

Application Reference Number:	2024/0993
--------------------------------------	-----------

Application Type:	Full.
--------------------------	-------

Proposal Description:	Erection of access gate and resurfacing of service road.
------------------------------	--

Location:	Land off Wood Street, Wombwell, Barnsley, S73 0LH.
------------------	--

Applicant:	EE UK Ltd & Hutchison 3G UK Ltd.
-------------------	----------------------------------

Third-party representations:	x1 Objection.	Parish:	
		Ward:	Wombwell.

Summary:

The applicant is seeking planning permission for the installation of 2no. heavy metal access gates and a maintenance-only 3-metre-wide 69-metre-long access track to service development granted under application 2022/0835.

The proposed development would have no significant adverse impact(s) on biodiversity and geodiversity, trees, residential amenity, health and pollution control, visual amenity, and highway safety and is considered acceptable regarding national and local planning policies and guidance subject to condition(s).

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

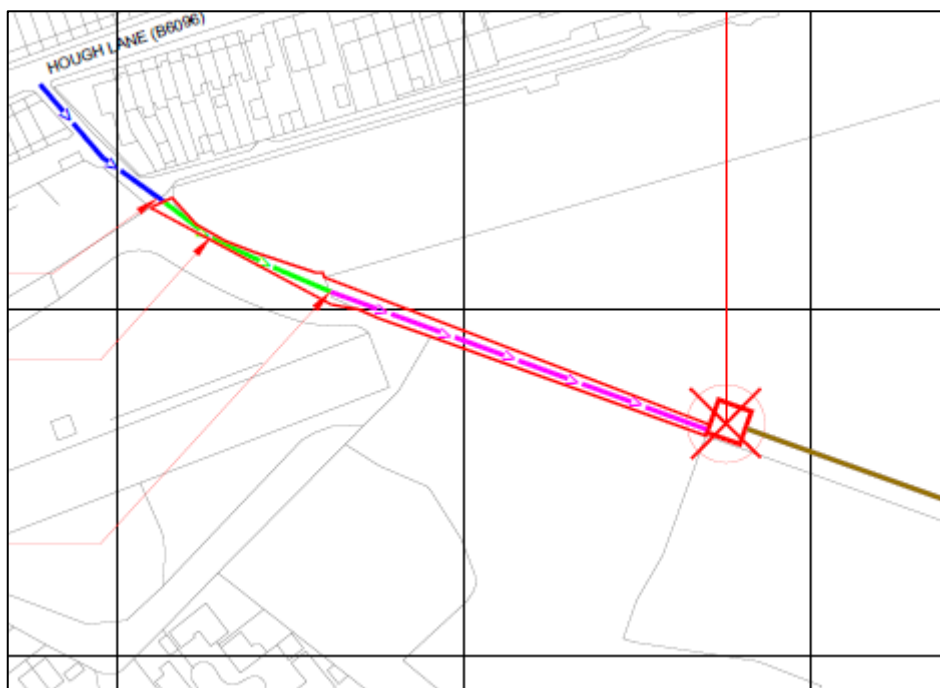
This application relates to land located off and to the south of Wood Street and accessed off Hough Lane. The land in question extends from the southernmost extent of existing hardstanding between and to the rear of 293 Hough Lane and 295 Hough Lane and adjacent to the west boundary of Wood Street Allotments. The land comprises a dirt track bounded by mixed vegetation and trees. It extends in a south-easterly direction onto a field and is bounded by the Midland Way residential development and Hough Lane open space and small woodland to the south.

Planning History

Application Reference	Description	Status
2020/0613	Proposed 22.50m high telecommunications lattice tower and associated equipment (prior approval).	Prior Approval – Refused.
2021/0891	Proposed 22.50m high telecommunications mast and associated works.	Prior Approval – Refused.
2022/0835	Proposed 25m high telecommunications 'Cypress Tree design' mast with associated antennas, dishes and equipment (Prior Approval Telecommunications).	Prior Approval – Granted.

Proposed Development

The applicant is seeking planning permission for the installation of two heavy metal access gates and a maintenance-only 3-metre-wide 69-metre-long access track to service development granted under application 2022/0835.



