2022/0479

Mr Simon Carr

Demolition of existing general industrial/storage unit (B2/B8) and erection of new unit for light industry and storage use (Class E/B8)

The Pit Yard, Whams Road, Crow Edge, Sheffield

Description

The Pit Yard is currently used for storage and industrial uses including vehicle maintenance and repair. The site consists of a brick-built storage/industrial building and a number of storage containers. The building is constructed up to the boundary with the footway and appears to be in a poor condition. The site has a gated access of the A616, Whams Road and is surrounded by steel palisade fencing along the boundaries. A number of trees screen the site from view to the south eastern and northern boundaries.

The closest residential properties to the site are Bents Villa set approximately 35m to the south and Swallow Barn, Ivy House and Villa Providence set approximately 90m to the south east





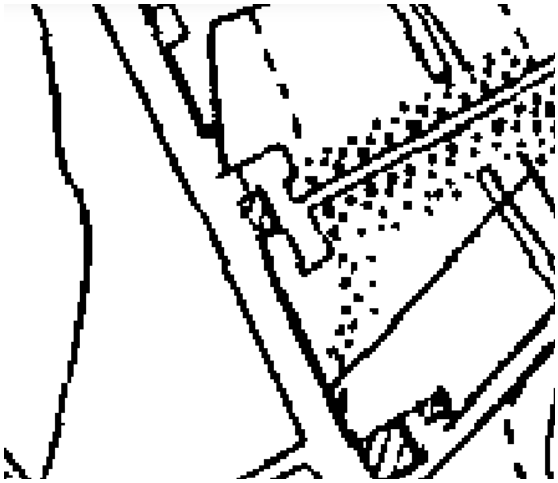


Aerial Photography 2022


Aerial Photography 2002

Planning History

No planning history for the site or the existing buildings, however the building can be seen on the historic 1948 OS plan below. The storage containers appear to be a recent addition to the site and do not have the benefit of planning permission.



Proposed Development

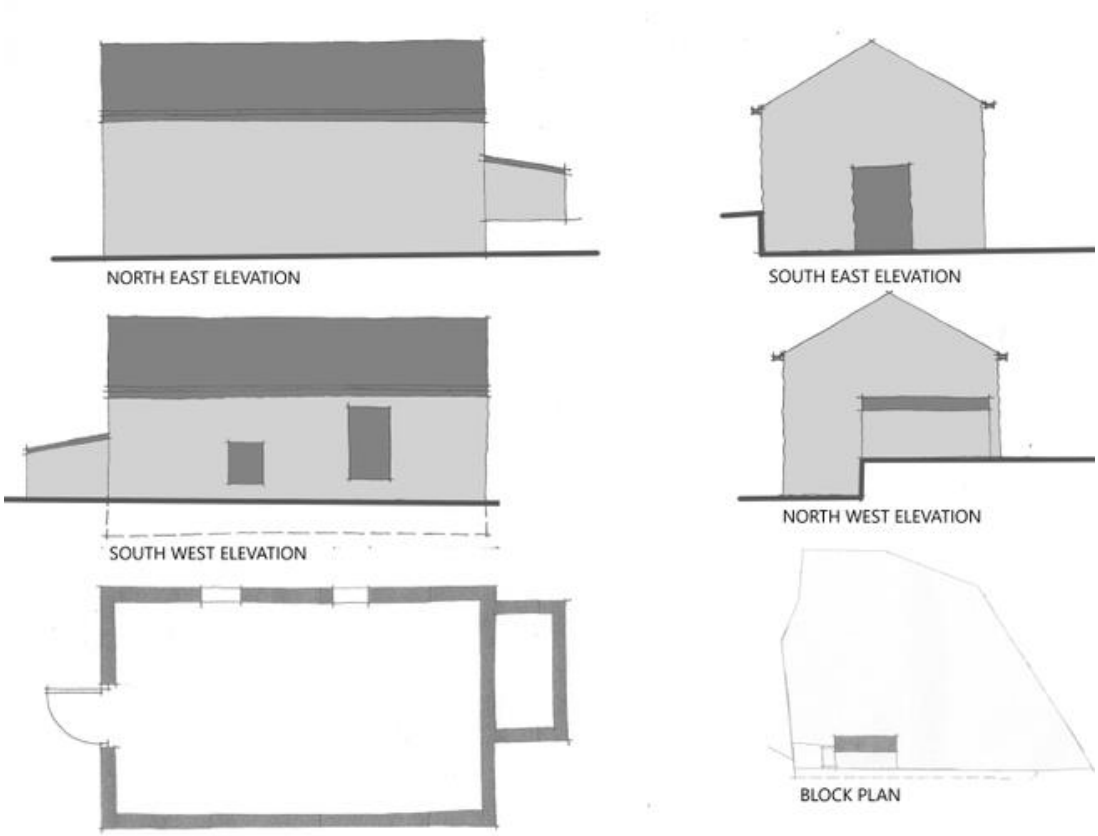
The proposal involves the demolition of the existing general industrial/storage unit (B2/B8) and erection of new unit for light industry and storage use (Class E(g)/B8). The building is to be sited in the same location as the existing building and would be constructed up to the footway with the A616.

