**2023 0436**

Mr F Newell

Erection of industrial unit building and associated works

Ostcliffe Engineering Ltd, Barrowfield Road, Platts Common, Barnsley, S74 9TH

**Site Location and Description**

The application site is an existing small industrial unit and curtilage at the end of Barrowfield Road. The site is roughly level and hardsurfaced with some grass margins, and the boundaries are defined by palisade and wire fencing. The existing building is brick skinned and flat roofed.

The site is at the edge of the wider Platts Common Industrial Estate, bound to the south east by a neighbouring industrial unit and to the south west and north west by the structural landscaping to the Industrial Estate off Ryecroft Bank – this includes mature trees next to the application site's north and west boundaries.

**Site History**

B/74/2569 – erection of workshop and offices for storage and working of timber.
B/84/0958 – change of use of premises from special industry to mechanical and electrical engineering.

**Proposed Development**

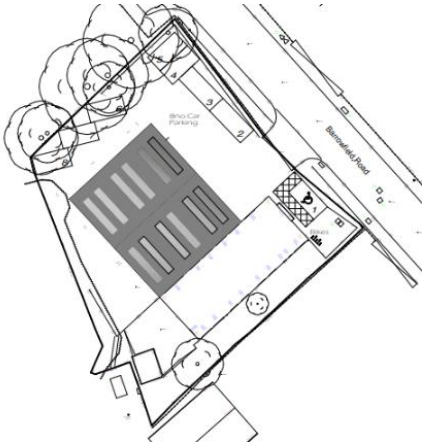
The applicant seeks permission for the erection of an additional industrial building measuring 15.75 m x 28.55 m x 7.34m high and providing internally a floor space of 270 sq m (use class B2), together with the provision of a new car parking layout. The building is proposed to have a B2 general industrial use, for the fabrication of parts in connection with the applicants existing business immediately adjacent to the South.

The proposed building is to have merlin grey walls and roof sheets and the proposed hardstandings are to be tarmac and concrete. The new layout of parking spaces secures the provision of 8 parking spaces and 5 new cycle spaces are proposed.

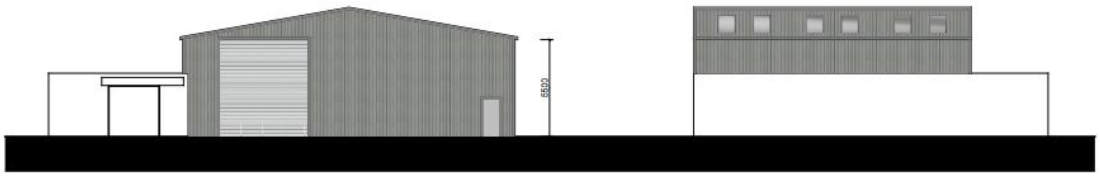
The parking layout has been amended to reflect the comments of the Highway Engineer.

The application is accompanied by a Planning, Design and Access Statement, a Coal Mining Risk Assessment and an Arboricultural Report and Impact Assessment.

Proposed site plan

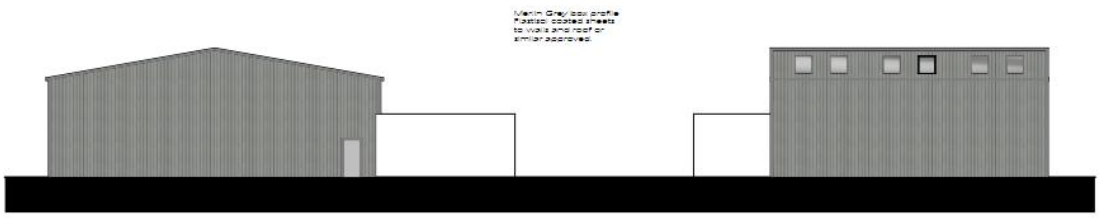


Proposed elevations



NORTH EAST ELEVATION

SOUTH EAST ELEVATION



**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.

**Local Plan**

The Local Plan was adopted by the Council in January 2019. Council has also adopted a series of Supplementary Planning Documents which are other material considerations.

The Local Plan review was approved at the full Council meeting held on 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 in an area designated as Urban Fabric on the Local Plan Proposals Maps. 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 E3 Uses on employment land –** indicates we will allow research and development, light and general industry and storage or distribution on land currently/last used for employment uses.

**Policy T3 New development and Sustainable Travel –** expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians of cycles. Also sets criteria in relations to minimum levels of parking, provision of transport statements and of travel plan statements.

**Policy T4 New development and Transport Safety –** expects new development to be designed and built to provide safe secure and convenient access and to not cause or add to problems of highway safety or efficiency.

