
2022/1161

Applicant: Mr Paul Marsh

Extension to existing pallet store

Premdor, Birthwaite Business Park, Huddersfield Road, Darton, Barnsley, S75 5JS

Site Description

The application site relates to an existing pallet store located within the Premdor complex of buildings in Birthwaite Industrial Park, off Huddersfield Road in Darton. The access into the site is from Huddersfield Road itself, from the South, leading to a security gate/fence and then into the site. The pallet store is located in the South-East of the site nearby a warehousing area of the building. The existing pallet store is rectangular in shape with an open front facing East to the adjacent warehousing unit, supporting columns and a slightly sloped pitched roof with grey coloured cladding on the external elevations. The front of the site is hard surfaced with a hard surfaced path leading to an adjacent warehouse building. The M1 motorway runs to the East of the site.

The entrance into the site from Huddersfield Road:



Existing Pallet Store:



Planning History

B/91/0286/DT – Erection of industrial and warehousing units, with associated offices

B/92/0210/DT – Re-positioning of unit 1 and extension to industrial curtilage

B/92/0376/DT – Display of illuminated sign

B/92/0380/DT – Erection of a 25m high chimney

B/92/0782/DT – Erection of boundary wall and railings

B/92/1189/DT – Erection of link between units 2 and

4 and re-arrangement of parking/servicing layout

B/92/1345/DT – Illuminated signs to Unit 3 (Regent Doors PLC)

B/93/1500/DT – Two signboards

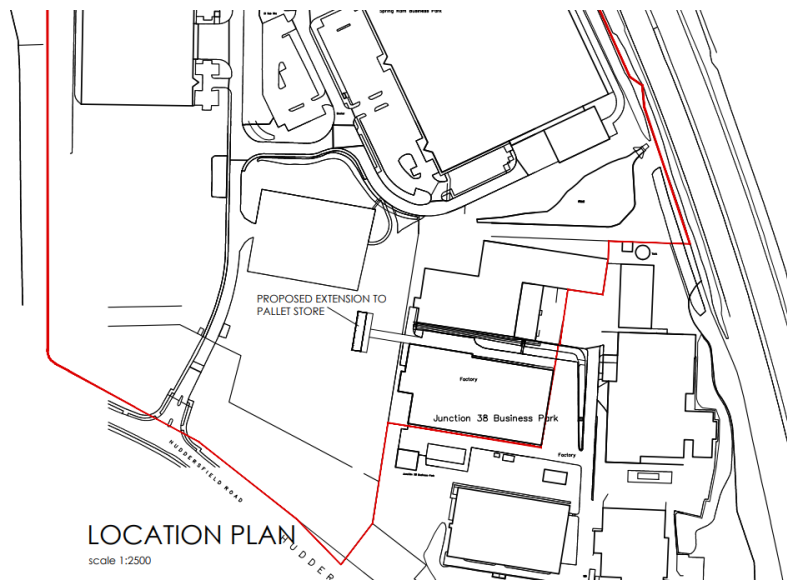
B/97/0565/DT – Display of electricity sub-station and single storey compressor house

2019/0200 – Proposed Canopy (Approved with conditions)

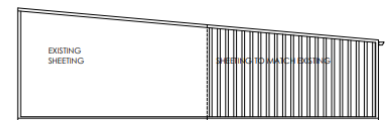
2019/0541 – Installation of new extract and filtration plant and associated work (Approved with conditions)

Proposed Development

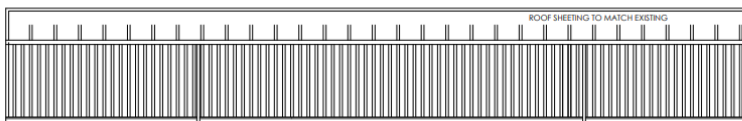
The applicant is seeking approval for the erection of an extension to the existing pallet store located on site. The extension will be located to the rear of the store, projecting 6m with a width of 26m and a sloped roof to match the existing. The highest part of the extension will be 3.25m to join up with the existing eaves of the pallet store, with the new eaves of the pallet store on the rear elevation measuring 2.6m. The extension will utilise sheeting to match the existing.



