

Supplementary Information for Change of Use of a Light Industrial Unit from B2 & B8 to Sui Generis

Site Address:	Unit 20 Wharncliffe Business Park, Longfields Road, Carlton, Barnsley S71 3HT	
Applicant:	J Blackburn & Sons Ltd	
Report Ref:	AC00171/JBS/PCoUA/06_2018	
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Unit 20 Wharnccliffe Business Park, Longfields Road, Carlton, Barnsley S71 3HT

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- A Application for Planning Permission
- B Location Plan 1:250
- C Site Block Plan 1:500
- D Photo Document

1 Executive Summary

- 1.1 This Planning Application relates to the premises known as Unit 20 Wharnccliffe Business Park, Longfields Road (Off Laithes Lane), Carlton, Barnsley, South Yorkshire S721 3HT.
- 1.2 The Planning Application form is presented at Appendix A and an approximate site location is given on the Location Plan at Appendix B.
- 1.3 The OS six figure grid reference for the site is 435804 409650.
- 1.4 The application is for a Change of Use of the premises, currently use class B2/B8 to a storage facility for use in connection with the applicant's existing Non-ferrous Metal Recycling facility (Use Class – Sui Generis). The applicant is fully utilising its existing premises located at Units 27 & 28 Wharnccliffe Business Park and proposes to extend into premises opposite, (Unit 20), to facilitate the continuing success of the business, and to ensure a safe operating environment within all three premises.

2 Applicant/Agent

- 2.1 The Applicant is J. Blackburn and Sons Ltd, a small successful Barnsley business which has been operating since 1918.
- 2.2 J. Blackburn and Sons Ltd are currently based at Unit 27 & 28 Longfields Road (off Laithes Lane), Wharnccliffe Business Park, Carlton, Barnsley S71 3HT. The applicant contact is Mr Steven Blackburn.
- 2.3 The Agent is AC Environment Solutions Ltd, 3 Fountain Parade, Mapplewell, Barnsley, S75 6FW. The agent contact is Alison Chitoriski.

3 Description of the Proposal

- 3.1 This Planning Application relates to the premises known as Unit 20 Wharnccliffe Business Park, Longfields Road (Off Laithes Lane), Carlton, Barnsley, South Yorkshire S721 3HT.
- 3.2 The application is for a Change of Use of the premises in connection with the applicant's existing Non-ferrous Metal Recycling Facility (Use Class – Sui Generis).
- 3.3 The applicant previously extended his business from Unit 27 into Unit 28 and successfully applied for a Change of Use planning consent from B2/B8 to Sui Generis (including the addition of a surface mounted weighbridge), part retrospective, in 2011. Permission was granted on 10 February 2012, [Application No. 2011/1388].
- 3.4 Owing to the gradual recovery of the market for recycled metals, the increased availability of suitable recoverables/recyclables due to the very recent ban/withdrawal of China from the global recycling industry, J. Blackburn & Sons increased social media presence and their recent successful completion and implementation of a QMS to ISO9001:2015, the company is increasing its business, and has been actively looking for an opportunity to further expand its existing operation.

