

Application reference number	2025/1065
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Application Type	Full planning permission
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Proposal Description:	Erection of store, erection of enclosure for external pipework, erection of aggregate wash plant and associated infrastructure; laying of concrete slab, installation of vertical tanks (retrospective), proposed construction, relocation and increase in height of boundary treatment, proposed erection of filter presses, for use in association with the existing treatment and management of non-hazardous waste
Location:	West Green Recycling, West Green Way, Monk Bretton, Barnsley

Applicant	Mr Eric Lidster
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Number of Third Party Reps	None	Parish:	n/a
		Ward:	Cudworth

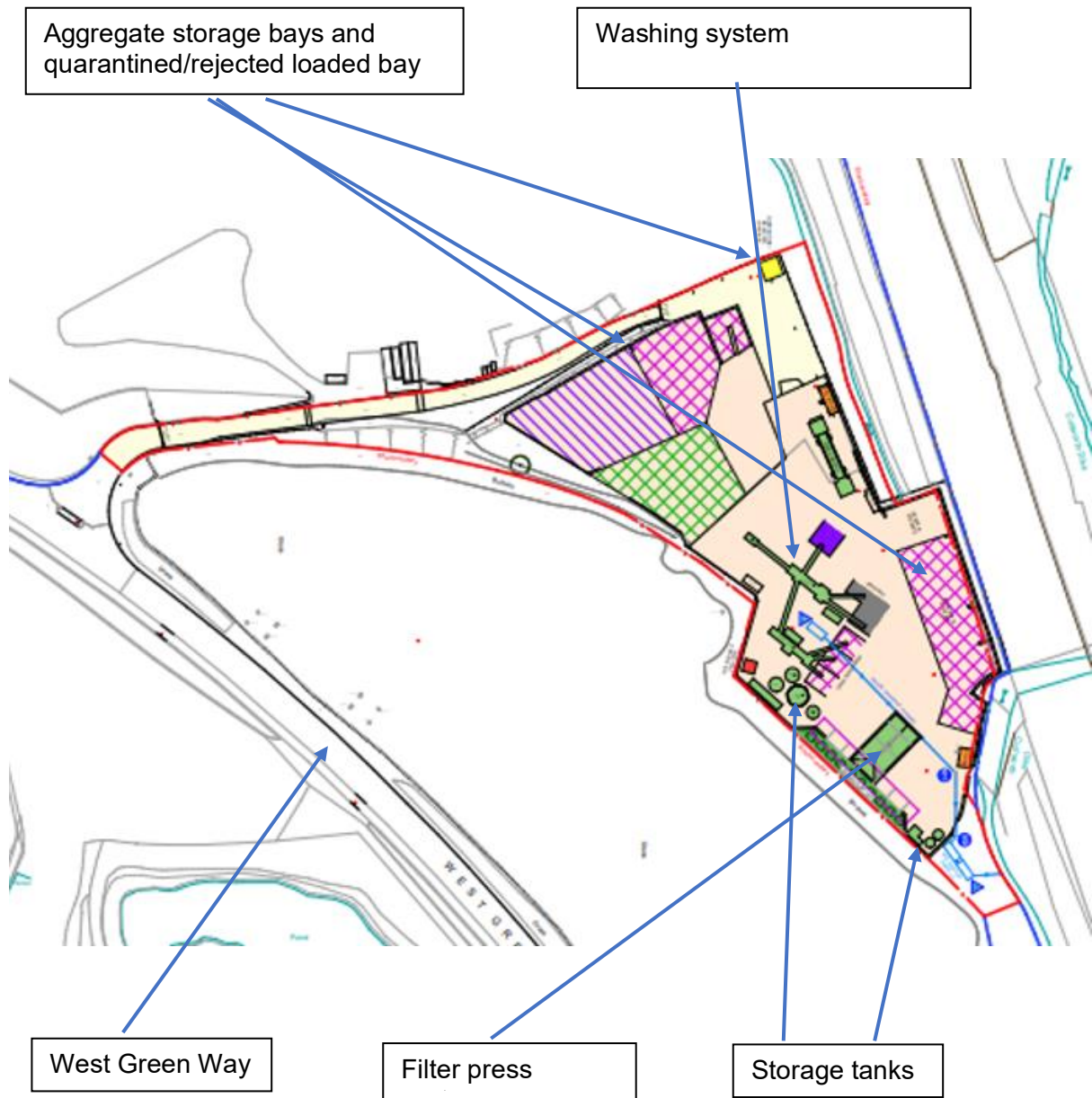
SUMMARY

The proposal seeks part retrospective consent to retain buildings and equipment including an aggregate wash plant, a modest brick store building, an enclosure for external pipework, siting of a number of tanks, construction of boundary treatment and laying of a concrete slab. The proposal also seeks to amend the siting and design of the existing (unauthorised) filter press on the site; and to amend the siting and height of a section of boundary treatment, in order to create space for a landscaping scheme.

