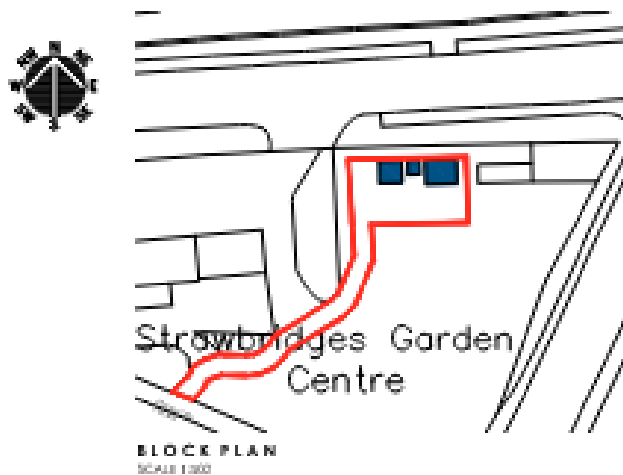
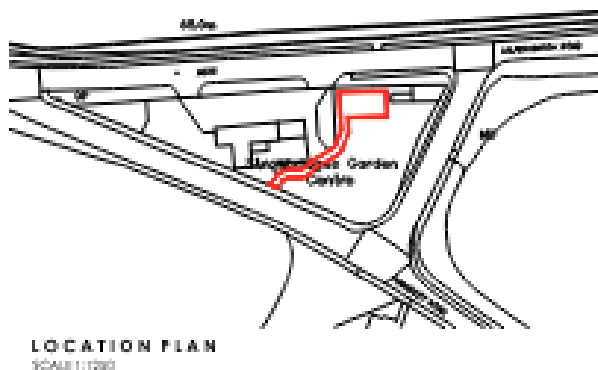


Pet crematorium including cremator, two sheds and one pergola.

Strawbridges Garden Centre and Farm Shop, Audreys Coffee House and Deli, Doncaster Road, Darfield, S71 5EZ

Site Description

The application relates to a large site comprising of a garden centre, coffee house, small retail units and a car parking area. The site is located at the junction of Doncaster Road and Barnsley Road in Darfield. The site is triangular and contains of a number of buildings, stone built and timber. The site is bound by metal mesh fencing and had several hedges and trees along the boundary of both Doncaster Road and Barnsley Road. The site area proposed forms part of the Strawbridges site, accessed from Barnsley Road and located on the Northern boundary in between the garden centre and the retail units.



Site History

B/83/0023/DA Alterations to car parking and access, siting of portacabin for use as pet shop

B/84/0117/DA Extension of garden centre to form individual sales area and tearoom.