- 3.5 An opportunity for expansion has materialised in the form of Unit 20 Wharnccliffe Business Park, which comprises a terraced light industrial unit, located directly opposite Blackburns' existing operation.
- 3.6 Unit 20 has most recently been utilised as a light engineering metal fabrication workshop and it is understood that the current occupier (who is also understood to be the freehold owner) has commenced the process of moving to smaller premises within Barnsley Borough.
- 3.7 The Unit is at the eastern end of a block of four units, and is of similar construction to, and built at the same time as, Unit 27 and 28 (Circa 2006). This is confirmed by a stone plaque present on the lower left part of the front elevation.
- 3.8 The building construction comprises a steel portal framed building with proprietary steel sheet cladding and roof, grey brick at the base and steel doors to the front and rear. An office is located within the north-east corner of the building, which internally is of block construction with double glazed aluminium window frames and steel shutters which also incorporates two toilets and a sink located within the main work area.
- 3.9 All existing equipment including the mezzanine level and cabin are to be removed from the premises. Mr Blackburn has agreed with the freeholder of Unit 20 that the internal office may be temporarily demolished for the duration of the lease to create additional usable space. It is apparent that this will involve the reconfiguration of apparatus associated with the gas and electricity supply to the unit and may or may not affect the toilet and washing facilities depending on advice obtained from a Building Control Surveyor.
- 3.10 Advice has been sought by AC Environment from BMBC Building Control as to the nature of the application required, and a separate full application covering these aspects is in the process of being prepared for submission by a third-party consultant. No external modifications to the premises are proposed.
- 3.11 As stated in paragraph 1.4, expansion of the company into Unit 20 will facilitate the continuing success of the business and will provide the space to ensure a safe operating environment within all three premises.
- 3.12 Units 27 and 28 will continue to house the various equipment for processing of the recovered non-ferrous recyclables and remain the main operational hub. Unit 20 will become an ancillary temporary storage facility for recyclables waiting to be processed and despatched for onward recovery, facilitate some deliveries away from the operational area ensuring that a continuing feedstock is available for quieter periods of the week and remove the storage function away from the operational areas.
- 3.13 It is not intended in the short to medium term that any treatment or processing will occur at Unit 20, nor will any recyclable materials be stored outside the building. It will be used for temporary storage only. This may obviously need to be reviewed should further expansion take place at some point in the future.
- 3.14 Details of the current and future waste regulatory arrangements for the facility are detailed in Section 13, Site Waste Regulation.
- 3.15 The site is not located in close proximity to any dwellings. Surrounding uses include an accountancy firm, a hydraulic equipment supplier, a second light engineering metal fabrications company and a large glass recycling facility.

4 Site Area

- 4.1 The total site area of Unit 20 including the site demise and site access is approximately 798 m².
- 4.2 The internal floor area of the Unit is approximately 306 m².

5 Site History / Contamination

- 5.1 The history of the site and its surroundings was ascertained from historical Ordnance Survey (OS) map extracts for the purposes of the 2011 change of use application for Units 27 and 28, and the subsequent Environmental Permit Application to the Environment Agency.
- 5.2 The site previously formed part of the Wharnccliffe Woodmoor Colliery upon which the tipping of colliery waste was undertaken. Reclamation of the Colliery was apparently carried out around 2000, [approved under application no B/99/1287/BA].
- 5.3 The site was later developed by Priority Sites in 2006 for B1, B2 and B8 uses under applications B/03/1367/BA and 2005/1773, although no supporting documentation is available online for either consent.
- 5.4 The Environment Agency website did not identify any record of historical landfill within the 500m of the site.
- 5.5 Although there remains a potential for contamination to be present within the ground beneath the Unit from historical site uses, the proposal does not involve any new development and the premises comprise modern industrial units with associated yard areas. The age of the premises would suggest that ground stability and contamination issues should have been adequately considered at the time of development.
- 5.6 The premises appear fit for purpose, the current proposal does not involve any new development and there is no reason to believe that the future use of the site, in connection with the operation of a Non-ferrous Metal Recycling Facility, would be adversely affected by contamination associated with the identified historical uses.

6 Pedestrian and Vehicle Access

- 6.1 Pedestrian and vehicular access to and from the site from Longfields Road is via the existing gated entrance within the northern site boundary.
- 6.2 The unit is provided with a roller shutter door and a pedestrian access/fire door within the front (northern) elevation. A pedestrian fire exit also exists within the southern facade of the unit.
- 6.3 The proposal does not involve any new or altered road or pedestrian access routes to or from the public highway or within the site and there are no new public rights of way to be provided within or adjacent to the site.

7 Vehicle Parking

- 7.1 There is a total of 6 pre-marked parking spaces in the associated yard area with one of these being for disabled parking. The parking spaces currently designated for the use of Unit 20 will continue to be utilised as such by employees of J Blackburn & Sons Ltd.
- 7.2 Additional parking is available along Longfields Road as necessary but on an informal basis.
- 7.3 The company pick-up truck and trailer may be parked inside the building for security reasons as and when necessary and outside of business operating hours if it is not across at Unit 27 or 28.
- 7.4 A cycle/motorcycle storage area exists adjacent to Unit 20.

8 Foul and Surface Water and Flood Risk

- 8.1 The property is connected to existing mains drainage for the purposes of foul and surface water disposal.
- 8.2 The property is not located within the defined Flood Zones identified from Environment Agency data and a Flood Risk Assessment is not warranted for this property.

9 Other Environmental Considerations

Air Quality

- 9.1 Defra's website has been consulted to determine whether the site lies within an Air Quality Management Area (AQMA). It has been confirmed that the site does not lie within or relatively near to an AQMA declared by Barnsley Metropolitan Borough Council.

