
2024/0840

Matthew Hownam

Erection of welfare unit and ferric dosing kiosk (Retrospective)

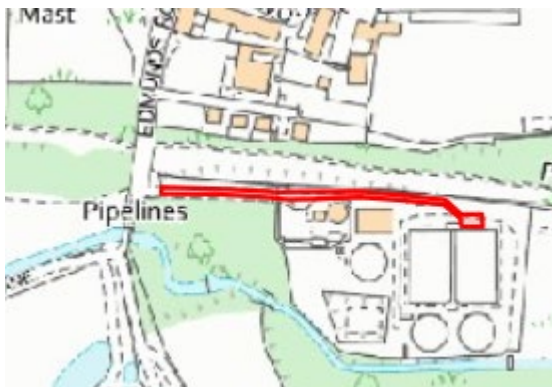
Wastewater Treatment Works, Edmunds Road, Worsbrough, Barnsley

Site Location and Description

The application site comprises part of the wider treatment works off Edmunds Road, Worsborough. The site is accessed off Edmunds Road, at the point at which the road is barriered and becomes a public right of way.

The site is situated in the Green Belt. To the north is the Trans Pennine Trail (TPT) running through a tree belt, to the east is an overgrown area of scrub and beyond that the Lewden Springs fishing lake, to the south the wider site is bound by the river Dove and to the west is further scrub and then beyond Edmunds Road there is Worsbrough Country Park.

North of the TPT, the nearest dwelling is sited over 100 metres away, and separated by a dense tree belt either side of the TPT



Site History

2023 0516 –certificate of lawfulness for solar array to east of the operational wastewater treatment works – granted 17 December 2024

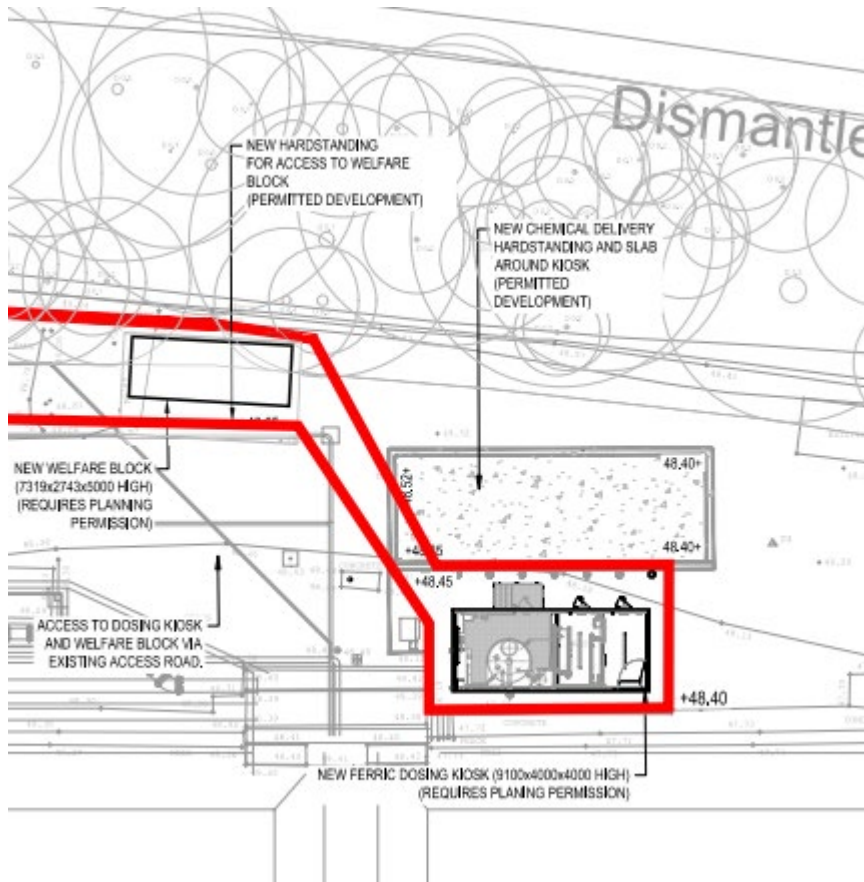
B/92/1207 – permission granted for reconstruction of sewage treatment works