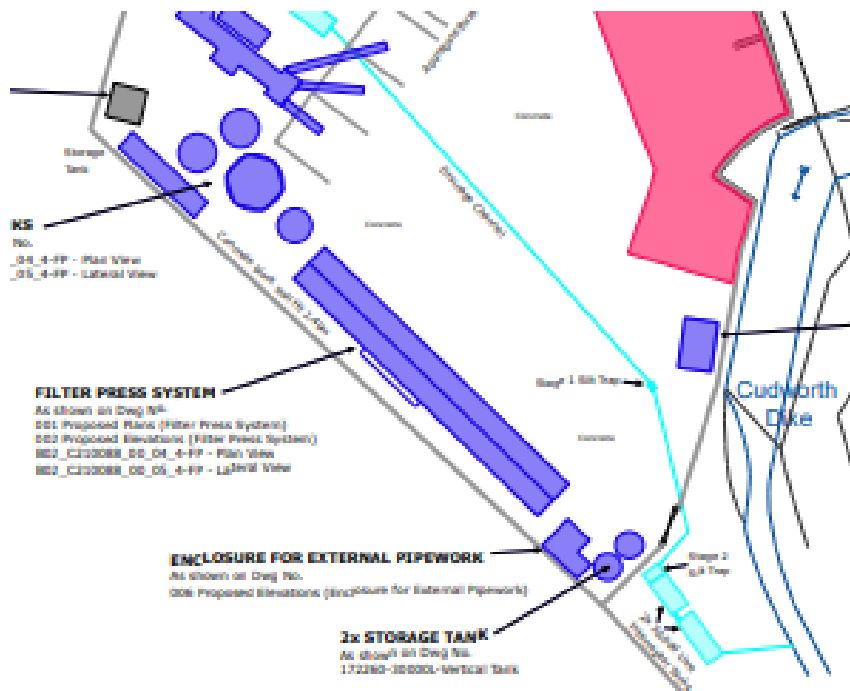
The report demonstrates that the proposal would cause unacceptable visual impact with a lack of information about the proposed landscaping scheme to demonstrate that it would mitigate to an acceptable degree the visual impact. The report also demonstrates that there is a lack of adequate information to demonstrate that the noise impact of the proposed development would not adversely affect the residential amenity of new residents of the adjacent housing allocation to an unacceptable degree and does not address points raised by the Inspector when he dismissed the previous appeal.

Recommendation: **REFUSE Planning Permission**

Proposed layout plan with red outline boundary



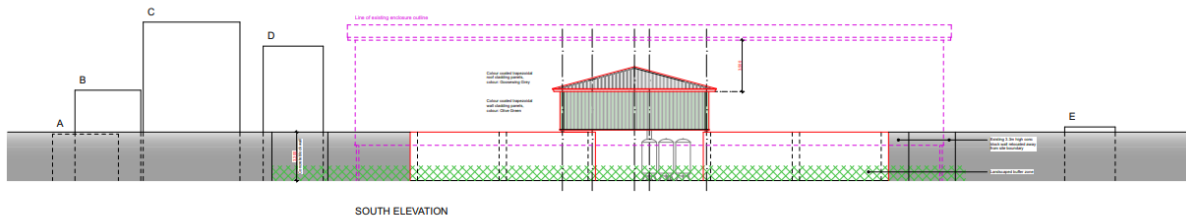
Existing filter press layout



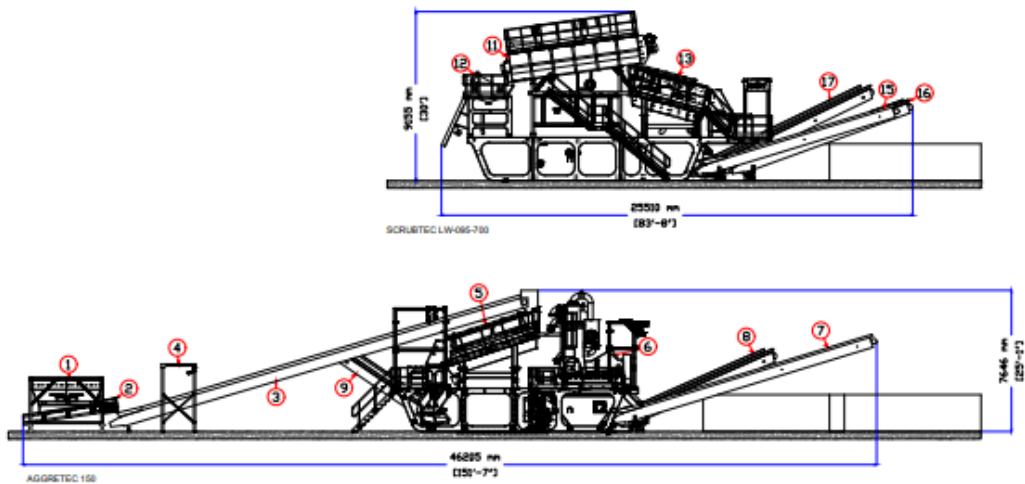
Proposed filter press and landscaping



Proposed filter press (showing outline of existing filter press and of proposed tanks)



Proposed washing system



Introduction

The application is partially retrospective and represents a significant commercial development that is harmful to visual amenity, on part of a mixed use residential/greenspace allocation in the Local Plan.