Trees

- 9.2 A number of semi-mature trees and hedges are present within the boundaries of the site. These are confined to planted areas situated around the edges of the hardstanding to the north and east of the site adjacent to boundary fencing.

Biodiversity

- 9.3 No protected or priority species, designated sites, habitats, other biodiversity features or features of geological conservation importance will be affected by the use of the property. Reference has been made to Natural England Magic Interactive Mapping System and a site inspection has been undertaken to reach this conclusion.

Waste Storage and Collection

- 9.4 Household waste arisings and any packaging from Unit 20 is likely to be negligible but would be collected and delivered regularly by them to an appropriate licensed facility for disposal, along with the arisings from the main premises opposite. No collections of household or other trade waste are necessary so access for additional vehicles providing such services is not required.

9.5 All recyclables are currently delivered to Units 27 and 28 in vans and small wagons and a small number of private cars where they are weighed and unloaded. The proposed expansion would allow some deliveries (mainly the small wagons and larger vans), once weighed, to be diverted directly across to Unit 20 for unloading where recyclables would be placed immediately into temporary storage. They may then be transferred over to Units 27 and 28 for processing (by sheering, crushing, bailing and granulation) during quieter periods during the working week, and may subsequently return to storage for a temporary period prior to final despatch. NB Maximum storage timeframes and volumes/quantities are controlled by conditions attached to the Environmental Permit or relevant exemption. Further site-specific information can be provided should the Planning Authority require it. (See also section 13 covering Site Waste Regulation).

9.6 It is proposed that the recyclables would be moved to and from their respective treatment areas inside Units 27 & 28 and the storage area in Unit 20 by fork lift truck and pick up truck.

Vehicle Movements

9.7 The number of two-way vehicle movements at Unit 20 would be lower than the existing movements to and from Units 27 & 28 due to the need to weigh the incoming recyclables there, and as Unit 20 is only being used for incidental storage. The vehicle movements associated with the facility as a whole, including those to and from Unit 20 are not considered to be unusual or in any way excessive for this type of premises as they located within the purpose-built business park.

Hazardous Substances

9.8 No toxic, highly reactive, explosive or flammable substances would be used or created as a result of the processes taking place on site.

Trade Effluent

9.9 No trade effluent is to be released from the premises.

9.10 No trade waste is produced as a result of the business. All materials accepted at the site are recovered or recycled following treatment.

10 Employment

10.1 J. Blackburn and Sons Ltd currently employ seven staff on a full-time basis and one staff member who works part time.

10.2 This latest phase of business growth has already resulted in the addition of one full time employee who joined the company towards the end of May 2018. It is anticipated that at least one additional appointment on a full-time basis could be created should this Planning Application be successful.

11 Hours of Opening

11.1 Hours of opening will be retained in accordance with the earlier permission in respect of Units 27 and 28 and the Environmental Permit. This is 08:00 to 17:00 on weekdays,

08:00 to 12:00 on Saturdays and the business will not operate on Sundays or Bank Holidays.

12 Industrial and Commercial Processes

- 12.1 No additional air conditioning or ventilation is required to be installed in the building in connection with the storage.
- 12.2 The plant machinery and equipment to be used at Unit 20, and the activities, processes and end products are listed in the table below. All plant machinery associated with treatment processes is to be kept at the existing premises (Units 27 & 28) with unit 20 being specifically used for temporary storage of unprocessed and processed recyclables.

Plant, Machinery, Equipment	Activities and Processes	End Products
Fork lift truck	Movement of recyclables inside and outside the building/ loading of pick-up truck.	Provision of operational support and logistics for treatment recovery and recycling activities.
Pick-up truck and trailer	Transport of recyclables to and from temporary storage to processing area within Units 27 and 28 and back.	Internal transport and logistics in addition to collections from customers/registered waste carrier.
Shelving, Stillage Boxes and other Bins and Containers	Appropriate temporary storage of recyclables inside the building.	Facilitation of temporary storage and logistics for the business/regulatory compliance.