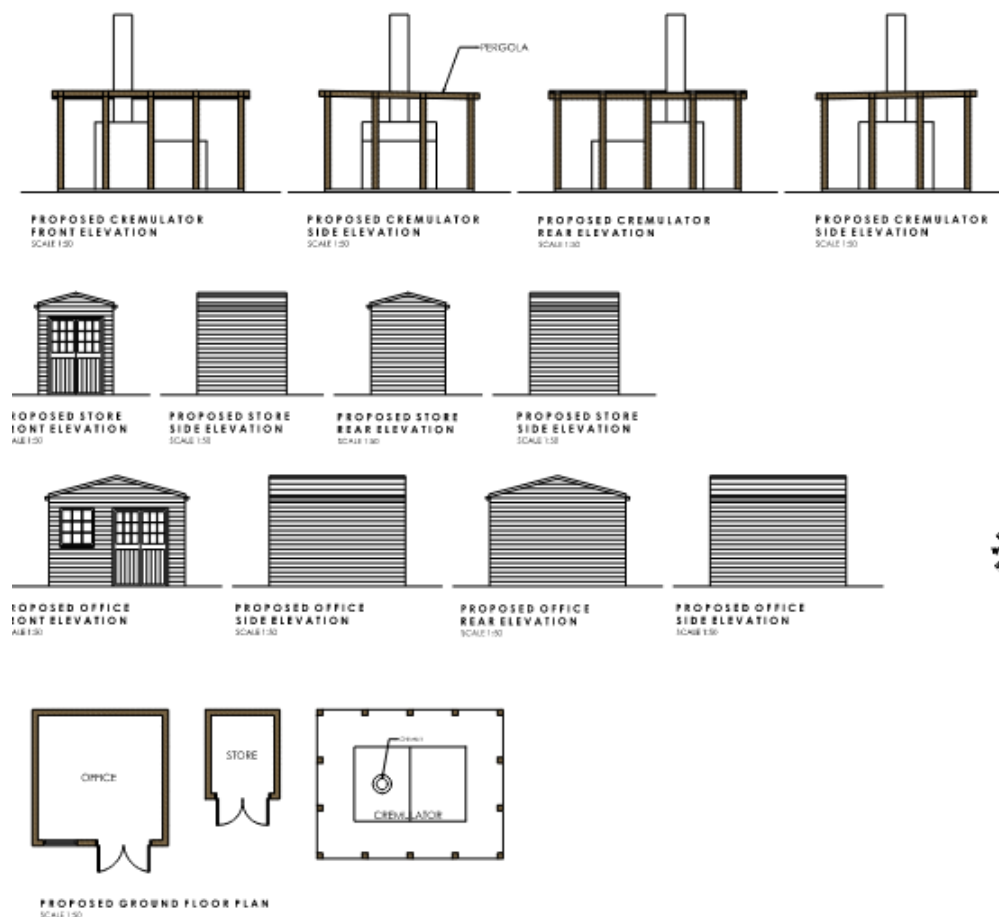
B/07/0384/DA Erection of greenhouses

B/97/0950/DA Extension to garden centre

Proposal

The proposal is to erect a top loading animal cremator/incinerator with a surrounding pergola, a store and an office. The store and the office will be timber shed/garden rooms. The store will measure 2.4m x 2m, 2.75m in height. The office will measure 3.66 x 3.66, 2.97m in total height. The cremator will measure 3m x 2m, and 1.8m in height and the chimney will measure 4.69m in total height. The pergola will also be timber framed and will measure 5m x 4m, 2.73m total height.

The AB incinerator will be top loading and will be for domestic pets only.



Local Plan

Urban Fabric

Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy T3 New Development and Sustainable Travel

Policy T4 New development and Transport Safety

Policy SD1 Presumption in favour of Sustainable Development

Policy LG2 The Location of Growth

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy CSP36 - Biodiversity and Geodiversity

Policy HE1 The Historic Environment

Policy HE3 Developments affecting Historic Buildings

Policy Poll1 Pollution Control and Protection

SPD's

Those of relevance to this application are as follows:

-Parking

- Residential Amenity and the Siting of Buildings

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.... At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 provides three overarching objectives to sustainability, social, environmental and economic..

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 85 - Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Para 115 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 131 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Para 191 - Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

Consultations

- Highways DC - No objections subject to conditions
- Pollution Control – No objections subject to condition
- Yorkshire Water – No comments
- Drainage – No objections, happy for building control to assess.
- Ward Councillors – No comments received.
- Natural England – No comments received.
- Environment Agency - No comments received.
- Conservation Officer – No objections
- Air Quality Officer - No objections
- Biodiversity – no objections subject to condition

- Enterprise Barnsley - No objections

Representations

8 neighbouring properties were sent notification letters and a site notice posted close to the site. No letters of representation have been received.

Assessment

Principle of development

Local Plan policy D1 and SPD Residential Amenity and the Siting of Buildings sets out the design principles that apply to the consideration of planning application, including non-residential buildings in proximity to existing residential properties. The Council is committed to maintaining a high standard of residential amenity in areas where new development is proposed. For a development to make a positive impact it needs to be successfully integrated into the wider built environment in which it is located. To do this effectively new developments must fit in with their surroundings in terms of height, spacing, massing, landscaping and design and not cause undue loss of amenity. The proposal is set within the confines of an existing commercial area a good distance away from neighbouring residents.

Policy LG2 The Location of Growth states that priority will be given to development within the stated areas. Darfield does not fall within the stated areas, however, developing the local economy to meet local needs is encouraged. Protecting existing employment areas and ensuring provision of sufficient premises for future economic growth is a priority. The proposal is located within an existing commercial setting and intends to expand the existing business within its existing parameters therefore the proposal is in principle acceptable.

Sustainability

The NPPF states paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 then goes on to provide three overarching objectives to sustainability, social, environmental and economic. Paragraph 10 states to ensure that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Policy SD1: Presumption in favour of Sustainable Development takes a positive approach that reflects the above Nation Planning Policy, working proactively with applicants to secure development that improves the economic, social and environmental conditions in the area.

