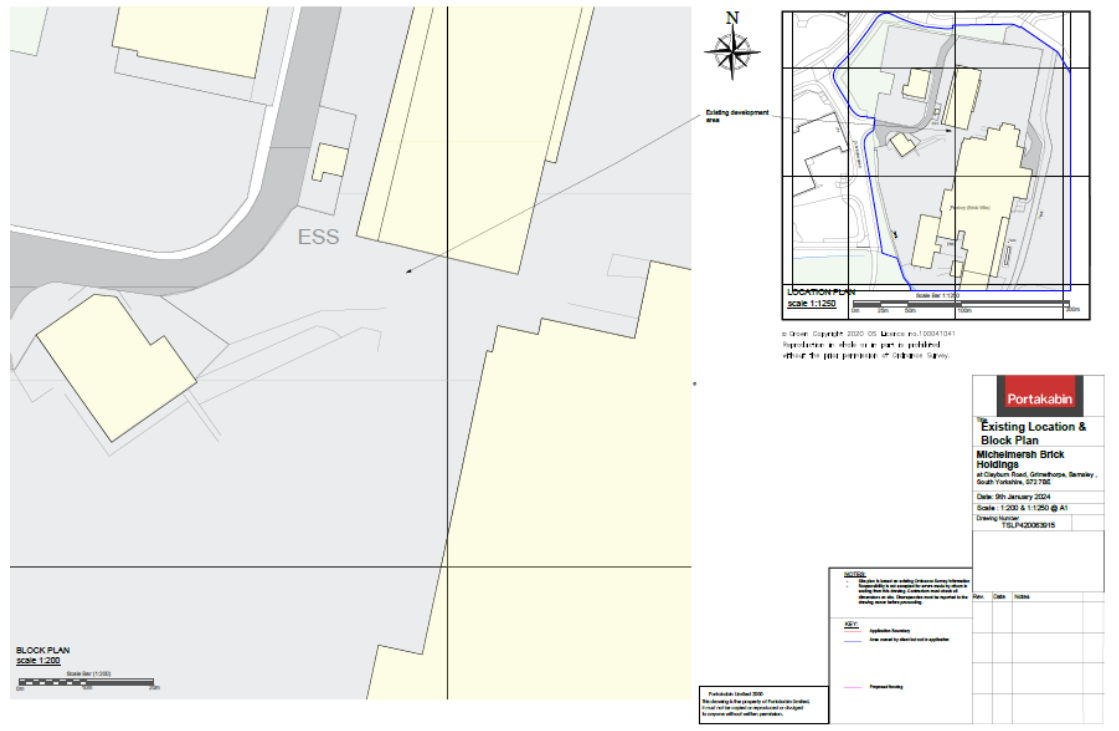


Installation of 2 no. portacabins to be used as changing facilities.

Carlton Main Brickworks, Clayburn Road, Grimethorpe, Barnsley, S72 7BE

Site Description

The application relates to Carlton Main Brickworks. The site is located off the A6195 within a large industrial area. Carlton Main Brickworks has a long history as brick manufacturers since the 1980's. The business consists of office buildings and factory buildings with the clay works/quarry to the east of the site. The buildings are concentrated within one area along with associated car parking. The site has a mix of flat roof and pitched roofed buildings constructed of differing materials.