Design Notes:

- Determination of requirement for placement of an imported sub-base for the application and the required thickness of that sub-base material shall be determined by the strength and condition of the existing soils, the extent of allowable excavation and in consideration of the proposed traffic loadings. Standard BodPave® 85 Access Route design may apply. Certain ground conditions may require placement of a drainage system within the design.
- Specific site criteria will determine if TERRAM TX150 geogrid and TERRAM T1000 Geotextile are required.
- Maximum advised gradient for traffic applications: 12% (1:8.3). BodPave® 85 has specific pegging points if required for steep slope applications. Pegging is not necessary for standard access route applications.
- BODPAVE 85 complies with BS6800:2009 - 'Design of building and their approaches to meet needs of disabled people' - Code of practice (BS6800:2009:2009) & Building Regulations Document 'M' section 6.

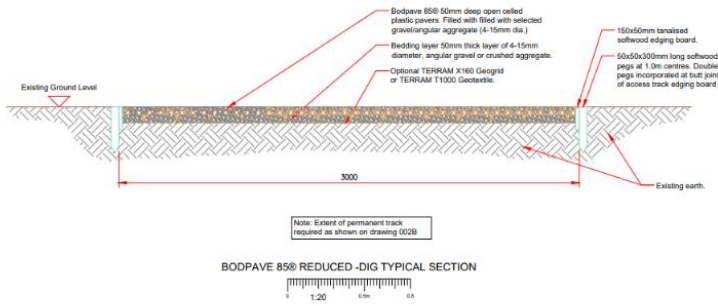
Specific advice on the use of BodPave® 85 on steep slopes, drainage suitability and Sustainable Urban Drainage Systems (SUDS) applications, can be obtained from Fibernet Geosynthetics Ltd

Site Suitability:

- Where existing ground conditions are firm (ie CBR > 7%) and free draining or where a suitable hardcore/stone base already exists.
- Where trafficking is irregular or occasional.
- Where loads will not exceed that of cars and light vans.

Paving Grid Specification

Description	Data
Product	BodPave® 85
Material	100% recycled polyethylene
Colour options	Black & Green
Paver dimensions	500mm x 500mm x 50mm + 35mm ground spike
Installed Paver size	500mm x 500mm (4 grids per m ²)
Nominal internal cell size	Castellated Ø7mm Plaque & 45mm Round Shaped
Structure Type	Rigid-locked, flexible, semi-closed cell construction
Cell wall thickness	2.5mm - 4.8mm
Weight (Nominal)	1.66 kg/paver (6.24 kg/m ²)
Load bearing capacity (filled)	< 400 tonnes/m ²
Crush Resistance (unfilled)	< 250 tonnes/m ²
Basal support & A-Hi-Shear	Integral 35mm long Cross & T section ground spikes (18 per paver)
Open cell %	Top 92% / Base 75%
Connection type	Overlapping Edge Loop & Cell connection
Interlock Mechanism	Integral self locking Snap-Fit Clips
Chemical resistance	Excellent
UV resistance	High
Toxicity	Non Toxic



NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

MO04	MBNL	NTQ	Planning	D
MO03 <td>MBNL</td> <td>NTQ</td> <td>Planning</td> <td>C</td>	MBNL	NTQ	Planning	C
MO02 <td>MBNL</td> <td>NTQ</td> <td>Planning</td> <td>B</td>	MBNL	NTQ	Planning	B
MO01 <td>MBNL</td> <td>NTQ</td> <td>Planning</td> <td>A</td>	MBNL	NTQ	Planning	A

Mobile Broadband Network Limited
3rd Floor, The West Tower, Station Road, Reading, RG1 1LJ, UK

Design Consultant & Principal Contractor:
WIPF Telecomms
Calden House, Calder Island Way, Wakefield WF2 7AW
Tel: 01925 424 100
e-mail: info@wipftelecomms.com

Site Name: **LAND OFF WOOD STREET 2**
Site ID: **1546062**
Address: **LAND OFF WOOD STREET, WOMBWELL, BARNSELY, SOUTH YORKSHIRE, S73 0LH**