Social Sustainability Objective

Residential Amenity

Local Plan policy D1 and SPD Residential Amenity and the Siting of Buildings sets out the design principles that apply to the consideration of planning applications, including non-residential buildings in proximity to existing residential properties. The Council is committed to maintaining a high standard of residential amenity in areas where new development is proposed. For a development to make a positive impact it needs to be successfully integrated into the wider built environment in which it is located. To do this effectively new developments must fit in with their surroundings in terms of height, spacing, massing, landscaping and design and not cause undue loss of amenity.

The proposal is to expand the existing business by way of providing a pet crematorium within the business premises. The proposal will be located a good distance away from any neighbouring properties and the buildings will be confined to the existing site. The proposed buildings are small in

scale with materials to match the existing units on site. An Air Quality Assessment has been submitted with the application which has been reviewed and accepted by the Council's Pollution Team. The report summarises that the emissions are below the thresholds set out by the government. Consequently, the proposal meets the requirements of Policies GD1 and D1 of the Local Plan and the above-mentioned SPD in terms of residential amenity.

Environment Sustainability Objective

The NPPF states that decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

Visual Amenity

The proposal is for an incinerator and associated timber sheds to provide storage and an office. The incinerator will be surrounded by a pergola which is expected to have plants and flowers to help screen the machine. The existing garden centre has a number of large and small timber summer houses/ sheds within this locality. The sheds will be small in size and are expected to assimilate well within this location. Furthermore, the site boundary has existing hedges and trees which will also provide significant screening from Doncaster Road which will ensure the visual amenity of the area is not compromised. Consequently, the proposal meets the requirements of Policies GD1 and D1 of the Local Plan.

Smells/Odours

A modelling odour assessment was conducted to assess the potential impact to the nearby receptors, such as the café and nearby residents. The proposal is not expected to significantly impact the locality by way of odours. Whilst significant impacts are not expected from the proposed incinerator, the handling of animal carcasses could result in emissions of odour. The Council's pollution team therefore recommended that an odour management plan be submitted and agreed with the Council to ensure the management of such odours are adhered to. This can be applied as a condition. As a consequence the proposal is found to be in compliance with Policy Poll1 Pollution Control and Protection.

Noise

A noise survey and assessment were performed in relation to the proposed pet incinerator within the site location. Baseline monitoring was carried out to determine prevalent ambient and background noise levels within this locality. The assessment concluded that the proposal would have a low impact and considers the impact to be negligible with no specific mitigation measurements required. As a consequence the proposal is found to be in compliance with Policy Poll1 Pollution Control and Protection.

Biodiversity

It is expected that there will be minimal impact on biodiversity as stated within the Preliminary Ecological Appraisal. The area Biodiversity value of the site prior to any works is nil. Biodiversity enhancements are not recommended for such a small development.

Highway Safety

The highways officer noted that there are likely to be occasions where the parking demand already outweighs supply at the garden centre. It has a mix of stores and cafes alongside the garden centre itself. The applicants have stated that vehicular requirements for this proposal will be minimal. They will include the applicant's vehicle and no more than 1 client's vehicles at any given time, and for a short period of time, therefore, minimal disruption to the existing parking system will occur. Taking this into account, and that the land is presently unused within an established retail area the Council's highways department have concluded that on balance the proposal is acceptable in compliance with Local Plan Policies T3 and T4.

Economic Sustainability Objectives

Policy LG2 The Location of Growth states that priority will be given to development within the stated areas. Darfield does not fall within the stated areas, however, developing the local economy to meet local needs is encouraged. Protecting existing employment areas and ensuring provision of sufficient premises for future economic growth is a priority. The proposal is located within an existing commercial setting and intends to expand the existing business within its parameters therefore the proposal is in principle acceptable.

Conclusion

In accordance with paragraph 10 of the NPPF the proposal is considered in the context of the presumption in favour of sustainable development. It has been identified within the above assessment that there are no adverse social impacts that would significantly outweigh the benefits of the proposal. It has been identified within the above assessment that there are no adverse environmental impacts that would warrant refusal. It has also been identified that there are no adverse economic impacts that would outweigh the benefits of the proposal. The proposal is also compliant with the adopted Local Plan and there are no material considerations which indicate that the application should be refused.

Recommendation: Approve subject to conditions