England Lyle Good
Town Planning

PLANNING STATEMENT

The Symphony Group PLC
Pen Hill Estate
Park Spring Road
Barnsley
S72 7EZ

ELG

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REVISION RECORD					
Rev	Description	Date	Author	Checked	Approved
0	Draft	27/07/2018	KE	CM	KE
1	Final	06/09/2018	KE	CM	KE

1. INTRODUCTION

1.1 We act on behalf of The Symphony Group PLC and have been instructed to submit an application for a certificate of proposed development for the creation of a new hardstanding at the company's headquarters at Pen Hill Estate, Park Spring Road, Barnsley. This is for the avoidance of doubt in the future regarding the lawfulness for the additional hardstanding.

2. SITE CONTEXT

2.1 The Symphony Group PLC has operated from their purpose built site at Barnsley since 2008. From Barnsley the companys activities include the manufacturing and distribution of products and the marketing suite which displays the range of Symphonys products.

2.2 Our client operates a successful business and to complement the manufacturing and distribution of products onsite there is a need for an additional area of concreted hardstanding to allow for the parking of HGVs and associated trailers within the curtilage of the site.

2.3 The application seeks the issuing of a certificate that the proposed hardstanding falls under permitted development within the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Part 7, Class J.

2.4 In this instance Class J states that permitted development is development consisting of;

a) the provision of a hard surface within the curtilage of an industrial building or warehouse to be used for the purpose of the undertaking concerned; or

b) the replacement in whole or in part of such a surface

2.5 Development is permitted by Class J subject to the following conditions –

a) *where there is a risk of groundwater contamination the hard surface must not be made of porous materials; and*

b) *in all other cases, either –*

(i) the hard surface is made of porous materials, or

(ii) provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the industrial building or warehouse

3. PLANNING CONSIDERATIONS

3.1 The planning history for this site is fairly extensive however from our research there is no reference to removal of permitted development rights on any of the previous planning permissions. Previously the Council has been minded to grant two certificates of proposed development for additional areas of hardstanding (LPA REF 2014/0456 and 2015/0670), this application is no different.

3.2 The activity that takes place on site is B2 (General Industrial) and B8 (Storage and Distribution) use class as per the grant of previous planning permissions. The site is not within the curtilage of a Listed Building and therefore the site benefits from full permitted development rights.

3.3 The proposal is clearly within the existing curtilage of our clients large site at Pen Hill Estate. Previous planning applications and applications for certificates of proposed development have identified the extent of the curtilage of this site, which includes the area subject to this application, please see attached a site plan in appendix 01.

3.4 The use of the hardstanding will be for the undertaking of the existing business activities that currently take place on site. This satisfies Part 7 Class J (a).

3.5 The proposed area of hardstanding is to accommodate HGVs and their associated trailers. Given the nature of the large vehicles it is proposed to surface the area with concrete. The construction will

comprise of 200mm of Grade C28/35 air -entrained concrete with A252 mesh reinforcement, with a light brushed surface with trowelled margins, to match the existing hardstanding on site. The sub surface will consist of a 1200g visqueen membrane with a minimum 250 mm of compacted hardcore base.

3.6 The concrete surface proposed is non porous and in order to satisfy the criteria of Part 7, Class J the surface water run-off will be directed to a slot drain running across the yard into an interceptor which in turn feeds into the sites existing drainage network which is within the curtilage of the site.

3.7 In 2014 and 2015 (LPA REF 2014/0456 and 2015/0670) similar areas of hardstanding were confirmed to fall under permitted development rights we are of the opinion that the same can be said for the proposals before the Council as part of this application.

