations

3 Letters of objection/comments:-

- Works have already started on site
- Concerns regarding operating hours and potential noise
- Existing noise disturbance
- Light pollution
- Additional trees could be planted to screen and provide homes for wildlife
- Additional traffic/lorries
- Impact upon the existing condition of the road
- Will off road parking be provided

1 letter of support:-

- Manufacturing in the UK has been greatly diminished when compared to other European Countries. The encouragement of expansion on this site will provide much needed jobs in the Penistone area which is seeing a significant increase in the number of houses being built. the prosed building is well away from any housing, so should not cause residents any issues.

Assessment

Principle of development

The proposed building is located within an existing Industrial site and would provide an additional building to the existing DR Bailing Wire business and additional car parking/service yards. The proposal is therefore acceptable in principle, subject to policy GD1 and the impact of the proposal upon residential amenity, visual amenity and highway safety.

Residential Amenity

The site is a long standing Industrial site, however it is situated within a mainly residential area with the closest residential properties being located some 70-100m away from the proposed additional storage building. The Pollution Control Officer has been consulted and has stated that there have been complaints about noise from this premises in the past, albeit not in recent years. As there is a potential new source of operational noise from the proposed building and given the close proximity of residential premises, a Noise Impact Assessment was required to be submitted during the course of the application. The applicant has now submitted a noise report and has clarified within the report that, no new external plant is proposed, and the HGV and forklift movements on-site shall not intensify. The site is not restricted to any operational hours and typically begins operations at 05:00 on weekdays, but night shifts would occur if required.

The proposed development has been assessed against the requirements BS4142:2014+A1:2019 and a scheme of noise mitigation has been recommended to reduce the precited noise impact from the site. The report states that ‘should the mitigation measures specified within the report be adhered to, the noise emissions from the proposed development are predicted to be at least 9 dB below the background sound level during the more sensitive daytime period. The BS4142 assessment of night

time operations has indicated that the rating sound levels are predicted to exceed the prevailing background sound levels by 1 dB at the most affected NSRs. This is an indication of a low level of 'adverse impact, dependant on context' in accordance with BS41. As can be seen in the BS4142 assessment, the rating sound level are predicted to significantly exceed the prevailing background sound levels. Further analysis has indicated the main reason for the exceedances is the poor sound reduction provided by some of the building elements. Therefore, the sound insulation performance of the building envelope needs to be improved as per below:

- All the upper sections of the façades need to provide a minimum sound reduction of 43 dB Rw.
- The roof panelling needs to provide a minimum sound reduction of 47 dB Rw.
- The roller shutter located on the eastern façade needs to provide a minimum sound reduction of 53 dB Rw.
- The roller shutter located on the western façade needs to provide a minimum sound reduction of 41 dB Rw'

The Pollution Control Officer has considered the report and the Noise Impact Assessment shows that mitigation is required in order to ensure no adverse effects at nearby residential premises therefore the following condition has been recommended:-

Before use of the development commences, the mitigation measures described in report 'Noise Impact Assessment' produced by Nova Acoustics dated 4th October 2023, ref: NP-009927, revision 002, shall be implemented. The scheme shall be maintained and not altered without the prior permission of the Local Planning Authority.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

Subject to the above condition being complied with there should not be any significant impact upon residential amenity by way of noise or disturbance and it is not considered necessary to restrict the operating hours of the building, given the existing business itself does not have any current operating hour restrictions. Given the building is set away from residential properties and mainly screened by trees and other buildings, there should not be any significant impact in terms of light pollution or disturbance in accordance with policy POLL1 and policy GD1 of the Local Plan.

Visual Amenity

As the site is sensitively located, adjacent to the greenspace of the cemetery and surrounding residential uses, therefore the impact upon visual amenity is an important consideration. The height of the building is limited at 6m and the design of the building would fit in with the other industrial buildings on site. The site is well screened from surrounding areas, and its use does not impact upon the visual amenity of the area to an unacceptable extent. The proposals are considered acceptable in terms of visual amenity in accordance with policy D1 of the Local Plan.

Impact on wildlife/trees

The site for the new building is an existing concrete yard to the rear of the Stanley Wire buildings. This yard is currently used for storage. The new building will be located at the edge of the current yard and will extend to the south onto an area of rough grassland. The land is mainly hardstanding and has been this way for a number of years, therefore it is unlikely that there will be any impact upon wildlife or erosion of habitat. There are no mature trees which will be affected by the proposal. The proposal is therefore acceptable when measured against policy BIO1 of the Local Plan.

Highway Safety

In terms of access and parking, it is intended to retain a large yard to the front which can be used for access, storage, and parking. The application form suggests that off-street parking provision will increase from five spaces to ten; staff numbers are expected to increase from ten to twelve.

Given the off-street parking improvements more than mitigate for the employment of additional staff, the scheme is acceptable from the perspective of highway safety in accordance with Local Plan Policy T4.

Recommendation

Approve subject to conditions