
2021/0158

Miss Emma Mitchell/ Euroglaze Limited

Extension to industrial unit and surfacing to create outside storage area.

Plot 4, Unit 6, Carlton Industrial Estate, Albion Road, Carlton, Barnsley, S71 3HW

Site Location and Description

The site is an industrial unit on a corner plot used by a UPVC window and door manufacturing company. The existing unit is a two storey unit (there is mezzanine office accommodation in parts of the building) with brick plinth and grey metal cladding and roofing.

On the opposite side of Albion Road there is extensive parking which appears to serve several units including the application site.

The site is currently bound by grey galvanised fencing and the outside areas immediately outside the building are substantially covered in outside storage which spills out on to the road (both frontages). There are no obvious on site parking areas; on site servicing on the site frontages appears to be limited and to involve reversing on or off the highway.

The site area is around 0.5ha.

Albion Road frontage and first entrance



Albion Road frontage, second entrance and parking opposite



Second Albion Road or private road frontage and third entrance to site



Applicant's photos of outside storage areas



Site History

1993 – Permission for extension to existing unit (not clear if implemented but subject to conditions limiting outside storage and requiring specified servicing area to be surfaced and retained) (B/93/0071/BA)

Proposed Development

The applicant seeks permission for a galvanised steel modular extension with colours to match the existing. The extension will add 450sq m of internal floorspace which amounts to a near 50% increase on the existing 1050 internal floorspace and will result in an increase of 5 FTE employees in addition to the existing 40 FTE. The extension will sit at the north west side of the building and will have a ridge at right angles to the ridge on the existing building and an apex at 7.6 metres, quite a bit taller than the existing building apex of 6 metres. The

extension could be more subtly designed in relation to the existing building but is considered acceptable.

There are no changes proposed to the existing parking arrangements. The immediate external areas are almost entirely taken up by outside storage, although much of the north west frontage will be taken up with the proposed extension.

The application has been amended to clarify that areas of 97m² and 70m² to the north east of the building have been surfaced with concrete and are to be used respectively for loading and servicing; and a further area in the region of 60m² at the access to the yard has been surfaced with concrete. The majority of the remainder of this area has been surfaced with gravel and road shavings and is to be used for outside storage – this will amount to an area of around 0.3ha (ie well over half the total site area). The gravel/road shavings surfacing does not extend to the north west and north east boundaries where there is grassed banking and a soakaway; and it is clarified that all surfacing has a fall away from the access road. The applicant confirms that the storage will never be higher than 2.7m.

Policy Context

Planning decision 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.

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

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

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.

Policy E3 Uses on employment land – indicates we will allow research and development, light and general industry and storage or distribution on allocated Employment Sites or land currently/last used for employment uses; also appropriate scale ancillary uses and other employment generating uses will be considered on their merits.

26. 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 of cycles. Also sets criteria in relations to minimum levels of parking; provision of transport statements and of travel plan statements.

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.

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.

Supplementary Planning Documents (SPD):

SPD Parking
SPD Sustainable Travel

Consultations

Highways DC – No response
Pollution Control – No objections
Ward Councillors – No response

Representations

The application has been advertised via site notice between 20 April and 12 May; no representations have been received.

Assessment

Principle of development

The application site has a designation of urban fabric in the Local Plan where Policy GD1 sets a range of criteria against which planning applications must be judged.

As the proposal is for an extension to an existing industrial unit and creation of a new outside storage area on a long standing industrial estate the principle of development is acceptable subject to consideration of details.

Design

The massing and design of the proposed extensions are not entirely in keeping with the existing industrial building. The proposed extension is higher than the existing building and is designed so that the roof is at 90 degrees to that of the existing building. The application site is well within the industrial estate, screened from most public views outside of the estate by the presence of other buildings; and there are examples of other buildings on the industrial estate that are taller than the original building on this site. It is considered that the design is acceptable in this industrial setting.

The applicant has proposed matching facing materials and a condition is recommended to secure this.

The proposal also includes the creation of a significant outside storage area. The applicant has set out the areas and height to which this will be limited. This site is fairly tucked away on the industrial estate, at the end of a cul de sac and screened from public view outside the estate by other industrial buildings. It is considered that, subject to a condition limiting storage to the areas and height specified, it will be acceptable.

It is concluded that the design of the proposed extension and the extent of the outside storage is acceptable and in compliance with Local Plan Policy D1.

Highways safety/Parking

There has been no response from highways DC.

The application site is part of a wider planned estate where parking is provided adjacent to the estate roads and not within the curtilage of individual units. There is significant parking provision opposite the application site and nearby (albeit not dedicated to any individual unit) which appears to meet the needs of the application site and the wider estate – there is no known problem with overspill parking on this part of the estate. The proposal will result in an extra 5FTE staff which it is considered would be unlikely to result in an unacceptable impact on highway safety nor give rise to a severe residual cumulative impact on the road network (the tests set out at NPPF para 109).

The application has been amended to clarify the area that has been concreted and is to be set aside for servicing. The provision of this area appears to be an improvement on the existing arrangements.

Since the provision of a hard surface within the curtilage of an industrial building is permitted development provided the surface is not porous where there is a risk of groundwater contamination; and in all other cases the hard surface is made of porous materials, or provision is made to direct run-off to a permeable area within the curtilage of the industrial building, it appears unlikely that permission was required for this hard surfacing. A condition is recommended to indicate that the unloading and servicing areas are to be retained for those purposes.

Recommendation

Grant subject to conditions

Full – 3 Years (M3 Code A1)

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

Development in accordance with approved plans (M3 Code B11)

The development hereby approved shall be carried out strictly in accordance with the plans (Nos.) and specifications as approved unless required by any other conditions in this permission.

Existing plan EG/2021/1

Existing Elevations EG/2021/2
Existing Elevations EG/2021/3
Proposed Plan EG/2021/4
Proposed Elevations EG/2021/5
Proposed Elevations EG/2021/6
Location Plan EG/2021/7
General specifications drawings
Existing and Proposed Sections EG/2021/9
Estate Plan
Site Plan Yard EG/2021/10

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

e) External materials to match (M3 Code B1)

The external materials shall match those used in the existing building.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Unique

The vehicle unloading and servicing areas, indicated on the submitted Site Plan Yard, drawing number EG/2021/10, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for unloading and servicing prior to the development being brought into use, and shall be retained for those purposes at all times.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4 New Development and Highway Improvement

Unique

The outside storage hereby permitted shall be limited to the areas as set out on the Site Plan Yard drawing number EG/2021/10. No outside storage of any description shall at any time exceed a height of 2.7 metres above existing ground level.

Reason: In the interests of the visual amenities of the locality in accordance with Core Strategy Policies CSP 29 and CSP 40.