502 ACCESS TRACK DETAILS		
Type: NTQ		
Purpose of track: PLANNING		
24 Code No:	2022 Code No:	2023 Code No:
79668	BAR120	S0936
Drawing No: 1546062_BAR120_79668_S0936_M034		Issue: D

Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development 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 a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric and Green Belt land within the adopted Local Plan. The following Local Plan policies are therefore relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy GB1: Protection of Green Belt.*
- *Policy BIO1: Biodiversity and Geodiversity.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy D1: High quality design and place making.*
- *Policy T4: New Development and Transport Safety.*

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

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF 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. The 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 (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 10: Supporting high quality communications.*
- *Section 12: Achieving well designed places.*
- *Section 13: Protecting Green Belt land.*
- *Section 15: Conserving and enhancing the natural environment.*

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 this guidance into account when taking decisions.

Supplementary Planning Guidance

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 following SPDs are relevant in this case:

- *Biodiversity and Geodiversity (Adopted March 2024).*
- *Parking (Adopted November 2019).*
- *Trees and hedgerows (Adopted May 2019).*
- *Walls and Fences (Adopted May 2019).*

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

Representations

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

A site notice was placed nearby, expiring 11th January 2025, and the application has been advertised on the Council website. One objection was received. The concerns raised are summarised as below:

- Impact to access to rear of properties along Hough Lane.
- The mast will be an eyesore and the detrimental health implications related to microwaves.

While all concerns are acknowledged, those pertaining to the mast cannot be taken into account as this development was granted under application 2022/0835. This application is only considering the installation of access gates and a maintenance-only access track.

Consultations

Forestry Officer	<i>No objection(s) subject to condition(s).</i>
Biodiversity Officer	<i>No objection(s) subject to condition(s).</i>
Highway Drainage	<i>No objection(s).</i>
Highways Development Control	<i>No objection(s).</i>
Pollution Control	<i>No objection(s) subject to condition(s).</i>
Local Ward Councillors	<i>No comments received.</i>

Planning Assessment

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

Paragraph 154 of the NPPF states development in the Green Belt is inappropriate unless one of the following exceptions applies:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and

- burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - e) limited infilling in villages;
 - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
 - g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
 - h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Local Plan Policy GB1: Protection of Green Belt sets out that the Green Belt will be protected from inappropriate development in accordance with national planning policy.

Paragraph 119 of the NPPF establishes that advanced, high-quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

In this instance, the proposed development is considered to constitute engineering operations which would not have a detrimental impact on openness and would support a previous approved telecommunications mast with associated antennas, dishes and equipment and is therefore not considered to be inappropriate development in the Green Belt under paragraph 154(h)(ii) of the NPPF and accords with Local Plan Policy GB1 and paragraph 119 of the NPPF. The proposed development is therefore acceptable in principle subject to an assessment of the following matters.

Impact on Biodiversity and Geodiversity

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This proposal is subject to BNG.

This application is supported by a Statutory Biodiversity Metric, condition assessments and reports.

The submitted documents indicate that the proposal could achieve a gain of 0.029 biodiversity units, which would represent a 15.66% biodiversity net gain. This is proposed to be achieved by scrub and woodland planting off-site, in the same field in which the access track is proposed, or by purchasing units from a habitat bank. Full details will be required to discharge the Statutory Gain Plan condition.

The Council's Planning Ecologist was consulted; and no objections were received subject to required conditions.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.

Impact on Trees

This application relates to land located off and to the south of Wood Street and accessed off Hough Lane. The land in question extends from the southernmost extent of existing hardstanding between and to the rear of 293 Hough Lane and 295 Hough Lane and adjacent to the west boundary of Wood Street Allotments. The land comprises a dirt track bounded by mixed vegetation and trees. It extends in a south-easterly direction onto a field and is bounded by the Midland Way residential development and Hough Lane open space and small woodland to the south.

The adjacent woodland is not protected and forms part of the Hough Lane Open Space as identified on the Council's Greenspace Register.

During the application process, a document was submitted which indicated that the proposal would require the removal of mature trees and substantial overgrowth as well as significant cut and fill and earth removal works. Consequently, additional details were sought from the applicant and in-person and virtual meetings were accommodated.

