
2022/1142

Applicant: BT

Creation of storage compound including installation of 2 no. storage containers

Telephone Exchange, Beever Street, Goldthorpe, Rotherham, S63 9HT

Site Description

The application site relates to a telephone exchange building which is located at Southern end of Beever Street in Goldthorpe. Beever Street is a mix of residential and commercial, primarily light industrial uses/buildings. The site contains a flat roof brutalist building with the entire site measuring 0.2hectare, with access into the site from the North-East with palisade fencing around the boundaries. The site is located within land which has been allocated for housing (Site to the South of Beever Stret – HS49). The land to the East of Beever Street has several planning permissions for housing with some of the plots built out.



Relevant Site History

B/74/0083/DE – Insertion of six additional windows (Historic)

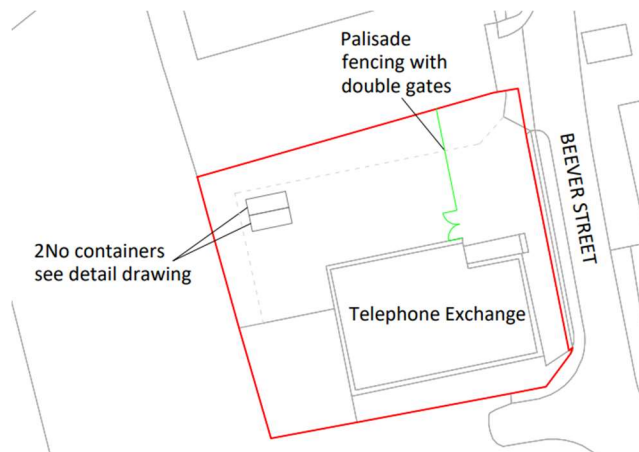
B/80/1327/DE – Erection of security fence (Historic)

B/00/0001/DE – Outline for mixed development including employment and housing (Historic)

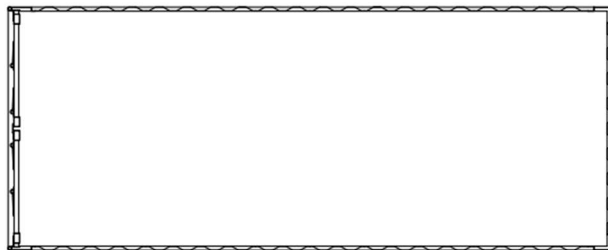
Proposed Development

The applicant is seeking approval for the creation of a storage compound including the installation of 2 x no. storage containers located to the North-West of the site and palisade fencing with double gates to the East of the site. The containers measure 6.05m in length, 2.45m in width with a flat roof with a height of 2.6m. The containers are constructed from corrugated metal with a set of double doors on the frontage. The containers will be positioned side by side.

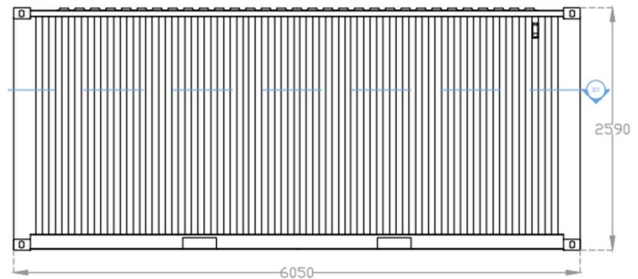
The palisade fencing is set in from the road by 12m, with a height of 1.8m.



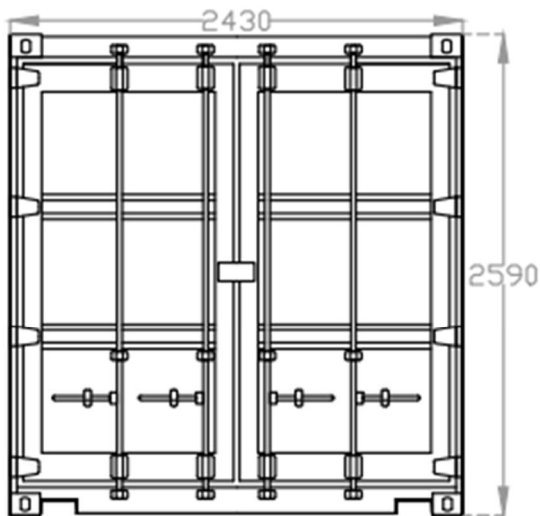
Proposed storage container plans and elevations:



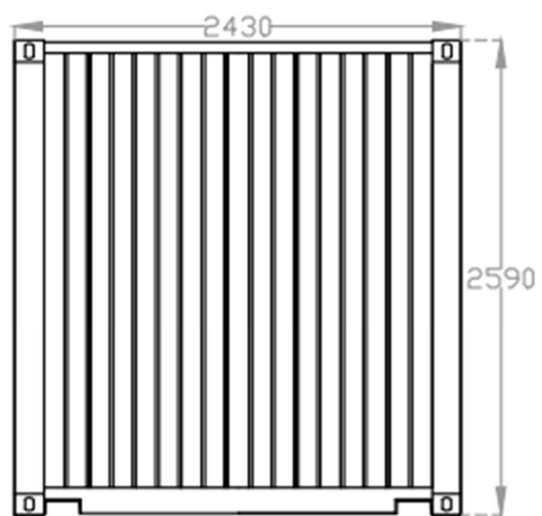
S1 - Plan section



Side Elevation A

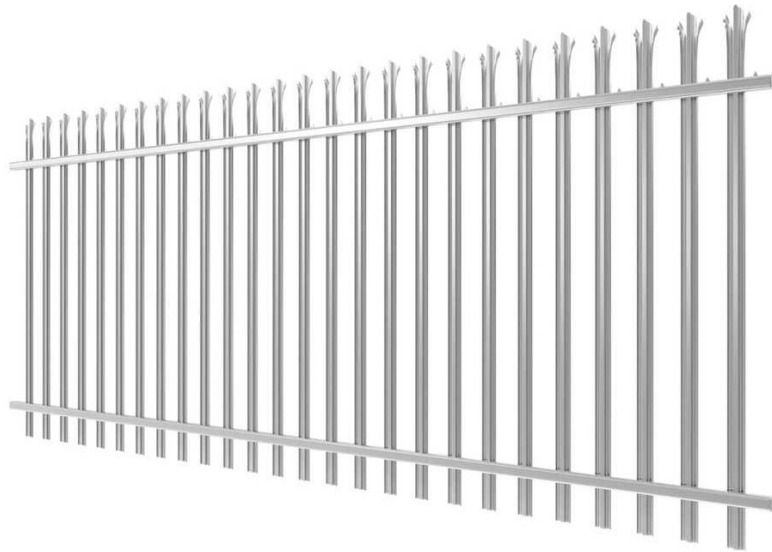


Side Elevation B



Side Elevation C

Example of proposed palisade fencing (1.8m in height, position outlined on site layout plan):



Policy Context

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).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application

Local Plan

In reference to this application, the following policies are relevant:

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.

GD2: Temporary buildings and uses – Temporary buildings will normally be allowed where it can be demonstrated that a permanent building is either not suitable or that urgent accommodation is needed pending the completion of a permanent building.

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.

H3: Uses on allocated housing sites – the sites shown on housing sites on the Policies map will be developed for residential purposes. Other uses on these will only be allowed where:

- They are smallscale and ancillary to the housing elements; and
- They provide a service or other facility for local residents.

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.

Poll1: Pollution Control – 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. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

Supplementary Planning Documents

- 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, the policies above are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings. They also 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

Highways DC – No objections

Pollution Control – No objections

Ward Councillors – No comments

Representations

Neighbour notification letters were sent to surrounding residential properties and a site notice placed nearby.

Assessment

Principle of development

The application site is located within an allocated housing site – HS49. The development needs to comply with Local Plan Policy H3 which states that development on such uses should be allocated solely to residential purposes, but other uses may be acceptable if they are small scale and ancillary to the housing elements and provide a service or other facility for local residents. The development is to support the existing use of the building/site for BT Open Reach to provide their services and it is not proposed to change the use of the site for any purpose. Rather, the application is intended to create a safe and secure compound with storage containers which are weathertight to store vital equipment to allow workers to fulfil their duties on the site.

The storage containers by their very nature are temporary structures which can be placed on site and removed almost immediately. Local Plan Policy GD2 refers to temporary structures with the Council allowing for such structures for a temporary period where it can be demonstrated that a permanent building is not suitable or urgent accommodation is needed pending the completion of a permanent building. On sites visible from highways and public areas, temporary buildings will normally be given a temporary permission not exceeding five years. It has not been demonstrated that a permanent building is not suitable, but the planning statement has indicated that storage containers are the best and most cost-effective way of securing the equipment on site. They are indeed smallscale and it is considered that temporary structures in this case is actually a benefit given that the site is on an allocated housing site. A condition will be attached to any forthcoming approval notice which restricts the temporary permission for a period of 5 years – as outlined in Policy GD2 as the site is visible from the road and public areas.

Residential Amenity

Beever Street is a mix of residential and commercial uses with the immediate surrounding area of Beever Street largely being commercial (light industrial). The nearest property on Beever Street is c.50m to the North, with a warehouse/tyre repair shop lying between the site and the residential properties. Given the small nature of the buildings and fencing, and the fact that the proposed use is not inherently noisy or disruptive, it is considered that the impact on the existing Beever Street residents is very small scale.

There is a housing development to the East of the site/Beever Street, with access off Kingsmark Way. This development has been commenced with several of the properties in close proximity to the site with the closest being c. 15m away. This is a fairly close proximity but again the proposed development is to support the existing use of the site and make the site more secure for the storage of equipment. The palisade fencing itself is c.30m from the nearest property on the new housing development with the storage containers being c. 50m from the nearest property. These distances will mean that the proposed impact on the new housing estate will be negligible.

The proposed development is considered to be in line with Local Plan Policy GD1 and is acceptable in terms of residential amenity.

Visual Amenity

The proposed development is for the creation of a secure compound within the site and includes the erection of 2 x storage containers which are of a typical size, measuring 6.05m in length and 2.45m in width with a small height (2.45m). They are set within the site being 38m from the street and will not form an overly visible presence within the street scene, which is largely comprised of commercial/light industrial buildings in any case. The presence of 2 storage containers is therefore not considered to look out of place and are positioned in an area which is as far away as possible from the street and is largely screened from view.

The proposed palisade fencing is also set back from the road by 12m and has a limited height of 1.8m to match the existing palisade fencing on site. It will more or less be a continuation of the existing palisade fencing and is appropriate in terms of design.

The proposed development is in compliance with Local Plan Policy D1 and is acceptable in terms of visual amenity.

Highway safety

The proposed development makes use of the existing access on a site which has been used as the telephone exchange for many years. The development does not seek to make changes to the access itself and highways have been consulted on the proposal, raising no objections stating that any increase in vehicular movements will easily be carried by the existing highway network. There is sufficient space for vehicles to turn within the site and enter the highway in forward gear and the proposed development is considered to be acceptable in terms of highway safety.

Recommendation

Approve subject to conditions