The application has been amended during the course of the application and the building has been reduced in size. The agent has also included a swept path analysis for larger vehicles at the request of the Highways Officer.

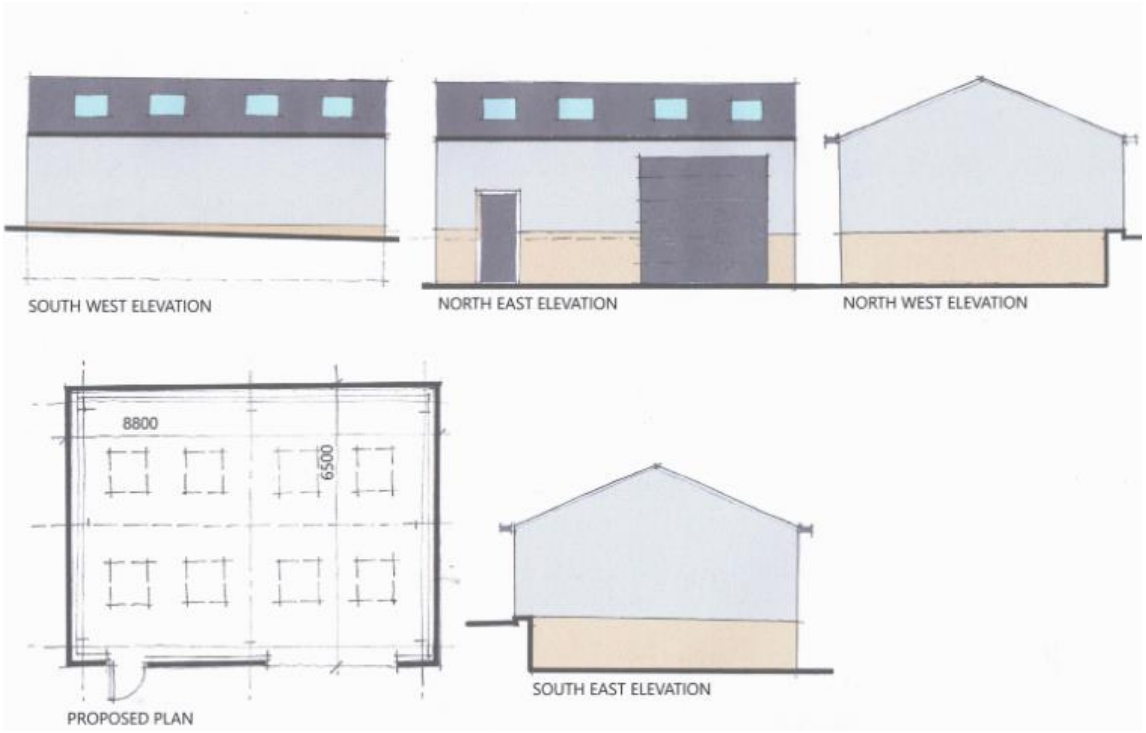
The existing building to be demolished has a floor area of approximately 59sqm. The proposed building would be set into the land and would appear as a similar height to the existing building from the A616 and has a proposed floor area of 57sqm. The building would be constructed with a brick base, with steel clad walls and roof. The building has one large roller shutter door and a door to the north east elevation. Full details of the materials have not been included with the submission.

The existing access with be utilised and 3 parking spaces are shown on the proposed site plan.

