
2021/00764

Meynell Holdings Ltd

Demolition of existing single storey building and erection of two storey detached building housing offices, kitchen/canteen and store

The Recycling Centre, Shaw Lane, Carlton, Barnsley, S71 3HJ

Site Location and description

An industrial site, currently operating a concreting plant and located within a predominantly general industrial area and “bad neighbour” development comprising long established uses for recycling and waste operations including scrapyards and vehicle dismantling at the boulder Bridge Lane and surroundings just outside Carlton

The site constitutes the north-western part of a large gated service yard with a large industrial building to the northeast for concrete recycling. The application site, which is roughly rectangular, forms part of the larger yard, was previously the site of staff and office facilities within porta-cabins adjacent the site weighbridge to the southern end of the larger site. These facilities are now located in the new building granted under 2019/0005.

The whole site is accessed just off Shaw Lane and is gated and bounded by palisade fencing. Between Shaw Lane and the site, the land appears to be used for unauthorised parking for vehicles awaiting the car breakers operation close by. The site is level and without gradients.

Site History

2019/0005 Demolition of existing single storey building and erection of two storey detached building housing offices, kitchen/canteen and store

2009/0760 Erection of 3 storey office block and remodelling of site entrance at existing recycling centre. Granted 05/08/2009 – not implemented

Proposed Development

The applicant seeks permission to provide a hot food takeaway sited on the existing hardstanding previously the site of the offices and welfare facilities. The unit would provide 25sqm of internal space.

The unit would be a flat roofed unit approx. 7.3m long and 3.1m high and 2.8m high with a flat roof. Materials would be of white plastisol cladding with blue metal corner trims and vertical trims with blue fascia to upper levels.

Parking for 8 cars is proposed. Access to the site is proposed to remain as existing.

It is anticipated that the proposed would result in an additional 3 part time jobs full time jobs. Opening hours are proposed to be 07:00am to 17:00pm Monday to Saturday.

Poll1 Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against; and

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

Adopted Supplementary Planning Documents

Hot Food Takeaways
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

Commercial Services- no comments received
Highways DC – no comments – no comments received
Pollution Control – no concerns
Ward Councillors – no comments received

Representations

The proposal was advertised by site notice and by letter to local businesses addresses. No comments have been received.

Assessment

Principle of development

The site lies within Urban Barnsley where the majority of development should be directed. The extension and alteration of an industrial property is acceptable in principle subject to satisfactory standards of design, maintaining adequate amenity for neighbouring uses, and the provision/retention of adequate car parking.

Hot food takeaways are *sui generis* and do not fall into any particular use class. As such, it is not considered to be a main town centre use as defined by the NPPF and therefore avoids the need for a sequential test, or the need to satisfy Local Plan Policy TC5 'Small Local Shops'. The principle is therefore acceptable subject to other policies set out below.

Potential loss of employment land

Policy E3 (Uses on Employment Land) on land currently or last used for employment purposes the Council will allow the following uses: research and development (B1b) and light industry (B1c) - now class E9 (g); general industry (B2); or storage or distribution (B8). The supporting text to the policy advises that the provision of well-located employment land is

key to the Borough's future economic growth and it is therefore essential that both new employment land and land currently in use or last used for employment purposes, is protected and safeguarded from non-employment uses.

It is acknowledged that the sui generis use does not fall into any of the employment uses set out in this policy. However, in this case, the existing uses of the wider site are to remain, and this proposal is a small additional use within an underused area of the site which will generate 3 no. part time jobs.

Residential Amenity

The hot food takeaway would be located in the western part of the site. The SPD requires that, when considering hot foot takeaways, consideration should be given to protecting the living conditions of nearby residents. In this case, there is a considerable distance to the nearest residential properties (over 280m to the northeast) and would not be visible due to distance, the existing industrial buildings to the east and the and the intervening railway embankment to the west.

As the site is with an industrial area, in this case, it is considered that, subject reasonable opening hours, the use would not significantly increase noise or disturbance to residential properties.

Visual Amenity

The proposed extension would be set back from highway at Shaw Lane, and whilst it would be visible from the highway, it would have no greater impact than the pre-existing temporary buildings on this site or the existing industrial buildings. It will be located adjacent to and will be located wholly within the existing service yard.

The proposal will lead to the re-use of an underutilized area and lead to an improved layout of the site, with parking spaces and limited outdoor seating.

It is considered that visual amenity would therefore be retained to a reasonable degree and even enhanced as a result of this proposal in accordance with Local Plan Policy D1.

Highway Safety

The building would not result in the loss of existing parking and would ensure that users would park within the site and not on the public highway. Overall, highway safety would be maintained to a reasonable degree, in accordance with T4 New development and Transport safety.

Pollution Control

The Pollution Control Officer has no concerns in relation to noise or disturbance or discharge of smells or fumes. The proposal is therefore compliant with Local Plan Policy Poll1 and the SPD.

Air Quality

The proposed number of parking spaces falls below the threshold which requires EV charging points, however, it is noted that an external seating area is proposed. However, the location of the takeaway is not visually attractive, being located within the yard of an industrial use, and the likelihood is that the users would be workers in the locality. As such dwell time is likely to be relatively short and, in this case, it is not considered appropriate for the installation of EV charging points.

Summary and Conclusion

The proposal constitutes the construction of a small hot food takeaway with eight parking spaces and a small outside eating area on a modest underused area of a wider industrial site. The scale and design are appropriate to the location the provision of parking spaces is appropriate and will ensure that users will not park on the public highway. The amenity of nearby uses would be maintained, and the site would provide a useful facility for workers elsewhere in the Carlton and Boulder Bridge industrial area without travelling further afield. No land for employment will be lost as the area is currently underused within the site and 3 part time jobs will be created.

The application complies with all relevant policies, will help to secure additional future employment on the site and there are no material considerations which would lead to a different recommendation than suggested.

Recommendation

Grant subject to conditions

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

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

Location Plan 04-87 LOC 03

Existing Site Plan 04-97 401

Proposed site plan 04-97 402 REV A

Catering Unit Plans and Elevations 04-87 403

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

The use hereby permitted shall be carried on only between the hours of 07:00 hrs to 17:00 hrs Mondays to Saturdays and at no time on Sundays or bank holidays.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.

Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety

Informatives

For advice on the control of noise and odour, food hygiene, or health and safety, contact Regulatory Services on 01226 773555