The site is part of the Local Plan allocation MU3 which allocates land for housing and greenspace. The proposal is on part of the allocation which is specifically allocated in the Masterplan Framework for housing.

The existing operation of the site was granted permission in 2001 and is subject to several conditions including that all material shall be stored in the approved bunkers; and shall not exceed 2.5 metres in height.

Proposal

There was no pre application advice requested or given. The application was submitted following the dismissal of a planning appeal following the refusal of permission of application 2023/0758 to retain the unauthorised structures on the site, that was itself invited following a complaint about unauthorised work on the site.

The application seeks full planning permission to retain buildings and equipment including an aggregate wash plant, tanks, a modest brick store building, an enclosure for external pipework, construction of boundary treatment and laying of a concrete slab; and also to

relocate and change the design of boundary treatment and filter presses so that space can be created for landscaping around the filter presses.

The existing (unauthorised) filter press system measures 5.2m x approx 40m x 10.56 metres high. The proposal is to re-site the filter presses further away from the boundary and to separate them into a wider lower structure measuring 10m x 20m x 7.06 metres high and turn them through 90 degrees. The filter press system has temporary sheeting on it at present, but it is proposed to have a goosewing grey roof and olive green wall panels.

The existing (unauthorised) wash plant equipment is sited centrally on the site to the north of the filter press system and on a concrete base. The equipment extends to an area of approximately 52 metres by 33 metres and at its highest is 9.15 metres high and is red and grey/white in colour.

Between the filter press system and the washing system equipment are a number of (unauthorised) storage tanks measuring up to 11.6 metres in height above the concrete base they have been sited on.

To the south east of the filter press system is an (unauthorised) enclosure for external pipework and two storage tanks. The enclosure for external pipework is a modest single storey building and has a grey walls and roof covering. The storage tanks are 3.45 metres in diameter and 3.65 metres high and finished in a plastic material, dark in colour.

The (unauthorised) store which is sited on the east boundary was originally constructed to hold the electricity substation but a decision was made that this was in the wrong location. It is a modest single storey building with brick walls and a felt roof.

The key differences between the current application and the previous application which was dismissed on appeal are therefore:

Proposal	Previous application	Current application
Filter press	Presents a 40m long by 10.5m high elevation to West Green Way and extends 5.2m into the site	Presents a 10m long by 7m high elevation to West Green Way and extends 20m into the site.
Concrete boundary wall	2.4 metres high.	Partially relocated into the site and increased in height to 3 metres
Landscaping	None proposed	10 trees and native planting on a 5m wide landscape buffer zone with a total area of 213m ²
Wash plant equipment	Extends to an area of 52m by 33m by 9.15m high	No change to proposal
Tanks	Varying in height up to a maximum of 11.6m	No change to proposal
Store, pipework enclosure and concrete slab	As proposed	No change to proposal

The application is supported by a PEA and addendum; a Planning Statement and an Additional Statement; a Flood Risk Assessment and December 2025 update; four Noise reports including a February 2026 amended report; Dust and Emissions Management Plan; Site Drainage Statement; Transport Statement; an Arboricultural Report and Impact

Assessment and two Landscape Visual Impact Appraisals and an Addendum and amended photo montages.

The agent has been invited to submit a fully detailed noise report addressing tonal noise issues and the additional HGV movements; and a planting plan showing substantial planting to address the impact of the wider development but has asserted that the existing submission is sufficient.

The application is not subject to a viability assessment or to an EIA. The appeal decision confirmed/agreed that while there may be some impact on the surrounding area and nearby designated sensitive area as a result of the development, it would not be of a scale and nature likely to result in significant environmental effects and accordingly the development is not EIA development.

Site Description

The application site is a waste recycling centre, which is accessed off West Green Way. The site backs on to the heavily treed embankment to the dismantled railway which is now part of the wider Dearne Valley Wetlands Site of Special Scientific Interest (SSSI), appears to have paths (but not recognised public rights of way) running through it and forms the east boundary. The adjacent land to the south and west of the site is a relatively level field and views across the site from West Green Way are largely uninterrupted, although there is some planting immediately adjacent the southwest boundary which appears to be outside the application site and is of limited impact in terms of softening the visual appearance of the development. This boundary is defined by two concrete walls, the taller one amounting to around 3m in height appears to be recently constructed but is not included in this planning application. To the north of the site is a raised area of land which is laid out as a motor-quad and motorcycle track.