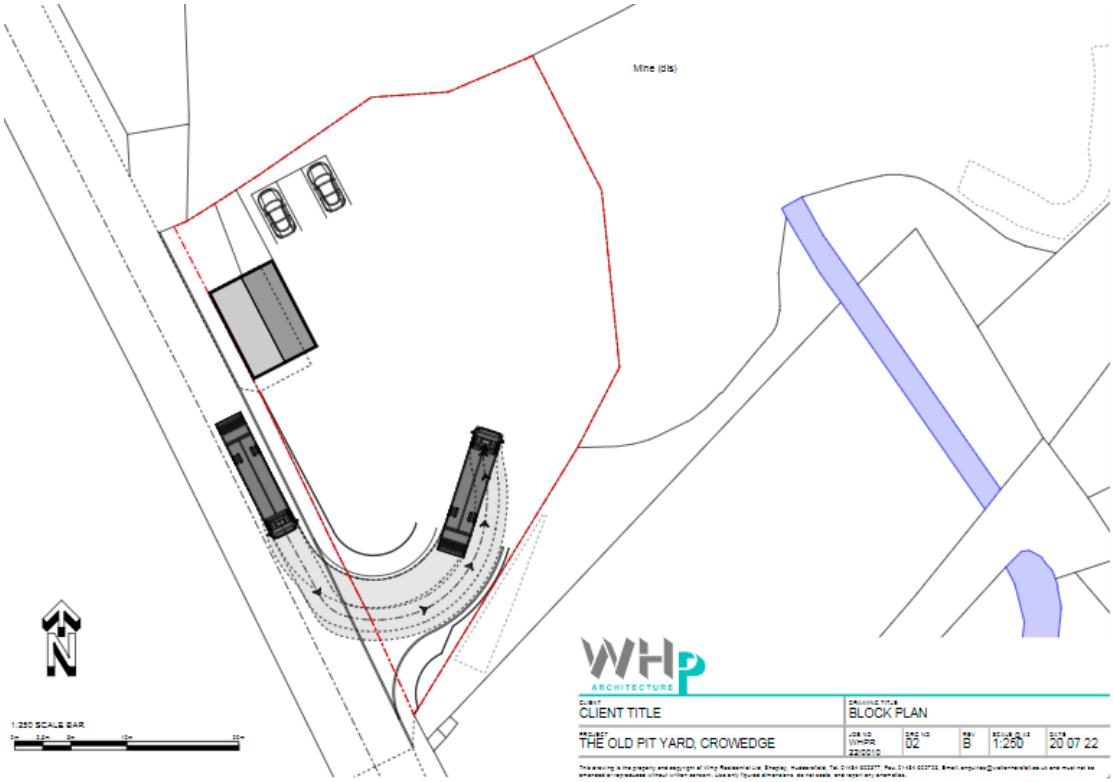
The agent has raised no objections to condition restricting the use of the building to light industrial and storage only and no other uses within the Class E use class and has stated that the storage containers will be removed from site once the building is constructed and occupied.



Existing



Proposed



Policy Context

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies

from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

The site is set within the Green Belt.

In reference to this application, the following policies are relevant:

GB1: Protection of Green Belt The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.

GB2: Replacement, extension and alteration of existing buildings in the Green Belt Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt: Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the local area.

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.

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.

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.

The following is of relevance to the application:-

13. Protecting Green Belt land

Para 147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para 149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:– not have a greater impact on the openness of the Green Belt than the existing development; or– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Consultations

Enterprising Barnsley – Support the application

Parish Council - No comments received

SYMAS – No objection subject to condition

Coal Authority – No objection subject to condition

Highways – No objection subject to condition

Pollution Control – No objection

Yorkshire Water Services Limited – No objection subject to condition

Drainage – No objections, details to be checked by Building Control

Ward Councillors – No comments received

Representations

1 letter has been received with regard to the original submission

- No objection to demolition and replacement of building as the building is in a dangerous condition however the following concerns have been raised:-
- The proposed new building is much larger and no indication of its planned use
- Concerns regarding materials
- Parking issues, current parking issues

Material Consideration

Principle of development

The proposal involves the erection of a replacement building and the site is set within the Green Belt as allocated within the Local Plan. Paragraph 149 of the NPPF states that ‘a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions include the replacement of a building, provided the new building is in

the same use and not materially larger than the one it replaces.' Local Plan Policy GB2: Replacement, extension and alteration of existing buildings in the Green Belt, also allows for replacement buildings 'provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt.'