Proposed Development

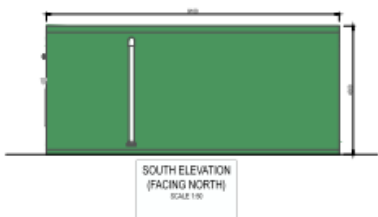
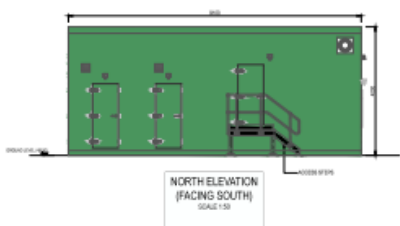
The applicant seeks permission to retain a welfare unit and a ferric dosing kiosk which were placed on the site in May and June 2024 respectively. Both unit and kiosk have a dark green finish. The welfare unit measures 7.32m x 2.73m x 5m in height and the ferric dosing kiosk measures 9.1m x 4m x 4m in height

The development is described as being required to secure improvements to reduce phosphorus levels in final effluent, with regulations requiring this to be achieved by December 2024. Alongside installation of the kiosk, the existing on-site welfare unit has been repurposed, which has necessitated the construction of the new welfare unit, which provides office space, toilet, shower, lab and canteen facilities.

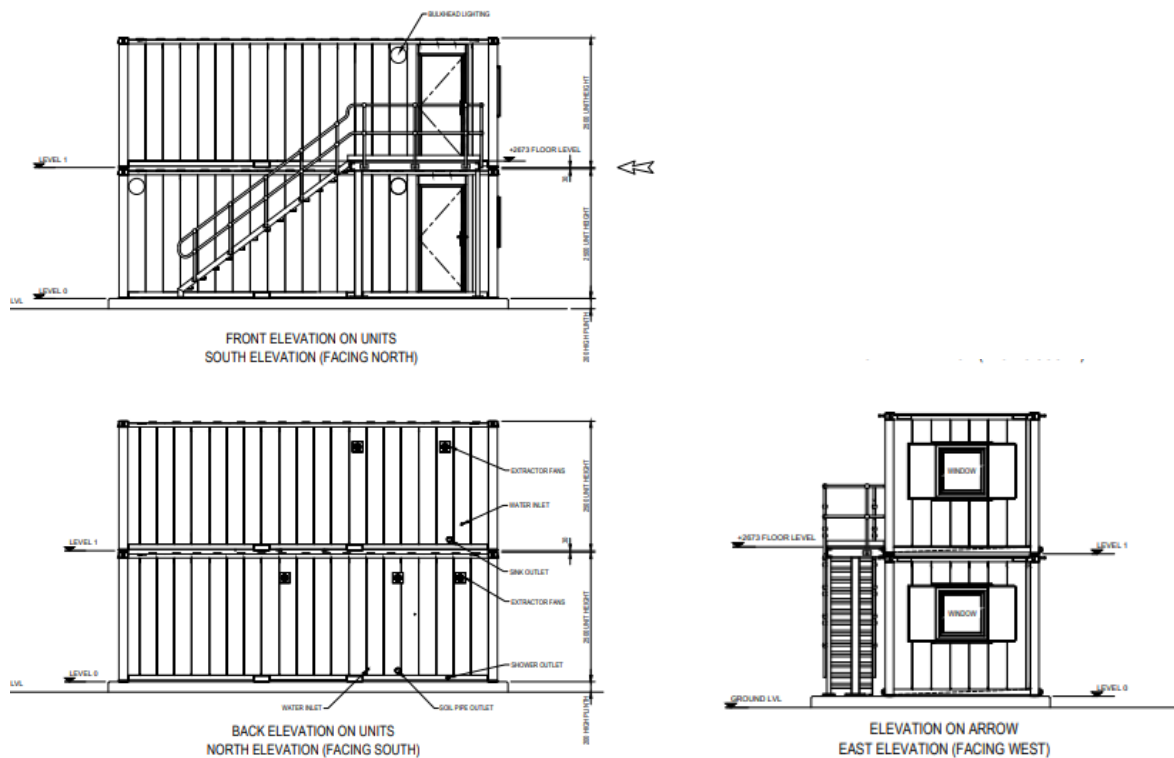
Proposed layout



Proposed kiosk elevations:



Proposed welfare unit 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 Green Belt on the Local Plan Proposals Maps. The following policies are relevant:

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

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 and cycles. Also sets criteria in relation to minimum levels of parking; provision of transport statements and of travel plans.