This application is supported by an Arboricultural Method Statement which shows the tree removals required to facilitate works alongside a plan detailing the construction of the track using a minimum-dig method which will be conditioned to be complied with.

The need for replacement planting was also discussed during the application process and while no details have been provided upfront full hard and soft landscaping details will be secured by condition.

The Council's Forestry Officer was consulted; and no objections were received subject to required conditions.

Considering the above, this is considered to weigh significantly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable.

Impact on Visual Amenity

This application relates to land located off and to the south of Wood Street and accessed off Hough Lane. The land in question extends from the southernmost extent of existing hardstanding between and to the rear of 293 Hough Lane and 295 Hough Lane and adjacent to the west boundary of Wood Street Allotments. The land comprises a dirt track bounded by mixed vegetation and trees. It extends in a south-easterly direction onto a field and is bounded by the Midland Way residential development and Hough Lane open space and small woodland to the south.

There are limited views of the development site from the public realm of Hough Lane. The proposed track would be constructed of selected angular gravel or crushed aggregate with filled plastic pavers atop and softwood edging boards. The proposed gates would be set into a mass concrete foundation and would adopt a standard design and scale typical of agricultural settings or similar.

The proposed development is anticipated to have a negligible impact on visual amenity overall with little or no impact on the character, permanence and openness of the Green Belt.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Place Making and Local Plan Policy GB1: Protection of Green Belt and is considered acceptable regarding visual amenity.

Impact on Residential Amenity, Health and Pollution Control

The proposal is not anticipated nor considered to contribute to significant increased overshadowing, overlooking and loss of privacy, or reduced levels of outlook impacts which may otherwise adversely affect the amenity of the occupants of the application or adjacent neighbouring properties.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction works. However, any impact is anticipated to only be temporary and construction hours will be controlled by condition.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.

Impact on Highways

During the application process, concerns were raised regarding the need to maintain access to the rear of nearby residential properties for parking.

The proposed development is not considered to be prejudicial to highway safety as existing parking and access arrangements servicing nearby residential properties would not be significantly impeded or affected. The access track is anticipated to be used infrequently with the only proposed use being for engineers to access previously approved mast for maintenance purposes. As such, there would be no long-term impact on the public highway, particularly as the site is set back well over 10 metres from Hough Lane.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction works. However, any impact is anticipated to only be temporary, and it would be the responsibility of contractors and other relevant persons to maintain access during works.

Highways Development Control were consulted; and no objections were received.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Planning Balance and Conclusion

In accordance with the provision of paragraph 11 of the NPPF (2024), the proposal is considered in the context of the presumption in favour of sustainable development.

Having balanced all material planning considerations, whilst it is acknowledged that an objection has been received in respect of this proposed development, it is considered that the concerns have been appropriately addressed through the information submitted and the extent of any potential impact(s) could be adequately mitigated using appropriately worded conditions.

In this instance, the proposed development is considered to constitute engineering operations which would support a previous approved telecommunications mast with associated antennas, dishes and equipment and is therefore not considered to be inappropriate development in the Green Belt under paragraph 154(h)(ii) of the NPPF and accords with Local Plan Policy GB1, and paragraph 119 of the NPPF which supports the development of high-quality and reliable communications infrastructure as it is essential for economic growth and social well-being. The principle of development is acceptable in this instance and is attributed significant weight in favour of the proposal.

The development proposal would achieve the required biodiversity net gain according with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and Local Plan Policy BIO1. The proposal would also effectively manage potential impacts on trees with replacement planting as part of a landscaping scheme (to be secured by condition) also in accordance with Local Plan Policy BIO1. Significant weight has been attributed to these elements in favour of the proposal.

The development proposal is considered acceptable regarding its potential impact(s) on residential and visual amenity and accords with Local Plan Policies GD1, POLL1 and D1. Moderate weight has been attributed to these elements in favour of the proposal.

The development proposal is also considered acceptable regarding its potential impacts on highway safety and accords with Local Plan Policy T4. Modest weight has been attributed to this element in favour of the proposal.

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance. Therefore, planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

In dealing with the application, the Local Planning Authority (LPA) has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

*Amendments to Biodiversity Net Gain documents sought.
Additional information regarding Arboricultural impacts sought.*

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 representations, 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.