DESIGN AND ACCESS STATEMENT IN RESPECT OF A 'CHANGE OF USE' APPLICATION FROM AN EXISTING CAR SHOWROOM, TO A VEHICLE RECOVERY GARAGE AND COMPOUND OPERATING 24 HRS/DAY.

at

UNITS 2 and 3, MAPPLEWELL DRIVE, NORTH GAWBER INDUSTRIAL PARK, Off BLACKER ROAD, MAPPLEWELL, BARNSLEY. S75 6BS.

ASSESSMENT OF CONTEXT

The site is an existing car showroom operating as 'Barnsley Car Warehouse Ltd, and located at Unit 2/3 North Gawber Industrial Park, Mapplewell Drive, Mapplewell. The site also has a generous external parking/compound area surrounding the existing buildings.

ECONOMIC

It is unlikely that this application will have any particular economic consequences.

PLANNING POLICIES

The site is currently used as a car showroom and garage. It is not intended to expand or remove the existing buildings on the site, the main difference will be the requirement to operate 24 hours/day, 7 days/week as a vehicle recovery depot.

EVALUATION

The proposed building/site will allow for the garaging and storage of vehicles which have needed to be recovered as part of the applicant's contractual arrangements with South Yorkshire Police.
By virtue of this arrangement vehicles are needed to be recovered from various situations at short notice and at any time of day or night and need to be stored in a safe and secure environment whilst awaiting further investigation works as part of the police authority requirements.

The applicant currently rents facilities elsewhere but these are remote from the company base in Mapplewell. The intention with this facility would be to consolidate the company activities to their general location in Mapplewell, purchase the site rather than rent and provide a more suitable and sensitive environment for their work in association with South Yorkshire Police.

DESIGN

USE

The existing buildings and associated yard areas will remain unchanged but will be used for storage of recovered vehicles rather than sales of vehicles.
One important aspect to emphasise is that the delivery and off-loading of recovered vehicles after the hour of 12 midnight, will be restricted to the area denoted on the site layout plan located nearest to the entrance to the site. This will ensure that vehicular activity is restricted to this zone during unsociable hours and not take place within the remaining areas of the storage compound that are more closely located to the existing residential area.

AMOUNT

The proposed building will remain unchanged but will provide under cover storage for vehicles in addition to the external compound area.

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LAYOUT

The application site is bounded to the west and south by further employment / industrial uses and to the north and east by residential and restaurant premises.
Access to the site will be via the existing drive directly off Mapplewell Drive which is served from Blacker Road.

SCALE

The built scale of the proposed development will remain unchanged. The only change to this will be the intention by the applicant to erect a more substantial and secure brick wall around the perimeter of the site to screen the contents of the yard and improve security. This wall will be no less than 2m in height.

LANDSCAPING

It is not proposed to introduce any landscaping as part of this proposal.

APPEARANCE

There is no intention to erect any buildings as part of this application. The only development will be the erection of a replacement galvanised steel palisade fence to replace the existing palisade and timber panel fence. The new palisade fence will be a maximum of 2m high above the existing yard level. The fence will extend between points B, C, D and E. The existing boundary wall extending between points A and B on the site plan, is to remain.
The galvanised palisade fencing panels will be as the elevational detail submitted with this application.

ACCESS

Access to the site remains unchanged off Mapplewell Drive served from Blacker Road. The site and yard areas have no excessive gradients and again these will remain unchanged.

NB: This design and access statement is a copy of the original submitted with an earlier application for a 'change of use'. The specific paragraph related to the boundary treatment has been amended to describe more comprehensively, the fence details proposed.

Peter Dimberline Limited