

21 April 2009

Change of Use to Builders Yard and Skip Hire for
1st 4 Builders Ltd, Beevor Industrial Estate, Beevor Street, Barnsley

Planning Statement

The existing site is secured by means of a 1.8m high palisade fence the full perimeter of the site with a pair of mesh gates at the entrance which are secured with chain and padlock at night.

The first 30m of the entrance is tarmac with the rear of the site covered with motorway chippings and compacted.

Car parking and lorry parking is provided along the southern boundary between the office and container storage.

The operation comprises of 50 skips ranging from 2, 3 and 4 tonnes with 2 No. 7 tonne skip wagons making a maximum of 8 visits per day.

The skips are brought in, and all salvageable materials such as timber, topsoil and hardcore are removed from the skips by hand and stockpiled on the site in the designated areas contained within the site. The maximum height of the stockpiling to be 2 m. All inert materials are transferred to Wordsworths and all non-inert materials are transferred to Shaws.

There is no screening or crushing carried out on site. The only other work vehicle on site is a JCB.

There is a combined adopted drain running across the site. This drain will have a 5m strip either side where no building or other obstruction will be placed.

The site is heavily screened along the boundary with existing trees outside the ownership. It is not envisaged to do any additional planting within the site, but to maintain an 8 m radius root protection barrier from the existing trees in accordance with BS5837:2005. This has been discussed and agreed with the landscape department.

Barnsley UDP has allocated the site as an Employment Policy Area.

RSS Policy SY1 3 promotes development at Principal Towns to support their regeneration and strengthen their service centre roles.

PPS 10 Draft Framework of Practice Guide has been adhered to as closely as possible, taking into account the Developing Regional and Local Planning Strategies for Waste.

Barnsley UDP Section 2 Policy Issues for New UDP, Waste Management.

The proximity principle – waste should generally be managed as near as possible to its place of production, since transporting waste has a significant environmental impact.

If the Council is to achieve the targets set in Waste Strategy 2000 and move the management of Barnsley waste towards the 'reuse' end of the waste hierarchy, an infrastructure will be required that can deal with the projected waste arisings. Based on the advice contained within PPG10 the UDP Review will need to assess whether new or replacement waste management facilities are needed. It will then have 3 main options for meeting such needs:

- Identify specific sites;
- Identify broad areas of search (within which such sites would be found); or
- Identify criteria against which planning applications for the development of waste management facilities would be considered.

PPG10 advocates the identification of specific sites as the best method.