**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 BIO1 Biodiversity and Geodiversity** - Indicates that development will be expected to conserve and enhance the biodiversity and geodiversity features of the borough and that harmful development will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

**Policy CC3 – Flood Risk** –sets a range of criteria in relation to development and flood risk, including expecting all development proposals on brownfield sites to reduce surface water run off by at least 30%; development on greenfield sites to maintain or reduce existing run off rates; and development proposals to use SuDS in accordance with policy CC4

**Policy CC4 – Sustainable Urban Drainage Systems** – all major development will be expected to use 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 development. Planning applications must be supported by an appropriate drainage plan and SuDS design statement.

**Policy Poll1 Pollution Control and Protection –** sets criteria to ensure that new development does not unacceptably affect or cause nuisance to the natural and built environment or to people; or suffer from unacceptable levels of pollution.

**CL1 Contaminated and Unstable Land –** requires the submission of a report where future users of occupiers of development would be affected by contamination or stability issues, to establish the extent of the issues and set out measures to remove, treat or protect from contamination, or address land stability issues.

**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.

Paragraph 8 of the NPPF states that there are three objectives to achieve sustainable development: economic, social and environmental.

Paragraph 81. 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. Planning policies and decisions should contribute to and enhance the natural and local environment including by (inter alia) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution.

Paras 183 and 184. Planning policies and decisions should take account of ground conditions and any risks arising from land instability and ensure that adequate site investigation information is available to inform assessment. Responsibility for securing a safe development rests with the developer and/or landowner.

**Supplementary Planning Documents**

SPD Parking – gives guidance on parking standards and indicates that the Council encourages the provision of electric vehicle charging infrastructure.

Trees and Hedgerows SPD – offers guidance on how to deal with existing trees and hedgerows on development sites

**Consultations**

**Highways DC** – The amended car and bicycle parking provision is considered acceptable subject to a condition requiring their provision and an informative about mud on the road.
**Enterprising Barnsley** – support the application
**Pollution control** – no objections
**Yorkshire Water** – acknowledge receipt of consultation, no further comments received.

**Drainage** – recommend pre commencement condition requiring foul and surface water drainage to be agreed and implemented.
**Coal Authority –** considers that the submitted Coal Mining Risk Assessment demonstrates that the application site is safe and stable for the proposed development and therefore has no objections to the proposal.
**SYMAS** – agrees with the contents of the submitted Coal Mining Risk Assessment which concludes only potential shallow coal risks, but recommends a watching brief which the applicant should take note of and can be addressed at building control stage. The Coal Authorities Standing Advice is recommended as an informative.
**Forestry Officer** – The Arboricultural Impact Assessment has not been updated to reflect the amendments to the site plan, but it does demonstrate that the extend of rooting areas of those trees just off the site which will be affected to a minor degree by the new parking. The new parking must be constructed using a no dig method and a condition is recommended to secure this
**Ward Councillors** – No response

**Representations**

The application has been advertised by means of letters to nearby properties and a site notice (11 May – 2 June 2023); no representations have been received.

**Assessment**

Principle of development

The application site is within an area designated as urban fabric, currently or last in employment use and is part of a wider area of land that is in industrial use. The principle of new industrial unit buildings in acceptable subject to consideration of details.

Visual Amenity/Design

The application site is at the end of a cul de sac, well within the wider industrial estate. The proposed building, while larger and taller than the existing building on site, is not out of keeping with the character of this part of the industrial estate and is considered acceptable in this setting. The proposed materials are merlin grey wall and roof sheets which are considered acceptable in this setting on a building with only local impact and no longer range views.

It is considered that the design and impact on visual amenity are acceptable in this setting and in compliance with Local Plan Policy D1.

Highways safety

Noting the advice of the highways officer that the proposed car and bike parking and manoeuvring areas are acceptable, it is not considered that the proposals would adversely impact upon the public highway. It is concluded that subject to conditions requiring the parking, and manoeuvring areas to be properly surfaced, there are no highway safety concerns raised by the proposal and it is considered to be acceptable from a highways safety perspective and in compliance with Local Plan Policy T3.

Drainage

Reflecting the advice of the Council's Drainage Engineer, a condition is recommended to secure acceptable drainage details. Subject to this, it is concluded that the proposal is in compliance with Local Plan Policy CC3.

Trees

Reflecting the advice of the Forestry Officer, a condition is recommended to ensure that the proposed parking areas does not adversely affect the rooting areas of the trees adjacent to the application site. Subject to this, it is concluded that the proposal is in compliance with Local Plan Policy BIO1

Other

Both the Coal Authority and South Yorkshire Mining Advisory Service have advised that they agree with the conclusions of the Coal Mining Risk Assessment that the application site is safe. The requested informative is recommended.

Conclusion

The proposal is considered acceptable in visual amenity, highways safety, drainage, safety and all other terms. Subject to the imposition of conditions in relation to the submitted and amended plans and as outlined above, it is concluded that the proposal is acceptable.

**Recommendation**
**Grant** subject to conditions