

2021/0493

Mr Dave Padgett

Demolition of existing offices and erection of new industrial unit

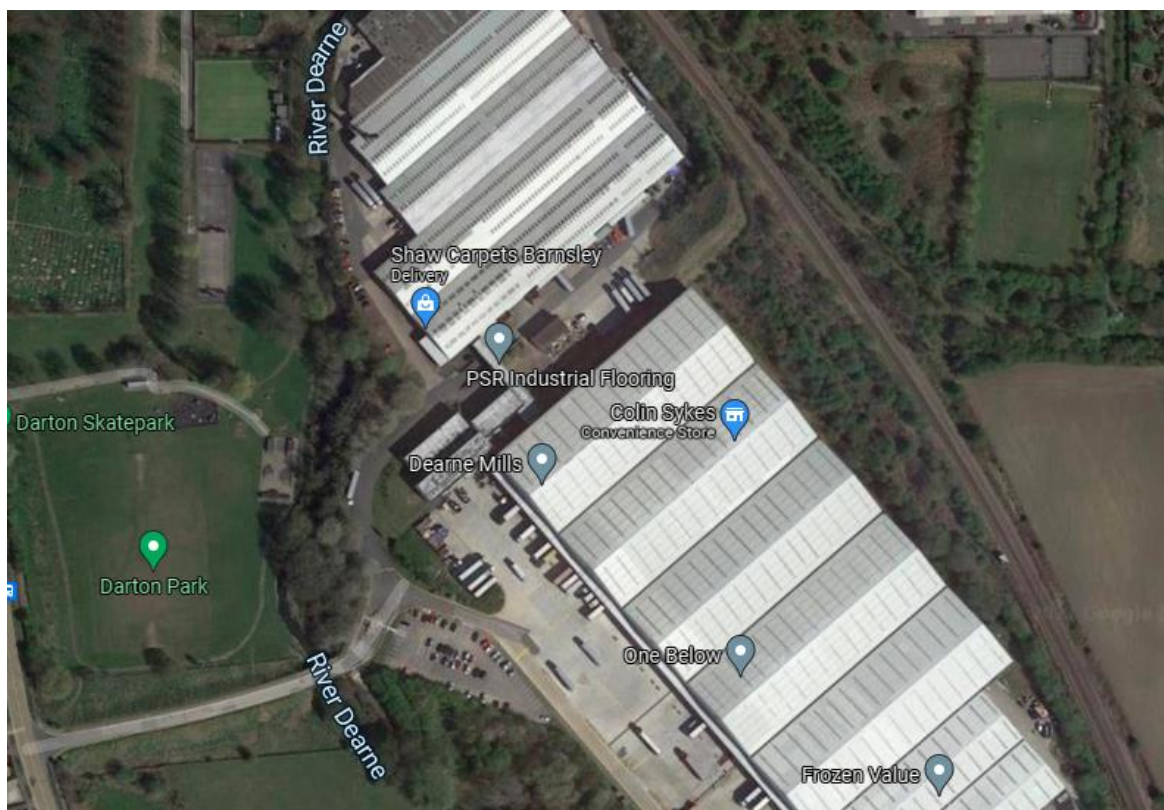
Darton Business Park, Barnsley Road, Darton, Barnsley, S75 5QX

Description

The site sits amongst approximately 42 hectares of land predominantly occupied by Warehouse and Storage buildings. The building in question is located towards the front entrance of the site and has been used for offices.

The business park is located to the north east side of Huddersfield Road. Access is achievable around the units with parking and turning areas available for each unit and 20 spaces are set out for the existing office use.

The business park has a number of light industrial and storage uses in operation. The units are typically constructed of corrugated sheeting; some do have brickwork in places and corrugated roofing sheets with large shutter doors.



T4: New development and highway improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

LG2: The Location of Growth – Priority will be given to development in the following locations:

- Urban Barnsley
- Principle Towns of Cudworth, Wombwell, Hoyland, Goldthorpe, Penistone and Royston; and
- Villages

Urban Barnsley will be expected to accommodate significantly more growth than any individual Principle Town, and the Principle Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

Policy CC3 Flood Risk - states that the extent and impact of flooding will be reduced by: not permitting new development where it would be at an unacceptable risk of flooding from any sources of flooding, or would give rise to flooding elsewhere.