The development subject to this proposal is already in place and largely operational. The proposal, as outlined above, includes a plan to amend the siting of a section of boundary wall, amend the siting and design of the filter presses and propose landscaping to mitigate their impact. The wider site is substantially surfaced but was predominantly mud at the time of site visits in connection with the previous application and appeal. There are significant mounds of material within the northwestern part of the site which it is understood are awaiting processing, which are significantly higher than the proposed development. (estimated in excess of 10 metres high). Together with the proposed development, they are highly visible from West Green Way.

Relevant Site History

<i>Application Reference</i>	<i>Application description</i>	<i>Status</i>
B/01/0635	Use of land for siting of mobile soil screener and crusher/ancillary processing of imported inert waste and storage of recycled products (Retrospective) The permission is subject to several conditions including that all material shall be stored in the approved bunkers; and shall not exceed 2.5 metres in height.	Granted
2024/0329	Erection of substation for purposes ancillary to existing waste recycling facility (retrospective)	Granted June 2024

2023/0758	Installation of aggregate wash plant, erection of store, erection of enclosure for external pipework, laying of concrete slab, and construction of boundary treatment (retrospective); and cladding to exterior of structure for filter presses for treatment and management of non- hazardous waste.	Refused and dismissed at appeal
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Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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.

Local Plan

The site is within an area allocated for as a mixed use site where site specific policy MU3 states:

Site MU3 Land off Shaw Lane Carlton

This site is proposed for mixed use for housing and green space. The indicative number of dwellings proposed for this site is 1683. These are included in the Housing figures for Urban Barnsley in the Housing chapter.

The development will be subject to the production of a phased Masterplan Framework covering the entire site to ensure that development is brought forward in a comprehensive manner.

The development will be expected to:

Retain areas of woodland, not affected by the road. Should any part of the existing Wharnccliffe Woodmoor green space be developed, an area of compensatory biodiversity-value green space of equivalent size should be created on the land within site MU3 to the east of the existing Wharnccliffe Woodmoor green space. Compensatory areas will need to be linked to Wharnccliffe Woodmoor by wildlife corridors;

Provide access from Far Field Lane roundabout;

Provide off site highway works;

Retain the higher ecological value habitats in the southern part of Wharnccliffe Woodmoor green space, together with the water courses in the centre of the site with a buffer;

Provide robust measures to mitigate ecological impact where the construction of the access road impacts upon the southern part of the site which has high ecological value and in particular woodland blocks;

Provide robust mitigation measures to mitigate against noise, odour and other potential impacts arising from the existing industrial operations at Manor Bakeries and Boulder Bridge;

Provide small scale convenience retail and community facilities in compliance with Local Plan policy TC5 Small Local Shops; and

Avoid locating built development in parts of the site within flood zone 2 and 3.

The following policies are also considered to be relevant to this application:

Policy SD1 Presumption in favour of Sustainable Development – indicates that we will take a positive approach reflecting the presumption in favour of sustainable development in the National Planning Policy Framework and that we will work proactively with applicants to find solutions to secure development that improves the economic, social and environmental conditions in the area

Policy GD1 General Development - sets a range of criteria to be applied to all proposals for development including the requirement that there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents; that the development is compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land; that the development will not adversely affect the potential development of a wider area of land which could otherwise be available for development; and that they include landscaping to provide a high quality setting for buildings and appropriately reflect, protect and improve the character of the local landscape.

Policy H3 Uses on allocated housing sites – indicates that the sites shown as housing sites on the Policies Map will be developed for residential purposes and other uses on these sites will only be allowed where: they are small scale and ancillary to the housing elements; and they provide a service or other facility for local residents.

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 T5 Reducing the Impact of Road Travel – we will reduce the impact of road travel by developing and implementing air quality action plans; working to improve the efficiency of vehicles and goods delivery and implementing measures to ensure the current road system is used efficiently.

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 HE1 The Historic Environment – indicates that we will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley’s historic environment and will support proposals which conserve and enhance the significance and setting of the borough’s heritage assets.

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 CC3 – Flood Risk – the extent and impact of flooding will be reduced by not permitting new development where it would be at unacceptable risk of flooding or would give rise to flooding elsewhere; ensure that only water compatible or essential infrastructure is allowed in functional floodplain (subject to the flood risk exception test) and provided that there is no harmful effect on the ability of the land to store floodwater; (etc etc) -sets a range of criteria in relation to development and flood risk, including expecting all development proposals on brownfield sites to reduce surface water run off by at least 30%; development on greenfield sites to maintain or reduce existing run off rates; and development proposals to use SuDS in accordance with policy CC4.

