





## **Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF 2023 (National Planning Policy Framework) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

The site is within the Hoyland Principal Town area and is designated Urban Fabric in the adopted Local Plan where there is no specific use subject to compliance with relevant Local Plan Policies.

### Barnsley Local Plan

LG2 The Location of Growth  
E1 Providing Strategic Employment Locations  
E2 The Distribution of Employment Sites  
E3 Uses on employment land, Policy  
E4 Protecting Existing Employment Land  
GD1 General Development  
POLL1 Pollution Control and Protection  
D1 High Quality Design and Place Making  
T3 New Development and Sustainable Travel  
T4 New Development and Transport Safety  
SD1 Presumption in favour of Sustainable Development

### Supplementary Planning Documents

Sustainable Travel  
Parking

### NPPF

The National Planning Policy Framework set 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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Para 81 states that 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 174 states that planning decisions should contribute to and enhance the natural and local environment by d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Para 180 states that when determining a planning application, local authorities should apply the following principles a) if significant harm to biodiversity, resulting from development, cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

### **Consultations**

Biodiversity – no objections subject to conditions

Coal Authority – no objection subject to informative

Drainage – No objections

Enterprising Barnsley – fully support the application that will help ensure further growth of the company's operations in Barnsley.

Highways DC – no objections subject to conditions

Pollution Control – no objections

SYMAS – no objection subject to informative

Yorkshire Water – no objections received

Ward Councillors – no objections received

### **Representations**

The proposal was advertised by way of a site notice and neighbour notification letters; no representations have been received.

### **Assessment**

#### Principle of development

The site lies within Urban Barnsley where the majority of growth is expected to take place during the Local Plan period. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth, and planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system'.

#### Residential Amenity

The proposal is located within a well-established industrial estate to the south of the A6195 Dearne Valley Parkway and is located approximately 200m from the nearest residential properties. The surrounding properties are screened from the proposal by the existing commercial premises within the industrial estate and the busy A6195. Pollution Control have been consulted on the proposals and have raised no objections. It is therefore considered that the proposed development would not have a detrimental impact on residential amenity, and is in accordance with Local Plan Policies GD1 and POLL 1.

### Visual Amenity

The proposed extension is to be located on the rear elevation of the main industrial building, on an area of hard standing currently used as a storage area.

The extension has been designed to limit its impact in that its eaves and ridge heights match that of the existing building and is to be constructed of materials in the same type and colour. Current standards are moving away from the traditional Goosewing Grey or similar, towards greens, which are considered to subdue the appearance of industrial buildings when viewed from a distance. However, in this instance the inclusion of any colour other than that used in the existing buildings is considered to have a greater impact on the area. The applicant has indicated on the submitted plans that the proposed materials are to match in terms of colour and profiling, that of the original building; a condition shall be included to that effect.

Whilst the proposed extension would project closer to the rear boundary, the existing intervening landscaping belt located between the rear boundary and the Dearne Valley Parkway would provide adequate levels of screening of the development from the north, with the main building providing screening from the south. It is therefore considered that the proposal would not have a detrimental impact on the character of the area and is acceptable and in accordance with Local Plan Policy D1.

### Highway Safety

The location of the proposed extension is to be located on an area of existing hardstanding, and whilst it would see the alteration to an existing storage area, an additional area of hardstanding was approved under application 2021/1430, which is to be utilised for parking and storage.

This proposal would not see the loss of off-street parking provision and therefore the proposals are considered acceptable from a highways development control perspective and is in accordance with Local Plan Policy T4.

### Biodiversity and Trees

National requirements have seen the introduction of Biodiversity Net Gain (BNG). In England; BNG is mandatory under the Town and Country Planning Act 1990, whereby developers must deliver a biodiversity net gain of 10%, resulting in more or better-quality habitat than before a development. These regulations were introduced on 12<sup>th</sup> February 2024 and applied to any application submitted after this date. This application was submitted prior to this date and therefore the national BNG requirements would not apply.

A bird and bat survey was submitted to support the application, which summarised that there was no evidence of bats recorded from the surveyed section of building, and it was considered to display a negligible level of bat roost suitability. The document outlines the installation of a new bat roosting feature and a bird box within the proposed development.

The councils Ecologist has been consulted on the application and raises no objection to the proposed development or mitigation measures outlined within the above-mentioned survey.

### Other Matters

Coal Mining Risk – The site is not located within a Coal Authority Coal Mining Referral Area; however, the industrial estate is located on the site of a former deep coal mine. South Yorkshire Mining Advisory Service and the Coal Authority have been consulted on the application and have raised no objection to the proposal but do recommend that, should planning permission be granted for this proposal, an informative note should be included.

### Conclusion

The proposal is to enable the expansion of a well-established local firm on an established industrial estate in a sustainable location. Subject to planning conditions there are no material planning concerns or adverse impacts which would significantly and demonstrably outweigh the benefits of the proposal as such the proposal is acceptable and in accordance with Local Plan Policies LG2, GD1, D1, POL1 and T4

### **Recommendation**

**Grant** subject to conditions