4. CONCLUSIONS

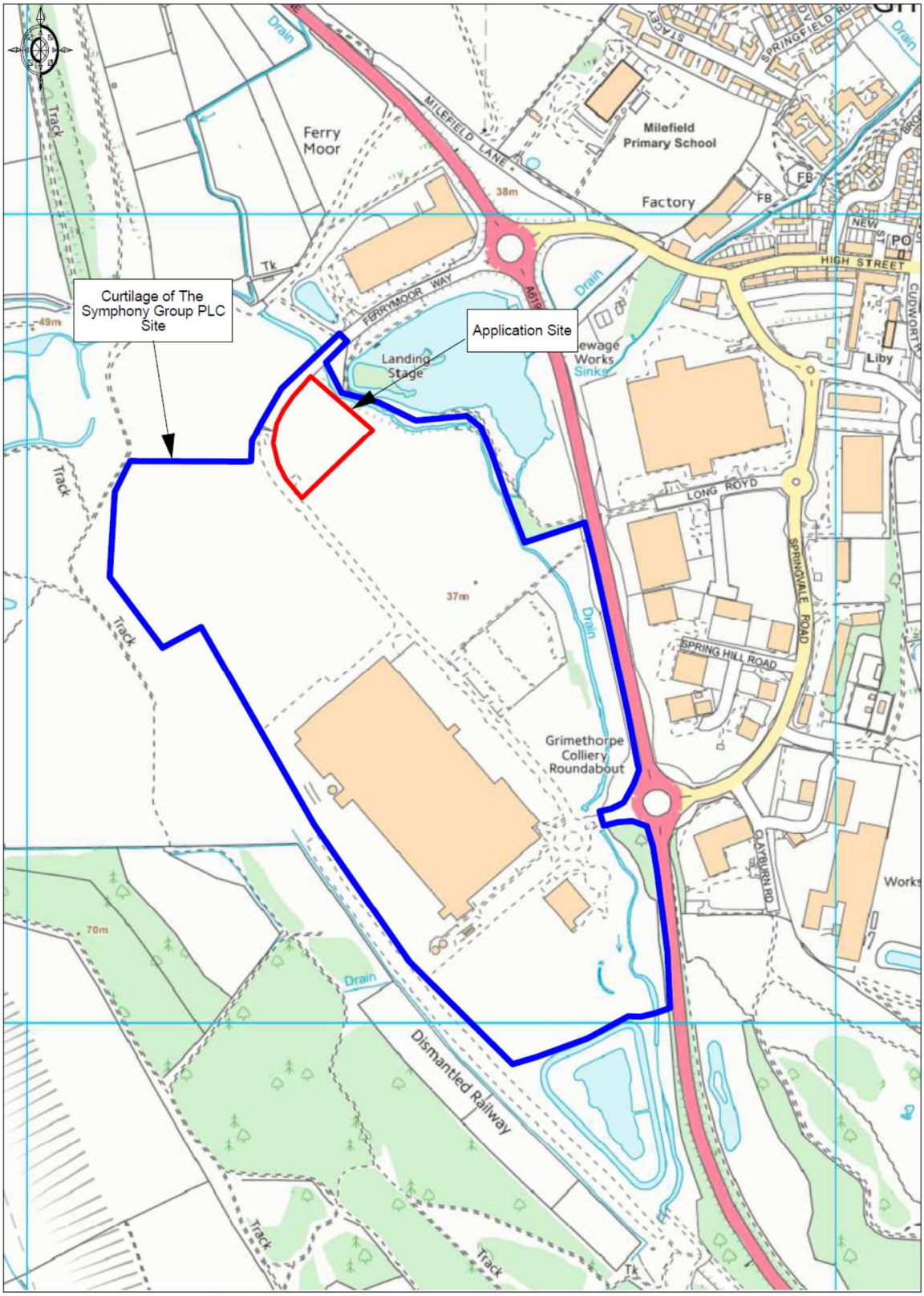
4.1 The proposal is to create an area of hardstanding within the curtilage of our clients manufacturing, warehouse and distribution site at Barnsley. The site benefits from unrestricted permitted development rights and is not within the curtilage of a listed building.

4.2 The heavy nature of the use has resulted in a hard non porous surface being proposed, concrete, whereby the surface water drainage will be dealt with by installing a slot drain, feeding into an interceptor which will link into the existing drainage system on site within the associated curtilage.

4.3 In our opinion, the proposal falls within Part 7 Class J (a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. For the avoidance of doubt in the future we have applied for a certificate of proposed lawful development for the area of new hardstanding. It is clear that this proposal is permitted development and therefore we can see no reason why a certificate cannot be issued by the Council for this development.