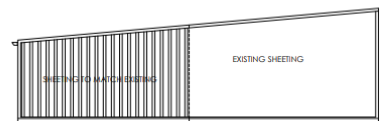
EAST ELEVATION - AS PROPOSED



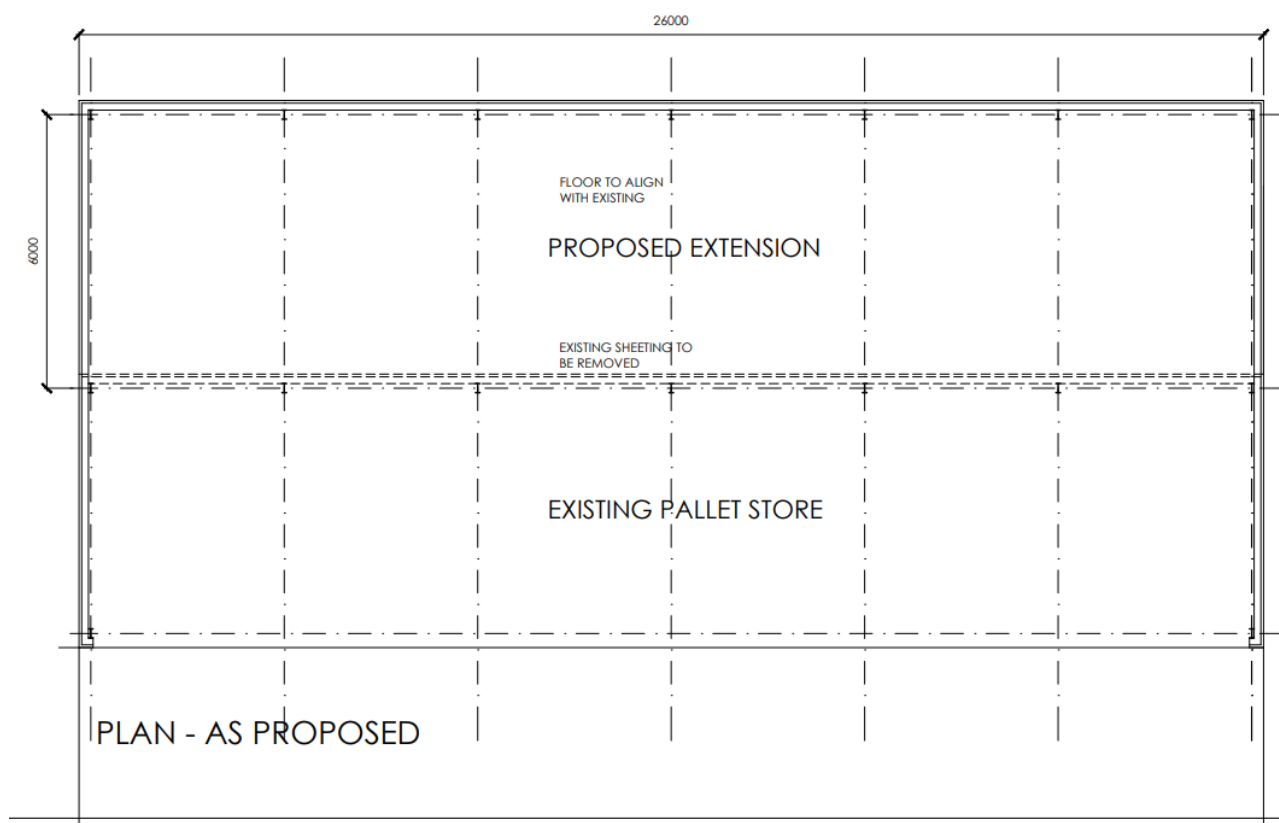
NORTH ELEVATION - AS PROPOSED



WEST ELEVATION - AS PROPOSED



SOUTH ELEVATION - AS PROPOSED



Policy Context

Planning decisions 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 at the full Council meeting held 3rd January 2019.

Relevant Local Plan policies include:

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.

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.

E4: Protecting existing employment land: land or premises currently or last used for employment purposes will be retained in order to safeguard existing or potential jobs.

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.

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, the policies above are considered to reflect the advice in section 12 (achieving well-designed places), especially paragraph 134, which state that 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.'

Consultations

Drainage – No objections

Highways DC – No objection

Pollution Control – No objection

Ward Councillors – No comments

Representations

Neighbour notification letters were sent to neighbouring properties; no comments were received.

Assessment

Principle of Development

The site is located in the Urban Fabric in what is an existing employment area. The proposed development is an extension to an existing pallet store serving the existing business use occupying part of the business park. The proposed development is considered to support the employment use without resulting in loss of existing jobs or employment potential on the site, in compliance with Local Plan Policy E4. The proposed development is therefore acceptable in principle.

Visual Amenity

The proposed extension (156sqm) effectively doubles the size of the pallet store to a total of 328sqm which is not particularly large for such a use and in comparison, to the wider site and other buildings nearby, is clearly small scale in terms of massing, scale and height. The extension will be constructed from sheeting to match the existing with a matching roof style and pitch, which joins up to form a continuous slope. All of the general design principles are in keeping with the existing pallet store and the requirements of Local Plan Policy D1 and is acceptable.

More generally, the extension to the pallet store is located well within the site – c.170m from the nearest point of Huddersfield Road to the South with a significant drop in ground levels from the South to North in the area. The pallet store is screened from Huddersfield Road and other public areas by a mature line of trees and hedgerows on the Southern boundary line and other buildings within the complex.

The proposed development is considered to be in keeping with the character of the business park, whilst having a very limited impact on the wider public realm due to the extension's small scale and significant screening. The proposed development is in compliance with Local Plan Policy D1 and is acceptable in terms of visual amenity.

Residential Amenity

The site is an established business park and whilst there are residential properties in the wider area, the nearest are some 200m to the South. The extension may result in a slight uptick in noise from further forklift use but this will not be significant enough to warrant concern in terms of noise production compared to existing usage of the site.. The proposed development is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highways Safety

The application site is located in an area which is not used for parking purposes and is located away from internal roads/access routes within the business park, so that it does not affect highways visibility. Colleagues in Highways have been consulted on the proposal and have not objected. The pallet store is existing and the extension to it will not result in a significant uptick in vehicular movements to or within the site. The proposed development is therefore in compliance with Local Plan Policy T4 and is acceptable in terms of highways safety.

Recommendation

Approve subject to conditions