

2023/0361

Applicant: Mr S Bowden

Agent: JE Architectural Ltd

Description: Variation of conditions 2 and 8 of application 2021/0885 (Extension of service yards and provision of car parking to existing factory) to allow change in surfacing and drainage.

Address: Station Road Industrial Estate, Valley Road, Wombwell, Barnsley, S73 0BS.

Site Location and Description

Safestyle UK own a large area of the Valley Road industrial estate, which is accessed to the northwest off Station Road. There are several residential properties along the northern side of Station Road, with the proposed service yard extension to the rear and parking to the side.

Safestyle's buildings are split across Valley Road at a minor crossroads with each side having gated access and a security guard present monitoring vehicles and deliveries to and from the site. The buildings are a mix of red brick and grey cladding. There is palisade fencing around the site, this is set back from Station Road where the parking is proposed.

Background

2007/0580 – Erection of Industrial Units – Approved

2015/0224 - Erection of a new manufacturing unit adjacent to the existing PVC unit, and additional staff parking provision – Approved

2016/0236 - Variation of condition 2 of planning application 2015/0224: (Erection of a new manufacturing unit adjacent to the existing PVC unit, and additional staff parking provision) to raise height of part of building by an additional 3m – Approved

2018/0331 - Change of use of part of former manufacturing building (B2) to staff training centre (D1) including external alterations – Approved

2021/0885- Extension of service yards and provision of car parking to existing factory- Approve with Condition

Proposed Development

The applicant has applied to vary conditions 2 (approved plans) and 8 (hard surfacing and drainage of vehicular areas) of application 2021/0885 (Extension of service yards and provision of car parking to existing factory) to allow change in surfacing and drainage.

The submitted application form states that the variation of conditions is to enable use of more sympathetic, sustainable, and free draining surface to car park.

Policy Context

Planning decisions 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 Local Plan was adopted in January 2019 and is also now 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 and 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.

The site is located in the urban fabric as designated in the Local Plan. As an existing employment site Local Plan Policy E3 Uses on Employment Land is the starting point for assessing development.

In addition, the following Local Plan policies are relevant to this application:

SD1 Presumption in favour of sustainable development

GD1 General Development

LG2 The Location of Growth

E1 Providing Strategic Employment Locations

E2 The Distribution of New Employment Sites

T2 Safeguarding of Former Railway Lines

T3 New Development and Sustainable Travel

T4 New Development and Transport Safety

D1 High Quality Design and Place Making

G11 Green Infrastructure

GS2 Green Ways and Public Rights of Way

BIO1 Biodiversity and Geodiversity

Policy CC1 Climate Change

Policy CC3 Flood Risk

Policy CC4 Sustainable Drainage Systems

Policy CC5 Water Resource Management

RE1 Low Carbon and Renewable Energy

CL1 Contaminated and Unstable Land

Poll1 Pollution Control and Protection

SPD's

-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.

Consultations

Drainage- Conditions from original permission to be carried over. No other comments.

Environment Agency- No comment.

Highways- Variation is acceptable.

Pollution Control- No comment.

Trees- No comment.

Ward Councilors- No comment received.

Yorkshire Water- No objection.

Representations

34 neighbouring and nearby properties were consulted. No comments had been received.

Assessment

The applicant has applied for the variation of condition 2 and 8 of planning application 2021/885, stating that it is to enable use of more sympathetic, sustainable, and free draining surface to car park.

Highways have been consulted and note that it is proposed for the car parking element of the approved scheme to be grass surfaced and reinforced with 'GrassProtecta' plastic mesh rather than the previously approved tarmac surface. They note that the proposed surface is 50m+ from the public highway and will not comprise loose materials, therefore the proposed variation is acceptable from a highways development control perspective.

The Council's Drainage Officer and Yorkshire Water have no objection to the variation, subject to the original conditions being copied over. Yorkshire Water also note that the proposed site layout shows the addition of surface water gullies for surface water that are proposed to be drained to soakaways, enabling a sustainable and free draining surface to the car park, all of which is acceptable.

It is not considered that the changes would have any significant detrimental impacts to residential amenity or visual amenity when compared to the previous approval.

No other comments have been from consultees or members of the public. As such, it is considered the variation of conditions 2 and 8 is acceptable.

Recommendation

Approve