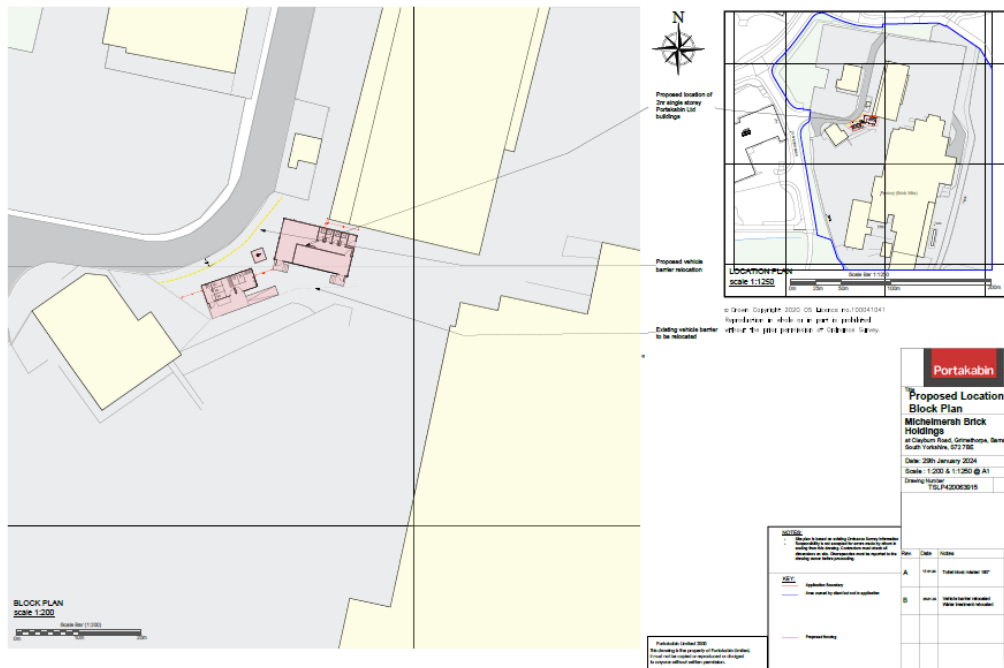
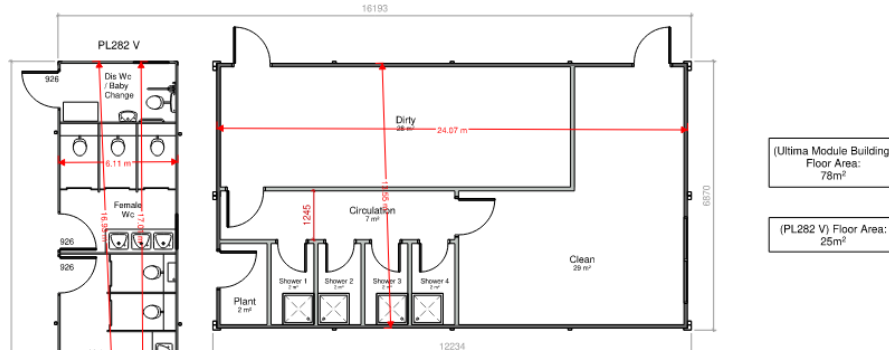
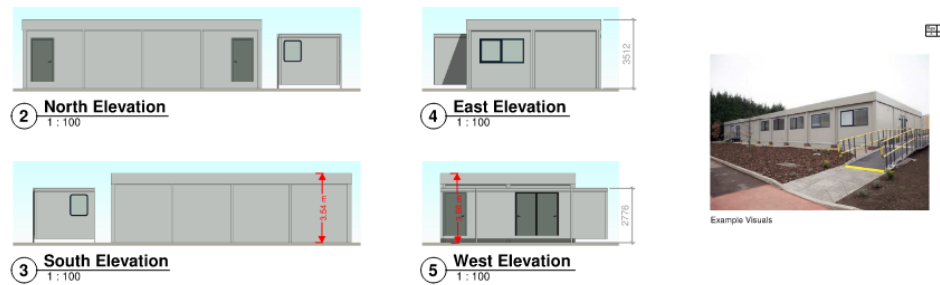
Site History

None relevant

Proposal

The proposal is to erect two temporary portacabins to be used as changing and toilet facilities. The applicant states that the proposed cabins are in response to the recent expansion of the site and a desire to improve the welfare facilities for staff. Unfortunately, there is no existing space available within the site, therefore a temporary measure is proposed until appropriate facilities can be erected. The application proposes a temporary permission for 3 years only. The Portakabin buildings will be sited on a hardstanding area adjacent to existing structures.

The smaller cabin is proposed for toilet facilities and will measure 8.50m x 3.05m and will measure 3.56m in height. The larger cabin is proposed to provide shower facilities and will measure 12.03m x 6.77m and will measure the same height. The external walls are of a durable one-piece construction with plastisol-coated galvanised steel cladding and will be coloured grey.



Local Plan

Urban Fabric

Site MIN1 Carlton Brick works Clayton Road, Grimethorpe

Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy GD1 General Development

Policy D1 High Quality Design and Place Making.

Policy E4 Protecting Existing Employment Land

Policy LG2 The Location of Growth

POLL1 Pollution Control and Protection

Policy MIN1 Minerals

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 96 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places.

Para 115 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 131 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Para 215 - It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.

Consultations

- Highways DC – No objections
- Enterprise Barnsley – No objections
- Drainage – No objections
- Ward Councillors – No comments received.
- Yorkshire Water – No comments received.
- Pollution Control – No objections

Representations

None

Assessment

Principle of development

Policy MIN 1 Minerals states that existing sites with planning permission for the extraction of minerals will be defined on the Policies Map and will be protected from inappropriate development that could result in their sterilisation.

The NPPF recognises that minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is sufficient supply. The proposal is to

extend the existing welfare facilities within the site supporting rather than diluting the existing use.

Planning permission for portacabins is not usually encouraged from a design point of view, however, the impact of the containers in terms of design, location and visual impact will be closely assessed below.

Visual Amenity

This proposal seeks permission to erect two portacabins within the built-up area of the site amongst existing buildings. The cabins will be of single storey height and as a result will be at a lower level than the surrounding buildings. The mix of existing materials and colour palate within this area enables the proposed cabins to ensure a coherent proposal within this setting. Although portacabins are not usually encouraged, in this instance given the temporary nature of the proposals and the location within the confines of the site and not within a visually prominent location the proposals are acceptable.

The proposals are not expected to appear as an incongruous feature within this locality and is therefore in compliance with Local Plan Policy D1 and GD1 in terms of visual amenity.

Residential Amenity

The proposed temporary buildings will be situated in an area within the confines of the existing brickworks and would have no impact on local residential amenity. There are no residential properties within close proximity to the site. Furthermore, the site is well screened from any of the closest residential properties to the north and northeast of the site.

Consequently, the proposal would meet the requirements of Policies POLL1, GD1 and D1 of the Local Plan in terms of residential amenity.

Highways Safety

The proposals will be located within the site boundaries away from the road network. The portacabins will be located on an existing hard standing area and will not impact on any of the existing parking.

It is therefore considered that the proposals do not adversely impact upon the highway and are acceptable from a highway's development control perspective in compliance with Local Plan Policy T3 and T4.

Recommendation: Approve for a temporary period.