Appendix 1

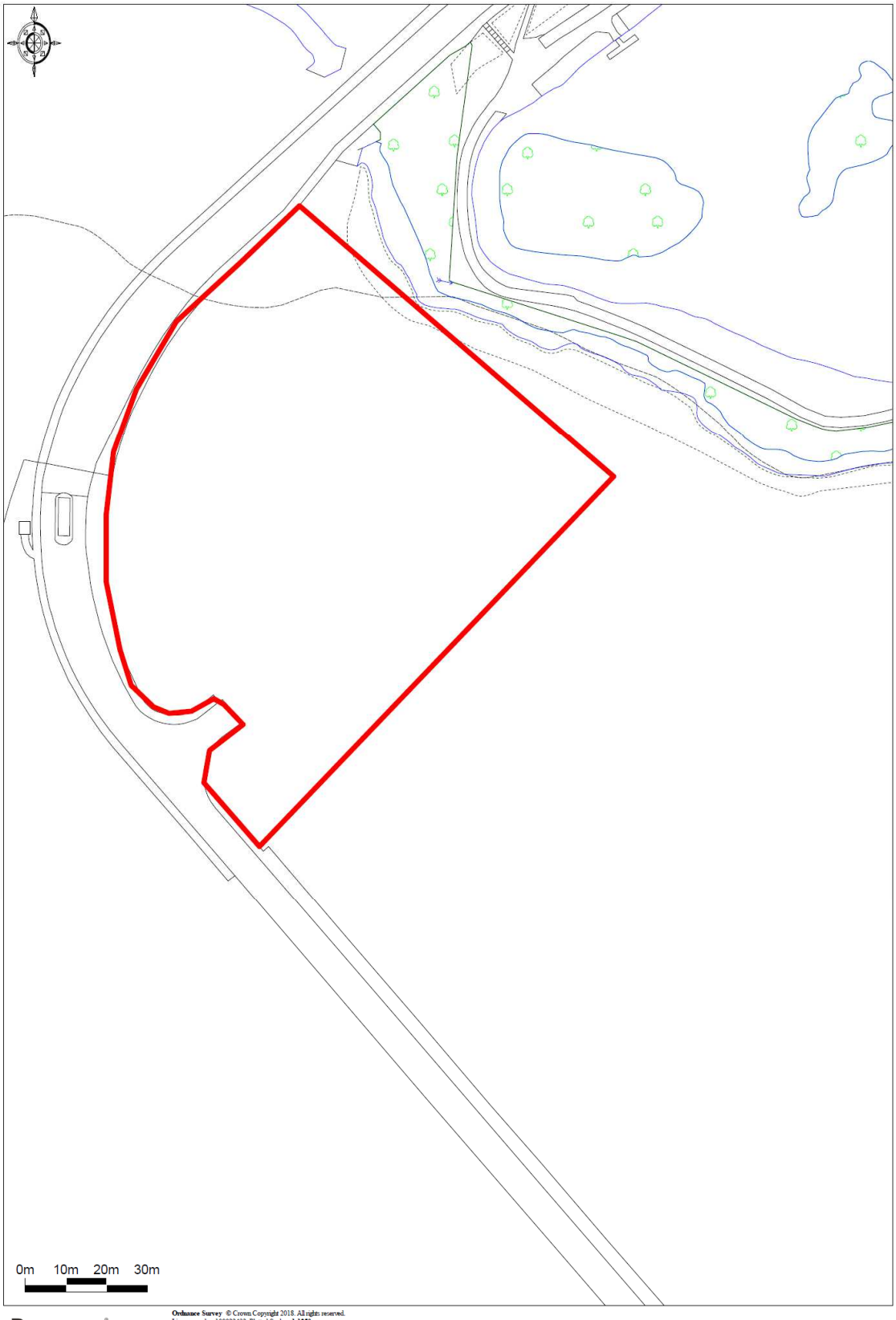
Plan of Associated Curtilage



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Appendix 2

Location Plan



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