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 GB1 Protection of Green Belt – indicates that the Green Belt will be protected from inappropriate development in accordance with national planning policy

Policy BIO1 Biodiversity and Geodiversity - Indicates that development will be expected to conserve and enhance the biodiversity and geodiversity features of the borough and that harmful development will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

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.

UT2 Utilities safeguarding existing services and utilities including sewage treatment works will be protected from development that will detrimentally affect them.

Adopted Supplementary Planning Documents

Trees and hedgerows
Biodiversity and Geodiversity
Parking

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. In respect of this application, relevant policies include:

Para 153 – Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances

Para 154 – Development in the Green Belt is inappropriate unless one of the following exceptions applies (including)

- Limited infilling or the partial or complete redevelopment of previously developed land which would not cause substantial harm to the openness of the Green Belt.

Para 187. Planning policies and decisions should contribute to and enhance the natural and local environment including by (amongst other things) providing net gains for biodiversity including by incorporating features which support priority species such as swifts, bats and hedgehogs.

Consultations

Biodiversity Officer – no objections subject to conditions

Highway Drainage – the details are sufficient, no further observations

Highways DC – as construction is complete there will be very few highway implications and the only additional traffic generation likely to be to support site operations and general maintenance. The scheme is acceptable.

Pollution control – the development is unlikely to have an adverse impact on health and the quality of life of those working in the location and therefore no objection or recommended conditions

Public rights of way no objections subject to an informative about unrecorded routes.

Ward Councillors – No response

Representations

The application has been advertised by means of a site notice displayed 15 November to 6 December; no representations have been received.

Assessment

Principle of development

The application site is designated in the Local Plan as Green Belt which Local Plan policy indicates will be protected from inappropriate development in accordance with national planning policy. National policy allows as an exemption to the presumption against development in the Green Belt limited infilling or the partial or complete redevelopment of previously developed land which would not cause substantial harm to the openness of the Green Belt. The proposed development is considered to be limited infilling within the sewage works which would not cause substantial harm to the openness of the Green Belt. The welfare unit and dosing kiosk will be seen in the context of the existing buildings, equipment and hard surfacing. They will have a green finish and will be viewed against the backdrop of the tree belt to the north, which will together with the scrub surrounding the wider site limit views.

As the proposal is for ancillary development on an existing wastewater treatment works, the principle is acceptable subject to consideration of details.

Biodiversity

The application is retrospective and therefore BNG does not apply. The development is located within the Impact Risk Zone of the Dearne Valley Wetlands Site of Special Scientific Interest however the development type does not require consultation with Natural England. The application has been supported by a Preliminary Ecological Appraisal which assesses impact on biodiversity and protected/priority species as largely negligible because habitats on site are of limited value. Where there may be a risk of impact, appropriate precautionary works have been recommended. The application is also supported by an Environmental Management Plan which sets out precautionary working methods in relation to biodiversity. Enhancements to biodiversity should still be made in line with national policy. Subject to a suitable condition securing enhancements to biodiversity, it is considered that the proposal is acceptable and in compliance with Local Plan policy BIO1.

Design

The proposed dosing kiosk and welfare unit are both to be coloured dark green. They will be viewed in the context of the existing buildings and structures at the wastewater treatment works and against the backdrop of the tree belt to the north of the site. Views will also be limited by the scrub which surrounds the wider site. The application is supported by an

Arboricultural Impact Assessment which concludes that no tree works are required to facilitate the proposed development; the surveyed trees are located behind an existing metal boundary fence and additional tree protection measures are not required; and no construction activities are requiring within root protection areas; no mitigation measures are considered to be necessary.

It is concluded that the proposal is in compliance with Local Plan policy D1.

Highway safety

Reflecting the advice of the Highway Engineer that the with construction complete there will be very few highway implications and limited if any additional traffic it is concluded that the proposal is acceptable from a highway safety perspective and in compliance with Local Plan policy T4.

Residential amenity

The proposals are not anticipated to cause any more noise than the existing operation of the site. The nearest dwelling is over 100 metres away and separated by a dense tree belt. Reflecting the advice of pollution control, it is concluded that the proposal is acceptable from a residential amenity perspective and is in compliance with Local Plan policies GD1 and Poll1.

Other

Consultation responses from the Council's Drainage Engineer and Public Rights of Way Officer offer no objections, subject to a recommended informative in relation to any unrecorded rights of way.

Conclusion

The proposed ancillary development will support the efficient operation of an existing utility and it is concluded that the proposal complies with the development plan as a whole.

Recommendation

Grant subject to conditions