13 Site Waste Regulation

- 13.1 Blackburn's existing operation located at Units 27 and 28 Wharncliffe Business Park operates under a Standard Rules Environmental Permit in accordance with rule set SR2008No21 ~ Metal Recycling Site (Existing Permits) regulated by the Environment Agency.
- 13.2 In anticipation of the Council's consultation with the Environment Agency for this Change of Use application, AC Environment has already made contact with a Regulatory Officer from their Templeborough Office in Rotherham to inform them of the impending submission of this application.
- 13.3 A pre-application advice discussion in respect of the future regulation of Unit 20 has been scheduled with the Environment Agency for 09 July 2018. At that meeting it is anticipated that a decision will be reached as to how Unit 20 will be regulated. The options are for the premises to be regulated either under an Environmental Permit or under a relevant exemption listed in Schedule 3 of the Environmental Permitting (England and Wales) Regulations 2016.
- 13.4 The applicant is a registered waste carrier/broker (upper tier) with the Environment Agency and is registered with Barnsley MBC under the Scrap Metal Dealers Act 2013.

14 Planning Policy

- 14.1 As the adoption of the Local Plan is still in progress and the Joint Waste Plan is due to be revised during 2018/2019, the following planning policies that are considered to relate to the application site have been retained from existing local policy documentation including the Barnsley UDP and the BDR Joint Waste Plan.

National Policy Context

- 14.2 Planning Policy Statement 4 (Planning for Sustainable Economic Growth) indicates that Local Planning Authorities should adopt a positive and constructive approach towards planning applications for economic development. Planning applications that secure sustainable economic growth should be treated favourably.
- 14.3 The key aim of Policy Planning Statement 10 (Sustainable Waste Management) is to move waste management 'up the waste hierarchy' of reduction, re-use, recycling and composting, using waste as a source of energy, and only disposing as a last resort. Blackburn's operation meets both of these policies in that almost 100% of what they accept at the site is recovered following processing.

Local Policies (Barnsley UDP)

- 14.4 The existing premises were developed in accordance with policies ED1 and ED2 which provided for development sites for employment purposes. The uses normally permitted are identified as business, industry, and storage and distribution with other employment generating uses permitted if they were compatible with adjoining uses.
- 14.5 The site forms part of the development undertaken within the Laithes Lane area proposed employment site (policy BA4/5) which was identified in accordance with policy ED1 as being for development for employment uses.
- 14.6 The proposal is in accordance with policy WD2 which indicates that the Council will seek to achieve the maximum amount of re-use and recycling of potential waste materials.
- 14.7 Policy WD3 indicates a need to assess the environmental acceptability of waste facilities with regard to visual impact, dust, fumes, noise and other potential disturbance, taking into account screening and other protective measures which are available. The processes undertaken within the non-ferrous metal recycling facility are 'clean' and will be contained within the site buildings. Unit 27 has been occupied for this purpose since December 2006 with no disamenity being caused to the surrounding occupiers.
- 14.8 Policy WD4 identifies that transportation criteria taken into account with respect to waste disposal will include the effect of the traffic generated on road safety, property, and the amenities of the people living in the vicinity of the development, or along the transportation routes likely to be used, and the degree to which alternative transport modes can be used to minimise traffic disturbance. The previous proposal anticipated the generation of approximately 40 two-way traffic movements per day with the vast majority being small vans and private cars which is based on the current number of visits to the business. As a result of the addition of Unit 20, visits are anticipated to increase approximately one third due to an increase in business with merchants and brokers and other business account holders.

Waste Policies (BDR Joint Waste Plan – March 2012)

- 14.9 WCS1 (D3), (D5) & (D6)
The site allows (D3) Barnsley's non-ferrous metal to be treated locally; (D5) the site is located in an accessible urban location with good transport links; and (D6) the process is 'clean' and will not cause adverse effects on the environment. Additional references: PPS1 and RSS ENV12 & ENV14.

14.10 WCS4

The site is to be located in an existing employment area and will contribute to overall waste capacity requirements across the Barnsley borough. The facility will not undermine the provision of waste development on allocated sites or the delivery of the waste hierarchy and aims of the BDR Joint Waste Plan and will not alter the character of the site or surrounding uses. Additional references: PPS10 (para 16-21) and RSS ENV12 ENV14.

14.11 WCS6

The proposal conforms to the applicable parts of this policy which states the general considerations for all waste management proposals. The applicable considerations have been detailed and assessed during the preparation of this proposal. Additional references: PPS10 (para 22-36) and RSS ENV12 ENV14.

14.12 We trust that this Change of Use proposal and the information presented will be acceptable to Barnsley MBC such that the application can be supported. On behalf of ourselves as Agent and the Applicant we thank the council for their time and consideration of the application.

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