

Application Reference Number:		2024/0396	
Application Type:		Full	
Proposal Description:		Proposed B8 unit	
Location:		Davies Industrial Estate, Wakefield Road, Barnsley, S71 1WU	
Applicant:		Nu Look Flooring Ltd	
Third-party representations:	None	Parish:	None
		Ward:	St Helens

Summary:

This planning application seeks full planning permission for the erection of a new detached unit (Use Class B8) on an existing industrial estate.

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising the erection of a new building/unit are considered acceptable in principle if suitable located and the proposals would not significantly adversely affect residential amenity, highway safety, and where satisfactory standards of design are achieved.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

Approve subject to conditions

Site Description

The site is located within Davies Industrial Estate off Wakefield Road towards the northern boundary of the industrial estate. A bus depot is located to the north of the site with residential properties predominantly to the east but separated by the highway. The existing units on the estate are of a similar appearance featuring brickwork and sheeting. The parking area in the estate is to the south of the proposed unit as well as adjacent the existing units. To the northwest corner of the site is a significant amount of foliage and trees.

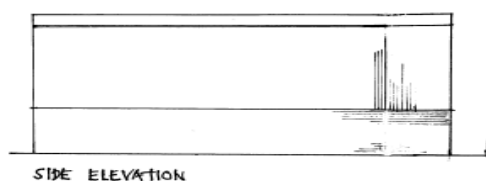
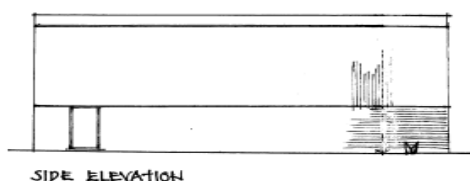
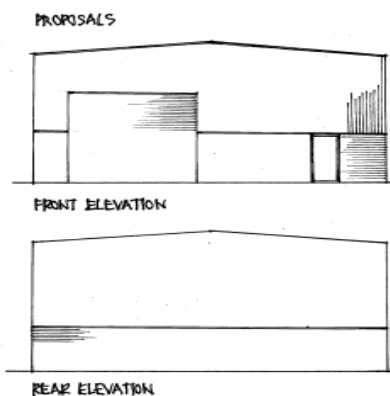
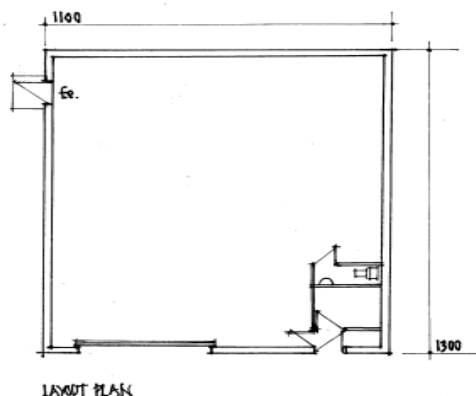


Planning History

There are no recent or relevant planning applications associated with the site. The last planning application on this site was in the 1970's.

Proposed Development

DAVIES INDUSTRIAL ESTATE



SCALE 1:100

The applicant is seeking approval for the erection of a (Use Class B8) storage and distribution unit. The unit has a length of 13 metres and a width of 11 metres. The unit will feature a shallow pitched roof with a ridge height of 6.1 metres and an eaves height of 5.4 metres. The materials used will be brickwork and sheeting.

Relevant Policies

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 review was approved at the full Council meeting 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 Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy Poll1: Pollution Control and Protection – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Policy T3: New Development and Sustainable Travel – New development will be expected to: Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied.

The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

- Section 2 - Achieving sustainable development
- Section 4 - Decision making
- Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

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 SPD's in this case are:

- Parking
- Residential amenity and the siting of buildings

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

The LPA's Contaminated Land Officer was consulted and raised no objections subject to conditions.

Enterprising Barnsley were consulted and raised no objections.

The LPA's Forestry Officer was consulted and raised no objections.

Highways Development Control (DC) were consulted and raised no objections subject to conditions.

Highways Drainage were consulted and raised no objections.

The Mining Remediation Authority were consulted and raised no objections subject to conditions.

Pollution Control were consulted and raised no objections subject to conditions.

The South Yorkshire Mining Advisory Service were consulted and raised no objections subject to conditions.

St Helens Ward Councillors were consulted and commented in relation to tree height.

Waste Management were consulted and raised no objections.

Yorkshire Water were consulted and raised no objections subject to conditions.

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Neighbour notification letters were sent to surrounding properties and a site notice placed in the vicinity of the site, no comments were received.

Assessment

The main issues for consideration are as follows:

- The acceptability of the proposed unit
- The impact on the character of the area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards

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 site falls within Urban Fabric which has no specific land allocation; however, the site and surrounding area is an established industrial estate. The proposal is for a new industrial unit for storage and distribution on a long-standing industrial estate and in connection with an established unit on the estate, therefore the principle of development is acceptable where the unit will not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Visual Amenity

The proposed unit is to be located to the northern part of the industrial estate therefore it will be slightly more prominent than the existing units when viewed from Wakefield Road. This however is not detrimental to the street scene as there is another unit built adjacent the highway which is more prominent as it is parallel to it. The unit will only be visible when approaching from the south as well as because from the north it is heavily screened by foliage. The materials are typical for the construction of this type of unit and will therefore harmonise with the existing units on the estate and are not deemed harmful.

The proposal would not adversely affect the appearance or character of the surrounding area and would not result in a prominent or visually intrusive feature in the street scene. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design

and Place Making and is considered acceptable in terms of visual amenity. This weighs significantly in favour of the proposal.

Residential Amenity

The proposed unit is located a sufficient distance from nearby residential properties, in excess of over 50 metres and separated by a highway. It is considered that the proposed unit is unlikely to give rise to any significant detrimental impact upon residential amenity due to it being sited on an existing industrial estate. Additionally, Pollution Control were consulted and raised no objections. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity. This weighs significantly in favour of the proposal.

Highway Safety

There will be no impact upon highway safety. The site plan shows there will be the required available parking provision for each unit including the proposed unit. There is sufficient room within the site to accommodate the additional unit and there remains sufficient manoeuvring space for larger vehicles that enter the site. This weighs significantly in favour of the proposal.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

Recommendation

Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.