Policy CC4 Sustainable Drainage Systems (SuDS) - All major development will be expected to use Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it can be demonstrated that all types of SuDS are inappropriate. The Council will also promote the use of SuDS on minor developments.

Poll1: Pollution Control and Protection - 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.

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

SPDs:

Parking

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.

Consultations

Highways DC – No objections subject to conditions

Drainage – Details to be checked by Building Control

Coal Authority – Part of the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

SYMAS – No objection subject to condition

Environment Agency – No objections to the proposal but have stated that “Our Flood Map for Planning shows the site lies within Flood Zones 2, with a medium probability of flooding from rivers and/or sea. It is therefore necessary for the application to be supported by a site-specific flood risk assessment (FRA), which can demonstrate that the ‘development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall’.

Air Quality – 10% of parking to have EVCP’s

Ward Councillors – No comments received

Pollution Control – No comments received

Yorkshire Water – No objection subject to conditions

Representations

None

Assessment

Material Consideration

Principle of development
Design and layout
Residential Amenity
Highway Safety

Principle of development

The unit is located within an existing employment site which is allocated as Urban Fabric, as such any proposals should be compatible with those surrounding without impacting on highway safety or residential amenity adversely, in compliance with policy GD1 of the Local Plan.

Visual Amenity

The proposed modern industrial unit would replace an existing concrete office block which the agent states is in a state of disrepair. The proposal would improve the visual amenity of the business park and the materials would sit well with the existing units on the site. A cross section has been submitted with the application documents which shows the building would not appear prominent. In addition, the site is fairly well screened from the main Huddersfield Road and the proposal is considered to be acceptable in terms of visual amenity. The

proposal is in compliance with Local Plan Policy D1: High Quality Design and Place Making and is acceptable in terms of design.

Residential Amenity

The Pollution Control Officer has not objected to the proposal. The proposal is located amongst industrial units and a significant distance from residential properties. The proposal, including demolition is not considered to result in an adverse impact and as such is considered acceptable. A condition should be applied to ensure that any noisy works using plant/machinery takes place within the standard working hours and that any dust is controlled during construction/demolition in accordance with policy POLL1 of the Local Plan.

Flood Risk/Drainage

The Environment Agency flood risk map suggests that land and property within Flood Zone 2 has a medium probability of flooding. Policy CC3 Flood Risk states that the extent and impact of flooding will be reduced by:- *not permitting new development where it would be at an unacceptable risk of flooding from any sources of flooding, or would give rise to flooding elsewhere.* The proposed building would replace an existing office building on the same site. A Flood Risk Assessment has been submitted with the application and the supporting statement states that 'part of the Site Lies within flood zone 2 but the proposal won't be affected by flooding due to the nature of the building and the level at which we have set the finished floor level, the existing area is populated by existing Industrial units and we are replacing an existing office block and the floor levels will remain very similar. Therefore, we feel we are minimizing the risk of flooding to the new building and not creating a risk of flooding to adjacent buildings.'

Given the type of building and that it replaces an existing building on the site, there would not be at an acceptable risk of flooding, nor would the proposal give rise to flooding elsewhere. The Councils Drainage Officer and Yorkshire Water have no objections. The proposal is therefore considered in compliance with policy CC3 of the Local Plan

Coal Mining

Part of the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of the planning application. SYMAS have stated that 'The applicant has submitted a coal mining risk assessment by Solmek which confirms the site is at risk from mining legacy issues. The report identifies the site may be affected by shallow coal mine workings. Consequently, it is recommended that site investigations are undertaken to confirm ground conditions.

The report also identifies the presence of a mineshaft and recommends further information is obtained to assess the risks posed by the shaft.

If planning permission is granted it is recommended that a condition be applied to the decision notice to ensure the site investigations and any recommended remediation/mitigation is implemented.'

Highway Safety

The Highways Officer has been consulted and raises no objections. The proposed development would have a minimal effect on the highway network and adequate parking spaces are provided for the proposal use in accordance with policy T4 of the Local Plan and the SPD Parking.

In line with the SPD Sustainable Travel, 10% of the car parking should have Electric Vehicle Charging Points. The car park for the proposal unit provides 20 spaces, therefore 2 EVCP's will need to be provided which has been agreed by the agent. A condition should be applied to ensure that details of the EVCP's shall be submitted prior to the occupation of the building.

Recommendation

Grant subject to conditions