Policy CC4 – Sustainable Urban Drainage Systems – all major development will be expected to use SuDS to manage surface water drainage unless it can be demonstrated that all types of SuDS are inappropriate. The council will also promote the use of SuDS on minor development. Planning applications must be supported by an appropriate drainage plan and SuDS design statement.

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.

Barnsley, Doncaster and Rotherham Joint Waste Plan (adopted 2012)

Sets out the overall approach to managing waste across the three Council areas and reflects the waste hierarchy which prioritises waste prevention, and then re-use and recycling before energy recovery and disposal.

Policy WCS1: Barnsley’s Overall Strategy for Achieving Sustainable Waste Management – provision will be made to maintain, improve and expand the network of waste management facilities through Barnsley to achieve sustainable waste management across all waste streams.

Policy WCS4 Waste Management Proposals on Non Allocated sites – establishes criteria to be considered when determining such applications – including that development does not significantly adversely affect the character or amenity of the surrounding area; will contribute towards the aims of sustainable waste management in line with the waste hierarchy; and prioritises the reuse of vacant or underused brownfield land.

Policy WCS6 General Considerations for all Waste Management Proposals – sets out the tests against which any proposal for waste management will be assessed including in relation to supporting the vision, aims and overall strategy of the Joint Waste Plan; access; design; amenity; ecology and pollution.

Adopted Supplementary Planning Documents relevant to this application:

Trees and hedgerows
Biodiversity and Geodiversity

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. NPPF policy of relevance to this application includes:

Paragraphs 78- 81 – set out government policy on maintaining supply and delivery of housing, the requirement for strategic policies to include a trajectory illustrating the expected rate of housing delivery over the plan period and the advice that plans should set out development rates for specific sites. Also sets out the requirement to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where strategic policies are more than five years old.

Paragraph 85 - 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.

Para 124 – planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Para 125 – planning decisions should give substantial weight to the value of using suitable brownfield land with settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Para 135 – planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history including the surrounding built environment and landscape setting.

The NPPF 2024 has additionally proposed a new method of calculating housing targets for each Local authority which will see an increase in mandatory housing delivery targets for Barnsley of approximately 30% above existing (from 831pa to approx. 1092 pa).

Relevant Consultations:

Biodiversity- no objection subject to condition.

Highways DC – No objection subject to a condition requiring a parking layout to be agreed and implemented and an informative.

Drainage – confirmed no objection

Yorkshire Water – Initial comments objected due to lack of drainage information. On being directed to the submitted drainage information, confirmed no objection subject to drainage condition.

Pollution control – Initial comments recommended a new noise impact assessment. In response to submission of a new noise impact assessment, confirmed that the advice about the content of the noise impact assessment had not been followed and re-iterated the initial comments.

Final comments in response to email submissions from the applicants agent confirmed an objection to the proposal. The submitted noise impact assessment does not address the tonal quality of the noise from the site; nor does it assess the additional noise from potential increase in HGVs from the application site.

Forestry Officer – confirmed no objection subject to condition

Environment Agency – confirmed no objection but provided advice.

South Yorkshire Mining Advisory Service – no objection subject to Mining Remediation Authority informative.

Ward Councillors – no comments received

Representations

Neighbour notification letters were sent to nearby properties and previous objectors; a site notice was placed nearby and a press notice placed in a local newspaper (giving a final date for receipt of comments of 2 February 2026).

No representations were received.

Assessment

The main issues for consideration are as follows:

- The acceptability of the development in principle
- The impact on visual amenity
- The impact on residential amenity
- The impact on the highway network and highways standards
- The impact on the existing trees
- The impact on the ecology of the site
- Flooding and Drainage issues
- Stability and contamination
- Economic benefits

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of development

Regard must be had to the recent appeal decision. The Council's reasons for refusal included objections on the grounds that the proposal would enable significant intensification and expansion of the business and the clear conflict with the allocation policy and the adopted Carlton Masterplan Framework.

In determining the appeal, the Inspector established two main issues, the second being whether the development prejudices the potential development of the allocated Shaw Lane, Carlton Masterplan site, including in terms of the living conditions of its future residents with regard to noise and disturbance. He concluded that given the appellant's wish to remain on site, in spatial terms the appeal development places no additional constraint on the potential for the masterplan to be realised. He further concluded that, on the basis of a noise assessment submitted for the application as proposed, future residents to the south-west and north-west of the appeal site would not suffer unacceptably from noise generated by the development.

The Inspector concluded that he did not consider that the development prejudiced the development of the masterplan area either in spatial terms or by blighting adjacent potentially residential parts through unacceptable levels of noise and disturbance and the development does not conflict with policies MU3, GD1 or Poll1.

