

2022/0504

Jewson

Erection of side extension to existing commercial unit

Jewson Ltd, Barnsley Trade Park, Wombwell Lane, Stairfoot, Barnsley, S70 3NS

Site Location and Description

The application site is one of a number of units on Barnsley Trade Park, off Wombwell Lane. To unit has grey metal cladding to roof and walls, is set within the trade park and is bound to the north by a single storey unit accommodating a Subway, Butchers Shop and Greggs which front onto Wombwell Lane, to the east by a group of trade units including Halfords and Screwfix, to the south and west by the estate road and trade and retail park units.

The site of the proposed extension is a greened over area immediately adjacent and to the west of the existing Jewson's building.

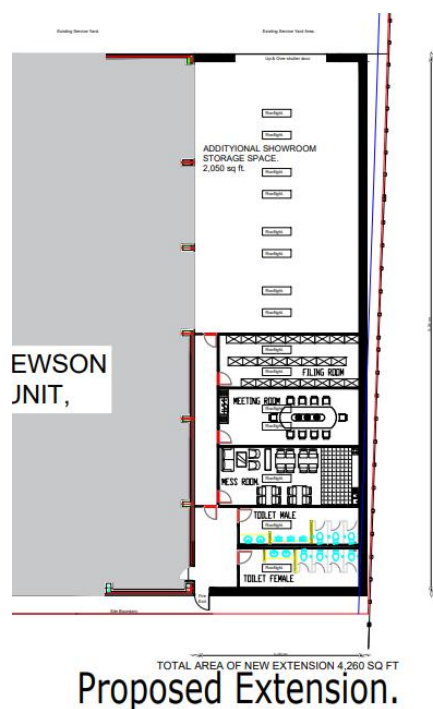
Site History

2006/1504 – Construction of builder's merchants, car park and access road.

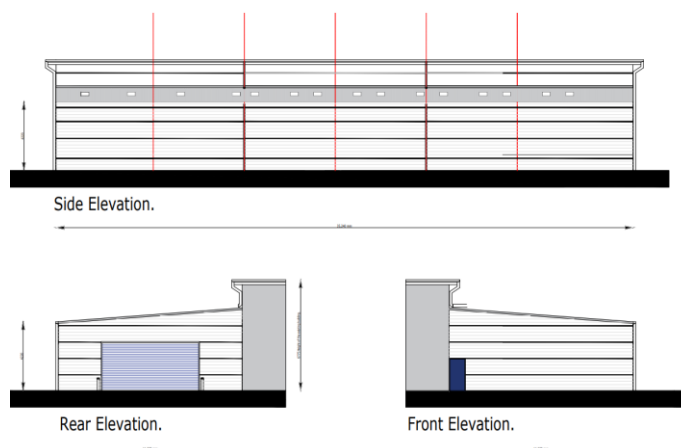
Proposed Development

The applicant seeks permission for the erection of a single storey extension to the existing builders merchants. As originally submitted the application included a proposal to extend the service yard across an area of land including Dob Sike but this element has been removed from the application as amended.

Proposed layout plan



Proposed elevations



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 Retail Park 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 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 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 TC4 Retail Parks – indicates that retail warehouses will be allowed in retail parks and that other uses will be allowed where the role, character and function of the retail park will not be adversely affected.

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.

Consultations

Highways DC – no objections

Enterprising Barnsley – support the application

Pollution control – no objections

Biodiversity – if the proposals are to directly/indirectly affect Dob Sike and the associated vegetation an ecological report would be required.

Drainage – if the proposal is only to extend the building, I am happy for it to be checked by Building Control

Ward Councillors – No response

Representations

The application has been advertised by means of letters to nearby properties and a site notice (23 May – 15 June 2022); no representations have been received.

Assessment

Principle of development

The application site has a designation of retail park in the Local Plan where Policy TC4 indicates that retail warehouses will be allowed, and other uses may be allowed. The proposal represents a modest extension to an existing builders merchant. The principle of development is acceptable subject to consideration of details.

Visual Amenity/Design

The siting of the proposed extension will result in the loss of some grass and tree planting on a greened over area between the existing building and the internal estate road, well within the retail park. It is concluded that the loss of this landscaping and the design of the proposed building which is proposed to have insulated cladding panels and roof sheets like the existing building will result in an acceptable appearance. 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 proposal will not impact on the existing access, parking or service area, 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.

Other

As originally proposed the scheme raised concerns in relation to the impact of the proposed service yard extension on drainage and ecology but with the removal of that element from the proposal, there are no concerns in relation to those issues. The proposal will not raise any general amenity concerns in relation to the construction or use of the proposed extension and in all other respects is considered acceptable.

Conclusion

The proposal is considered acceptable in visual amenity and highways safety terms. Conditions are recommended in relation to the submitted and amended plans and to require the proposed materials to match those used in the existing building.

In conclusion, taken together with the support for the expansion of this business, it is concluded that the proposal is acceptable.

Recommendation

Grant subject to conditions