The site is previously developed land and the proposal involves the replacement of an existing building (pre-1948) with a building of a similar floor area which is acceptable. In terms of the use, the existing building is in general industrial/storage use (B2/B8) and the new building would be in a light industry and storage use (Class E(g)/B8) which is acceptable, subject to the restriction of the use to light industry only and no other uses within the Class E use class. The proposal would not have any significantly greater impact on the openness of the Green Belt than the current established development. The proposal would allow for the replacement of this old, dilapidated building and the removal of the unauthorised storage containers which would benefit the visual amenity of the area and the openness of the Green Belt. The proposal would therefore be considered as acceptable in principle subject to the impact upon highway safety, residential amenity and visual amenity.

Visual Amenity

The building is designed as a purpose-built unit with a brick base which, subject to the materials used would be acceptable as a replacement of the brick built building. The replacement of the old dilapidated building and removal of unsightly storage containers would tidy up the site and would be an overall improvement to visual amenity and openness.

The proposed building is not materially larger than the existing building being replaced, and the industrial/storage use is existing on the site. The existing building to be demolished has a floor area of approximately 59sqm. The proposed building would be set into the land and would appear as a similar height to the existing building from the A616 and has a proposed floor area of 57sqm. The site is enclosed by existing fencing and the building would be replaced in the same location; therefore the built development would not extend any further into the open Green Belt.

The proposal is acceptable in terms of design and impact upon visual amenity in accordance with policy GB1 of the Local Plan. A condition should be applied which secures the removal of the storage containers upon commencement of the use of the new building.

Residential Amenity

Concerns have been raised with regard to the size of the building and the proposed use. The Pollution Control Officer has been consulted and has no objections to the proposal. The plans have since been amended to reduce the size of the building so that it is a similar size to the building being replaced. In terms of the use, the agent has confirmed that the building would be used for light industrial uses within use Class E(g) and B8 storage uses. The agent states that the current building to be demolished is used for vehicle repair and maintenance which is a general industrial use within class B2. The proposed light industrial use, Class E(g), allows for uses which can be carried out in a residential area without detriment to its amenity, which would be generally less intrusive than a general B2 use and would overall have a reduced impact upon residential amenity and the Green Belt. Given the type of uses now allowed for under Class E, it is recommended that the use is restricted to light industry only and no other uses within the Class E use class. The agent has raised no objections to condition restricting the use of the building as outlined above.

The site is existing and given the separation distance to the adjacent dwellings and screening trees along the southern and eastern boundaries, the proposal should not cause any

overshadowing or overbearing impact. Overall, the replacement building should not give rise to any unreasonable impact upon amenity in accordance with Local Plan Policy POLL1.

Highway Safety

The site is located on A616 Whams Road, a classified road which is subject to a 40mph speed limit and has a footway running on the eastern side of the carriageway adjacent to the site, with open fields opposite. Access to the site will be gained over the existing access which meets A616 Whams Road at an acute angle. Concerns had been raised by Highways regarding HGVs gaining access to the site particularly when approaching from the north, travelling in a southerly direction. The agent has now provided amended plans which shows that an 11.6m vehicle can gain access without encroaching upon the opposite lane in the line of oncoming traffic, which is acceptable.

The Highways Officer has stated that the first 15m of the access with 6.0m radius kerbs should be provided prior to the first use of the development. The access will also need to be surfaced in a bound material to prevent loose stones and detritus being tracked onto the highway and should also demonstrate that no surface water from the site is allowed to discharge onto the adopted highway. These alterations will need to be secured by condition and will be an overall improvement of the current situation.

In terms of parking, the SPD Parking requires that 1 car parking space per $50m^2$ is provided for B2 General Industrial use or that 1 car parking space per $60m^2$ is provided for B8 Industrial use. The proposed Block Plan shows 3 parking spaces which is acceptable. Given that the access and use is existing, the proposed development will be unlikely to impact upon highway safety or the local highway network and the Highways Officer has no objection to this application on highway grounds subject to a condition (outlined above) in accordance with Local Plan Policy T4.

Drainage

Yorkshire Water and the Council's Drainage Officer have no objections to the proposal subject to conditions.

Recommendation

Grant subject to conditions