However, the evidence submitted in support of the appeal and resubmitted and updated for this application included the original 2023 noise assessment; a new 2025 noise assessment; and an amended noise impact assessment 2026. It is now considered that neither the original 2023 nor the 2025 and 2026 reports properly consider the existing noise levels across the whole of the housing allocation to the west of the application site. The noise impact assessment should include expected noise emissions including narrow band frequency analysis (specifically to consider specific noise, vibration and tonal components to the sound) from both the wash plant and the filter presses; and potential increase in HGV traffic noise. An updated noise assessment has been requested, to address these points, however, nothing has been received. The applicant's agent has submitted a supporting email asserting that the existing submission is sufficient.

As submitted therefore it is concluded that there is a likelihood that the proposal would blight the adjacent potentially residential parts of the masterplan area through unacceptable levels of noise and disturbance. The development does therefore conflict with policies MU3, GD1 and Poll1.

Visual amenity

In determining the previous appeal, the Inspector stated that in visual terms, the development, and in particular the filter press structure, is prominent in views from West Green Way and from the end of Burton Road by the roundabout. He noted that existing off site trees do little to screen the massing of the filter press; and that the wash plant, having less bulk than the filter press and when seen alongside the other mobile plant and considered alone, does not have an unacceptable impact on the appearance of the area. He did not mention the range of tanks on the site specifically. He considered that the change to the view resulting from the development is substantial, that the development harmfully contrasts with its setting and that supplementary planting to assist in screening the development would need to be substantial in scale to fully mitigate the general effect in wider views and would take considerable time to establish. He concluded that the development unacceptably harms the appearance of the area and conflicts with Joint Waste Plan and Local Plan policies which seek to ensure that waste management development is

sympathetic to its context and does not significantly adversely affect the amenity of the surrounding area, expect development to be of a high quality design and require landscaped boundaries are provided where sites are open to the countryside.

The current proposal differs from the appeal proposal. The siting and scale of the filter press have been changed. Two filter presses which were sited next to each other lengthways have been re-sited such that the existing 40m long and 10.5m high structure sited close to the south west boundary of the site would be reduced in height and turned through 90 degrees so as to present a smaller built form towards West Green Way. The filter presses are mounted on a raised platform, supported by a steel frame. The supporting structure is 3.3 metres high and the filter press above extends to a total height of 7.65 metres in height – a height reduction of 2.91 metres from the existing. The floor area of the filter presses has also been reduced from 40 metres x 5.12 metres, to 19.9 metres x 10.2 metres(202.98sqm.)

This means that the filter presses present towards West Green Way a built form of 10 metres wide by 7.65 metres high (reduced from 40 metres wide by 10.5 metres high). However, the filter press is proposed to be turned through 90 degrees, it would have a deeper form when viewed from the west, increasing from 5.12 metres to 19.9 metres so would be more visible when viewed from the residential allocation. In addition, the siting of the filter press and the concrete wall adjacent to it are proposed to be relocated to create a 5 metre deep and average 43 metre wide buffer zone. It is indicated that a row of ten trees underplanted with shrubs would be planted in this buffer zone.

A landscape and visual impact appraisal report has been submitted in support of the application. This notes the conclusion of the previous appeal decision on the application site and the inspectors comments that the appeal proposal would cause no harm to the landscape character of the receiving landscape but that in visual terms, the development, particularly the filter press structure, was prominent in views across open land to the southeast of the site, from West Green Way and Burton Road roundabout. The LVIA seeks to address the identified landscape and visual concerns. The layout of the proposals has been amended and the landscape mitigation re-evaluated.

Supplementary planting is proposed in front of a relocated boundary wall to create a natural screen and reduce the visual impact. Four revised viewpoints and accompanying photographic montages have been reassessed based on the amended filter press structure to illustrate the revised proposals at year 1, when mitigation planting is newly established, and at year 15 when the mitigation planting is expected to have matured significantly.

The LVIA concludes that the visual effect of the proposal at the most sensitive locations at year 15 with mitigation will be slight adverse (or negligible or none). It refers to 'potential planting and a landscape buffer of 5m provided in front of the revised boundary wall' and 'British native woodland and shrub planting, designed to form a natural visual screen' and incorporating 'a proportion of evergreen species along the site frontage to ensure year-round screening benefits'. The landscape buffer is said to incorporate an area of approximately 213m² within which ten trees are proposed, supplemented by native planting. The species are described as being capable of attaining heights of up to approximately 10 metres at maturity. The mitigation is intended to soften the appearance of the proposed building and reduce its visual prominence; as the planting matures, it will increasingly integrate the development into the surrounding landscape. There is also reference to the use of appropriate material cladding to the tallest elements of the proposals to reduce and simplify their appearance. As previously, the filter press is intended to have profiled metal cladding added, olive green to the walls and goosewing grey to the roof.

