

Planning and Design and Access Statement

**Glass Recycling (UK) Ltd, 418 Carlton Road, Barnsley,
S71 3HX**

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Glass recycling – Carlton Road, Barnsley

Project	Glass Recycling (UK) Ltd, 418 Carlton Road, Barnsley, S71 3HX
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Contents

1	Introduction	3
2	Site and Planning History	3
3	The Proposed Development	4
4	Planning Policy Context	4
	National Planning Policy Framework	4
	North West Leicestershire Local Plan (2017).....	5
5	Planning Considerations	9
	Principle of Development	9
	Impacts on Highways	11
	Other Considerations.....	11
6	Conclusions	11

1 Introduction

- 1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.
- 1.2 The author of this appraisal, Jim Malkin has previously worked as a principal planning officer in Local Authority and more recently as a planning consultant in the private sector. He is a Chartered Member of the Royal Town Planning Institute with significant experience.
- 1.3 This statement supports an application by Glass Recycling (UK) Ltd for the erection of a building in association with the existing business.

2 Site and Planning History

- 2.1 The application site comprises of substantial glass recycling facility located in an area of existing industrial uses off Carlton Road in Barnsley.
- 2.2 The site is operated by Glass Recycling (UK) Ltd who employ more than 70 people on the current site. Surrounding land uses are mixed with commercial units to the north, east and west of the site, with low level residential development on the opposite side of Laithes Lane / Carlton Road to the south.
- 2.3 The most recent planning history is as follows:

2016/1039 - Erection of an extension to current warehouse/processing facility with car parking – Approved 25th January 2017

2017/0976 - Provision of car park (alterations to the plans approved under application 2016/1039) – Approved 12th September 2017

2019/1360 - Erection of building in association with existing glass recycling facility to provide inside space for the tipping of vehicles - 13 March 2020

3 The Proposed Development

- 3.1 The proposed development is to house a processing plant to recover more glass from the existing incoming material to be recycled than go to landfill.
- 3.2 It is therefore proposed to erect a new building to accommodate the increased activities associated with the activities of Glass Recycling (UK) Ltd.
- 3.3 The building will be a portal frame industrial building measuring 45m x 54m, with an eaves height of 17m, and ridge set at 19.4m. The building will be constructed from metal cladding.
- 3.4 The proposal will not impact on the existing access and parking arrangements and the existing access arrangements will continue to be utilised.

4 Planning Policy Context

National Planning Policy Framework

- 4.1 Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. It explains that in the context of decision taking, this means approving proposals that accord with the development plan without delay.
- 4.2 Paragraph 80 of the NPPF explains the planning system's role in building a strong, competitive economy. To achieve this Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant

weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

- 4.3 Paragraph 117 of the NPPF encourages the effective use of land in meeting the need for homes and other uses.
- 4.4 Chapter 12 of the Framework relates to design. Paragraph 127 advises that decision makers should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture and appropriate landscaping. Paragraph 131 encourages design which raises the quality of the built environment and its setting.

Barnsley Local Plan

4.5 **Policy GD1 General Development**

Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other

features appropriately reflect, protect and improve the character of the local landscape;

- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

Policy Poll1 Pollution Control and Protection

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.

We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

Policy 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.

If a development is not suitably served by the existing highway, or would create or add to problems of safety or the efficiency of the highway or any adjoining rail infrastructure for users, we will expect developers to take mitigating action or to make a financial contribution to make sure the necessary improvements go ahead. Any contributions will be secured through a planning obligation or planning condition.

Policy D1 High Quality Design and Place Making

Design Principles:

Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;

- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

Policy SD1 Presumption in favour of Sustainable Development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly

to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

4.6 [Barnsley, Doncaster and Rotherham Joint Waste Plan \(JWP\)](#)

WCS 1 – refers to the overall strategy and states that provision will be made to maintain, improve and expand the network of waste management facilities to achieve sustainable waste management across all waste streams.

WCS 4 – refers to waste management proposals on non-allocated sites and states that they will be permitted provided they demonstrate how they do not significantly adversely affect the character or amenity of the site or surrounding area; contribute towards the aims of sustainable waste management in line with the waste hierarchy; and do not undermine the provision of waste development on strategic sites. The types of location where waste proposals may be acceptable in principle include existing waste sites and designated employment and industrial areas/sites.

WCS 6 – refers to general considerations for all waste management proposals (access, highway capacity, noise, dust, drainage, wildlife, and habitats etc.). Proposals must include sufficient information to demonstrate that they comply with the requirements within the policy.

5 [Planning Considerations](#)

[Principle of Development](#)

- 5.1 The application proposes the erection of a new building to house a processing plant which will extract more glass from existing incoming material to recover a higher recycling tonnage rate to be delivered to their main customer Ardagh Glass Barnsley.

- 5.2 The application site is located within an existing commercial area and is adjoined by similar uses, the location is therefore appropriate for such an expansion. The NPPF is committed to supporting sustainable economic growth and advises that planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system. This view is followed through in the requirements of the Barnsley Local Plan.
- 5.3 As economic development is supported by relevant planning policies, it is therefore considered in principle that the scheme is acceptable.

Impact on the streetscene

- 5.4 The proposed building is of a similar scale to the extension consented last year, and therefore precedent for a building of this scale is already set on the site.
- 5.5 The design of the proposed building reflects its functional use, will utilise matching materials to existing structures and will sit acceptably alongside built form within Glass Recycling facility. The proposal will be viewed in the context of the existing industrial development and is compatible with the established character of the area.
- 5.6 The hedges and trees that make up the site's boundaries will be retained to ensure the existing level of landscaping which provides a buffer to the countryside beyond and serves to screen the site in landscape views is maintained.

Amenity of Neighbouring Uses

- 5.7 The site is located away from any residential properties and as such has no impacts on residential amenity.

Impacts on Highway Safety

- 5.8 The proposal will not result in an increase in vehicle movements.
- 5.9 The site benefits from an existing access onto the adjacent highway network.
- 5.10 The proposals will not impact on the existing parking and turning areas on site.

Other Considerations

- 5.11 The site falls in Flood Zone 1 where there is very low probability of flooding.
- 5.12 The application site sits in an existing commercial / industrial area which does not provide suitable habitat for protected species.

6 Conclusions

- 6.1 The scheme will support the ongoing operations of a significant employer in the local area and its main customer Ardagh Glass Barnsley and will create and protect these jobs. Therefore, the proposal has significant economic benefits and is supported by both local and national planning policy. The proposal will also support ongoing recycling efforts and is therefore highly sustainable and supportive of both local and national incentives to increase recycling levels.
- 6.2 The proposal is of a functional design and is contextually appropriate in this existing commercial location.

- 6.3 The proposal will not result in a significant increase in vehicle movements to and from the site and will not harm the safe and efficient use of the highway network, nor will it impact on existing access and parking arrangements.
- 6.4 The scheme will not give rise to any issues in relation to protected species, flooding or coal mining.
- 6.5 The proposal constitutes sustainable development, and therefore in accordance with the presumption in favour of such development established by Paragraph 11 of the National Planning Policy Framework, it is therefore respectfully requested that the application be approved.