
2023 1096

Mr Hewitt

Variation of conditions 2 and 4 of application 2022/0717 (Change of use from go-karting use to B8 use class (storage and distribution) and the erection of a new detached warehouse building to be used in connection with the existing business (Amended Document and Plans) to allow changes to layout of site and design and scale of new detached warehouse building

Unit 13 and Unit 14, Beevor Street Industrial Estate, Beevor Street, Hoyle Mill, Barnsley, S71 1HN

Site Location and Description

The application site accommodates a range of industrial buildings, generally of red brick base and metal cladding over which all appear to be currently in use for storage and distribution. The site includes a range of hard surfaced areas which are in use for parking and servicing. The site is largely bound by palisade fencing and the site of the proposed detached warehouse building is also defined by substantial (off site) tree cover on the west, north and east boundaries. Within the treed

Site History

2008/1117 – change of use to B8 Storage and distribution
2011/0751 – change of use B8 storage and distribution to go karting track
2012/0233 – erection of go kart support building
2017/1184 – variation of condition 5 of 2012/0751 to allow use of petrol go-kart engines
2022/0717 – change of use from go-karting use to B8 use class (storage and distribution) and the erection of a new detached warehouse building to be used in connection with the existing building (granted 20 October 2022)
2023/0538 – CLU for proposed temporary warehouse (refused)

Proposed Development

The applicant 2022/0717 was granted subject to conditions including conditions 2 and 4 which read:

Condition 2

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

Plans and elevations drawing number 21-273 02

Site and location plans drawing number 22-273 01 rev BA

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Condition 4

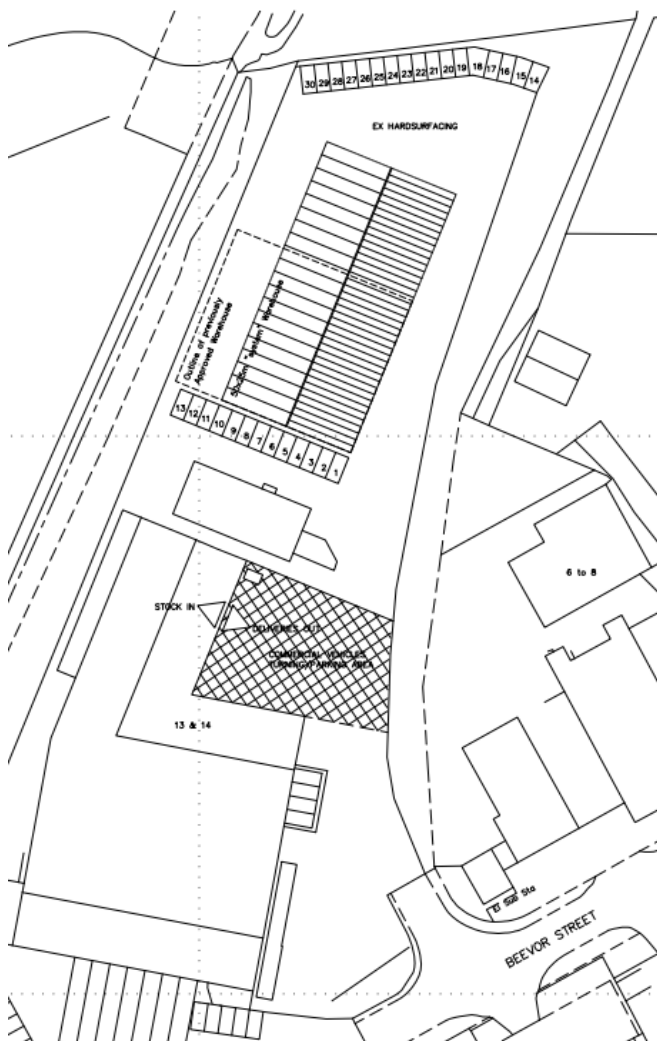
Before works above ground level commence, a scheme to delineate the hardstanding area to the north of the proposed warehouse building shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be fully implemented before the new warehouse building hereby permitted is first brought into use and, together with the

existing parking and manoeuvring area to the east of the existing building, shall thereafter be retained for the sole use of parking and manoeuvring.

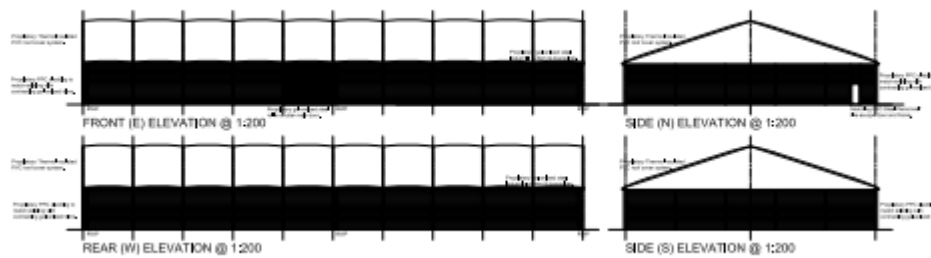
Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New development and Transport Safety.