However, the details of the proposed landscaping scheme which have been submitted are not substantial in scale which the Inspector considered would be necessary to fully mitigate

the general effect of the appeal proposal in wider views and which are now also considered necessary to fully mitigate the effect of the amended planning application in wider views. Although the height and siting of the filter press is proposed to be changed from the current appearance, it is considered that the totality of the proposed development would remain prominent in wider (albeit some different) views and that in the absence of adequate information to demonstrate that proposed landscaping would adequately screen the proposed development, the proposal would unacceptably harm the appearance of the area and does not address the points raised in regard to impact on the wider setting and the need for landscape scheme substantial in scale to mitigate the effects, as set out in the Inspectors decision in dismissing the previous appeal. The applicant has been invited to submit a planting plan showing substantial planting to address the impact of the wider development but has asserted that the existing submission is sufficient. The applicant's agent has submitted a supporting email asserting that the existing submission is sufficient.

For the reasons given above the proposal is contrary to the provisions of Joint Waste Plan policy WCS4 'Waste Management Proposals on Non Allocated sites', which establishes criteria to be considered when determining such applications including the requirement that development does not significantly adversely affect the character or amenity of the surrounding area; and Joint Waste Plan policy WCS6 'General Considerations for all Waste Management Proposals, which establishes criteria for the determination of all waste management proposals including that they provide high-quality design and architecture sympathetic to the context and surroundings. It is also concluded that the development is in conflict with local plan policies GD1 and D1 and the NPPF policies on the quality of design and significant weight against the proposal is attached to this material consideration.

Residential Amenity

The application is supported by a dust and emissions management plan which indicates that effective site management to ensure the control of airborne dust will ensure that there are no adverse dust impacts off site in respect of existing residents. Reflecting the advice of Pollution Control, it is concluded that if the application were otherwise acceptable any approval would be required to be subject to a condition requiring the dust and emissions management plan to be implemented and retained for the duration of the operation of the approved development.

For the reasons given above in relation to the principle of development, the application proposal would further frustrate the future development of the wider residential phase of the site allocation for mixed use housing and green space, given the scale of the proposal with inadequate detail of the proposed mitigation planting and the extent to which it would reduce the visual impact on surrounding land, in particular to the southwest. The proposed development as constructed and proposed affects the visual appearance of the wider area and the development of the wider residential phase and would have a significant adverse effect on the living conditions of future residents, by reason of noise from increased vehicle movements and the increased noise from the machinery which allows for a doubling of throughput of materials, and the harm to the outlook from future dwellings due to the visual impact of the plant and machinery. It is concluded that the proposed development would have a significantly adverse effect on and unacceptably affect the living conditions and residential amenity of future residents and is therefore contrary to local plan policies GD1 and Poll1 and significant weight against the proposal is attached to this material consideration.

Highway Safety

The Council's Highway Engineer advises that West Green Way can easily accommodate the anticipated additional six vehicles per hour. It is understood that staff and visitor parking is

available on site, but this is not shown on the plan. Subject to a condition to secure an agreed parking layout, it is concluded that the proposal is in conformity with Local Plan policy T3 and limited weight in favour of the proposal is attached to this material consideration.

Impact on Trees

Reflecting the advice of the Forestry Officer, since the work to relocate the existing boundary wall to create space for a landscaped buffer is in the vicinity, a condition to secure protection measures would be required to secure protection of the existing trees before and for the duration of any works began to relocate the existing boundary wall and the filter press. Subject to this condition, the proposal is in conformity with Local Plan policy BIO1 in this regard and limited weight in favour of the proposal is attached to this material consideration.

Impact on Geodiversity and Biodiversity

The Council's Ecologist has advised that the submitted evidence sets out how the habitats on site do not meet the definition of Open Mosaic Habitat on Previously Development Land; and that there will be no direct or indirect impact upon the watercourse off the eastern boundary. The Ecologist does advise that measures to ensure Japanese knotweed is not spread in the wild and to require a sympathetic lighting scheme to be agreed to avoid adverse impacts on bats using the wooded corridor off the eastern boundary should be secured by condition. These measures could be secured by condition and subject to this, it is concluded that the proposal is in conformity with Local Plan policy BIO1 and limited weight in favour of the proposal is attached to this material consideration.

Flood risk and Drainage

Reflecting the advice of Yorkshire Water and Council's Drainage section it is concluded that the submitted drainage strategy is acceptable. This indicates that the concreted area around the wash plant is designed to direct water via a silt trap to a ground storage tank before reuse in the wash plant. Flood overflow will enter Cudworth Dike during storm conditions only when the wash plant water catch tank and the clarified water tank are at capacity. Proprietary welfare units with built in sewage storage are to be installed. Consultees recommend a condition requiring the drainage strategy to be implemented and retained for the duration of the operation of the approved development.

