2021/1404
Virgin Media 02

Construction of concrete hardstanding and erection of 16no telephone pole training masts

Unit 4, Carlton Industrial Estate, Shawfield Road, Carlton, Barnsley, S71 3HS

Site Location and Description

The site is a modern industrial unit on the edge of Carlton Industrial Estate. It is fenced off with galvanised palisade fencing and typically robust landscaping next to the fence. The site backs onto Spring Wood to the north and there are similar industrial units to either side of the application site. Shawfield Road rises from east to west meaning that the site of the proposed training masts is significantly lower than the adjacent Shawfield Road and the adjacent unit to the west.

Photos of the unit and the road frontage.





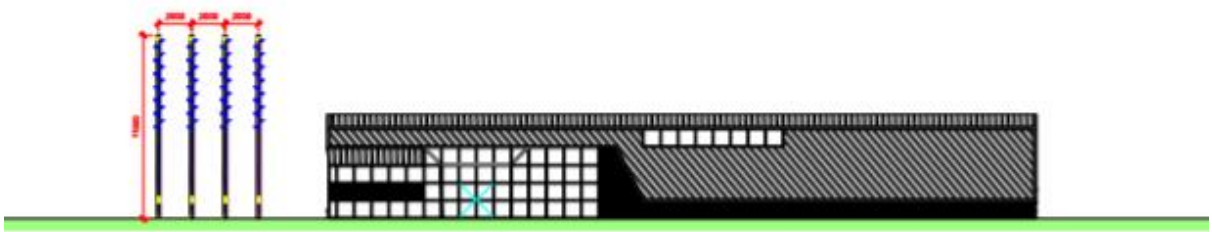
Site History

Permission was granted for four advance factory units including the application building in 1994.

There are permissions in 2017 and 2000 for minor works to the site

Proposed Development

The applicant seeks permission for the construction of a concrete hardstanding (160 sq metres) and the erection of 16no timber telephone pole training masts – 4no 5 metre high and 12no 11 metre high.



T7990 BARNSLEY SHAWFIELD ROAD. PROPOSED ELEVATION
PROPOSED South/East ELEVATION - (Scale 1:500 @ A3.)

The agent has clarified that the applicant will be training four people at a time. The training will include climbing poles and installing cables across multiple spans ie from pole to pole. The agent goes on to note that topography of the immediate area and that the site is surrounded by trees and vegetation to the north and east and the poles will not cause any overlooking of residential properties.

The hardsurfacing and poles will be sited on a small portion of a much larger grassed area to the west of the building.

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 within an area designated as Urban Fabric within the Local Plan Proposals Maps 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 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 E4 Protecting Existing Employment Land – land or premises currently or last used for employment purposes will be retained. Non-employment uses will only take place if they would not result in significant loss of existing jobs or employment potential; there will still be an adequate supply of employment land/premises in the locality; and the land or premises can't support continue employment use.

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

Ward Councillors – Councillors Platts and Tattersall raised concerns about the proposed poles including the need for 16 poles; requesting clarification of how tall the poles would be; whether there would be any overlooking of properties surrounding the industrial estate; and how long the poles would be required.

In response to clarification from the applicant that the poles will be required to train four people at a time, both for pole climbing and to install cables across multiple spans; and the applicants assessment of the existing trees and vegetation, that the poles won't cause overlooking of residential properties, and that the topography of the area limits the impact of the visibility of the poles, the Councillors were invited to make further comment.

Councillor Tattersall confirmed that the information was very much appreciated. No further comments were received from Councillor Platts.

Representations

The application has been publicised by means of direct letters to nearby properties; no representations have been received.

Assessment

Principle of development

As the proposal is for minor development, ancillary to the existing use of the industrial unit, the principle of development is acceptable subject to consideration of details.

Design

The proposal is in a cul de sac location of the industrial estate and is a relatively well landscaped location given the existing planting on the highway boundary and in Spring Wood to the rear/north of the site. The impact of the poles on the character and appearance of the industrial estate is considered to be acceptable and poles will provide a facility that will contribute towards the economic role of the industrial unit. Conditions are recommended to secure development in accordance with the approved plans and to secure removal of the poles after they are no longer required for their intended use.

Residential amenity

The nearest residents are over 150 metres away to the north and west, separated by Spring Wood. If there were any intervisibility between the residents and the poles, the impact would not be unacceptable.

Recommendation
Grant subject to conditions