This application seeks to vary conditions 2 and 4 such that a larger warehouse building can be constructed. The proposed change is significant as the permitted warehouse would have been 944sqm with a total height of 9.5 metres whereas the current proposal is for a warehouse with 1250sqm and a total height of 8.32 metres (and 4 metres to the eaves). It is proposed to be constructed with PPC (polyester powder coated) cladding to the walls and PVC insulated roof covering. The application has been amended to address Highways DC comments, and to clarify that the new warehouse will be used for bulk storage (that is currently kept off site and requires regular vehicle visits to replenish stock for the distribution business that operated from the current warehouse; that there will be no change in use of the existing warehouse; and that the unloading area for the existing warehouse will continue to be used, commercial vehicles will not need to visit the new warehouse.

Amended proposed block plan (also showing the outline of the previously approved warehouse and the commercial vehicle turning parking area, hatched).



Proposed elevations:



Policy Context

Planning decision 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.

Local Plan

The Local Plan was adopted by the Council in January 2019. Council has also adopted a series of Supplementary Planning Documents which are other material considerations.

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.

The site is in an area designated as Urban Fabric on the Local Plan Proposals Maps. The following policies are relevant:

Policy SD1 Presumption in favour of Sustainable Development – indicates that we will take a positive approach reflecting the presumption in favour of sustainable development in the National Planning Policy Framework and that we will work proactively with applicants to find solutions to secure development that improves the economic, social and environmental conditions in the area

Policy GD1 General Development – sets a range of criteria to be applied to all proposals for development.

Policy E3 Uses on employment land – indicates we will allow research and development, light and general industry and storage or distribution on land currently/last used for employment uses.

Policy T3 New development and Sustainable Travel – expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians of cycles. Also sets criteria in relations to minimum levels of parking, provision of transport statements and of travel plan statements.

Policy T4 New development and Transport Safety – expects new development to be designed and built to provide safe secure and convenient access and to not cause or add to problems of highway safety or efficiency.

Policy D1 High Quality Design and Place Making – indicates that development is expected to be of high quality design and to reflect the distinctive, local character and features of Barnsley.

Policy Poll1 Pollution Control and Protection – sets criteria to ensure that new development does not unacceptably affect or cause nuisance to the natural and built environment or to people; or suffer from unacceptable levels of pollution

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

Highways DC – Initial comments expressed concern at the larger warehouse than previously approved and the reduced area available for large vehicles to turn within the site. A designated turning area for Heavy Goods Vehicles should be clearly identified and further information provided in terms of the intended operation of the site including details of the type, size and number of service/delivery vehicles

In response to the amended plan and supporting information, confirmed: It is evident the area designated for parking and turning of delivery vehicles is suitable. The proposed variation of condition 2 is acceptable. Condition 4 is suitable to be amended so that the first part of the condition requiring submission of a scheme showing the delineation of the hard standing area is omitted, however the remainder of the condition is still required in order to ensure the scheme to delineate the parking areas is fully implemented before the new warehouse building is first used.

Drainage – confirm that the details provided are sufficient

Pollution control – the development has a low potential to have an adverse impact on health and the quality of life of those living and/or working in the locality.

SYMAS – no objections and confirm that as before, only the Coal Authorities standing advice as an informative is required.

Enterprising Barnsley – support the proposal.

PROW – no objections subject to an informative in relation to the PROW which runs adjacent to the site.

Yorkshire Water – no comments

Ward Councillors – No response

Representations

The application has been advertised by means of letters to nearby properties () and a site notice (12 January to 2 February); no representations have been received.

Assessment

Principle of development

As the proposal is for a change of use of a building to B8 storage and distribution and a new warehouse building in the same use on an industrial building, the principle of development is acceptable subject to consideration of details.

Highway Safety

Reflecting the advice of Highways DC, it is clear that there is sufficient parking and manoeuvring space on the site as demonstrated on the amended block plan. It is concluded that subject to amendment to condition 4 to require the specified parking and turning areas to be delineated and retained for parking/manoeuvring, the proposals are acceptable from a highway safety point of view and in compliance with Local Plan Policy T3.

Visual Amenity/Design

The proposed warehouse building is larger in footprint but smaller in height than the previously approved warehouse. Given the location of the proposed building in the rear yard of the existing business and screened by substantial boundary tree cover it is considered that the proposal remains acceptable, subject to a condition as previously proposed in relation to the use of materials to match either of the buildings on site. It is concluded that the design and impact on visual amenity are acceptable in this setting and in compliance with Local Plan Policy D1.

Other considerations

The proposed plans remain consistent with the previously approved scheme which was considered to be acceptable in stability, noise and amenity, drainage and public right of way terms.

Conclusion

The proposal will provide an appropriately designed warehouse building that will reflect the character of the industrial estate and will not harm highway safety, visual amenity, site stability or any other considerations. It is concluded that the proposal is acceptable. Conditions are recommended to reflect the conditions on the previous permission, amended to reflect the decision date on the previous permission, the revised plans subject to this application and the comments of Highways DC.

Recommendation

Grant subject to conditions