The proposed resiting of the filter presses mean that they (and the store, part of the aggregate washing system and one of the storage tanks which are all proposed to be retained) would be constructed on the part of the site at flood risk. The submitted food risk update confirms that all these elements are or would be constructed at or above the specified 41.6 AOD height. This is the height previously agreed with the Environment Agency in relation to the substation granted on the site under application 2024/0329. Subject to a condition to secure this, the proposal would be in conformity with Local Plan policy CC3 and limited weight in favour of the proposal is attached to this material consideration.

Stability and Contamination

The development is not in an area of high development risk arising from previous mining operations but is located partially on two old landfill sites. In respect of the previous appeal on the site, the contaminated land officer advised that as the site is regulated by the Environment Agency, they will deal with any issues of contamination getting in to water courses and clean up on closure.

Economic benefits

The application does not indicate that the proposal would secure any increase in employment on the site but it would appear that it would allow for throughput of materials to double and this is given moderate weight in support of the application. It is understood that the proposal may reflect the kind of machinery that all such recycling facilities may be required to use in line with regulations that expect to come into force in the near future. In the meantime, the proposal comprises investment into an existing waste recycling business in an accessible location through the provision of the innovative waste recycling technology plant that is supported by policy WCS1 of the Joint Waste Plan and this is given significant weight in favour of the proposal.

PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2024) the proposal is considered in the context of the presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay. Paragraph 12 of the NPPF (2024) confirms that the presumption does not change the statutory status of the development plan as the starting point for decision making.

The proposal is considered to be located within a sustainable location on a site suitable for residential development in the Local Plan. The proposed development conflicts the residential allocation in the Local Plan and this weighs considerably against the application.

In addition, the form and layout of the development have resulted in incongruous features which have an unacceptable visual impact in the landscape, and in a manner is contrary to policies of the Local plan and the Joint waste plan and the Carlton masterplan framework and this weighs significantly against the application.

Significant weight in favour of the application has been afforded to the economic benefits generated by the proposal and the contribution towards sustainable development from the re-use of resources that might otherwise have been sent to landfill.

The dust associated with the use of the equipment could be mitigated and controlled by condition. However, the impact of the development on the living conditions of future residents of the adjacent land with residential allocation, by reason of increased vehicle movements, and visual impact of plant and machinery on residents outlook, and potential noise impacts would have a significant adverse effect on and unacceptably affect living conditions and residential amenity of future residents and this attracts significant weight against the proposal.

It is concluded that while the proposal complies with some policies of the development plan, given the particular harm to visual amenity and the conflict with policy which allocates the site for residential development, there is conflict with the development plan as a whole.

Having balanced all material planning considerations, it is concluded that the positive aspects of the proposal outlined above are significantly outweighed by the conflict with the development plan as a whole and other material planning considerations.

The proposal is therefore, on balance, recommended for refusal.

RECOMMENDATION

MEMBERS RESOLVE TO REFUSE PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT FOR THE FOLLOWING REASONS:

REASONS

1 The proposed development introduces significant new development that appears to be required to facilitate the intensification of the existing use on the site. This is contrary to Local Plan policies H3 'Uses on allocated housing sites', the mixed use allocation policy MU3, General Development Policy GD1 and the adopted Carlton Masterplan Framework in that the proposal is not for residential development, is not ancillary to the housing elements and would not provide a service or other facility for local residents and would frustrate the Council's strategic objectives for the application site and the wider allocation. It is also contrary to the NPPF policy which requires the strategic policies of Local Plans to identify land to provide a minimum of five years' worth of housing against their housing requirement or local housing need

2. The development is at odds with the Local Plan, the Joint Waste Plan, the Carlton Masterplan Framework and the NPPF which seek to ensure that developments function well, add to the overall quality of the area, are visually attractive, sympathetic to local character, establish a strong sense of place, and create safe, inclusive and accessible places that promote health and well-being. The development would result in incongruous features that have an unacceptable visual impact in the landscape because of their height, design, prominence in the landscape. There is a lack of existing landscaping and of a proposed landscaping scheme that would be substantial enough to demonstrate that the visual impact of the proposed development can be fully mitigated. As such the proposal is contrary to Local Plan policies GD1 and D1, Joint Waste Plan policies WCS4 and WCS6 and NPPF policy at para 135.

3. The development conflicts with Local Plan policies GD1 General Development and Poll1 Pollution Control and Protection which seek to ensure that development is compatible with neighbouring land and will not significantly prejudice the future use of neighbouring land or adversely affect the potential development of a wider area of land; and will not cause unacceptable levels of noise, dust or other pollution to local residents. The visual impact on surrounding land, the unacceptable harm to the outlook of future dwellings and the likelihood of noise unacceptably affecting the living conditions and residential amenity of future residents means that the proposal is in conflict with these Local Plan policies.

The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.