
2023 0398

Mr David Chambers

Erection of 2no industrial warehouse buildings including 2 storey office block

Unit 6 and Unit 7, Construction Way, Carlton, Barnsley, S71 3HU.

Site Location and Description

The application site is the private access road Construction Way and an area of land at the head of the road beyond the existing 10 units off Construction Way and has a shallow fall from west to east. The area is roughly hard surfaced with limestone and defined on the north, west and south boundaries by a 2m high palisade fence. At the time of site visit, the area was used for some limited amount of outside storage and parking, aerial photography suggests that this was more extensive.

The site is at the edge of the wider Carlton Industrial Estate but is still largely bound by industrial units. Off the west boundary of the site on ground slightly elevated above the application site is a public right of way, which leads to Spring Wood which part of the wider Carlton Industrial Estate Buffer Zone. The public right of way is lined by overgrown hedges.

Site History

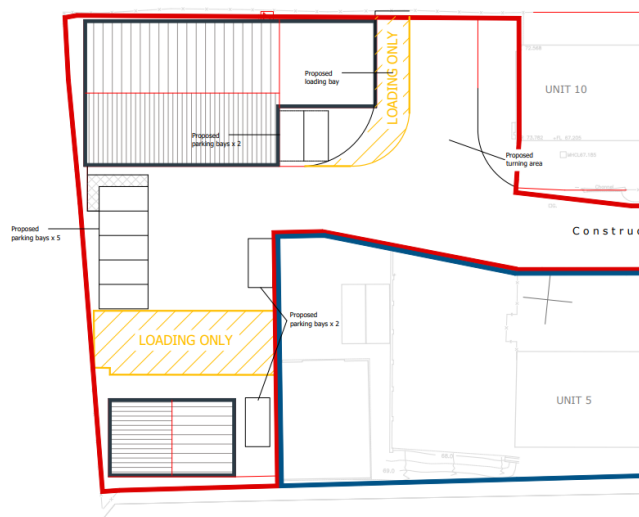
B/04/1769 – erection of 10 no. industrial units.

Proposed Development

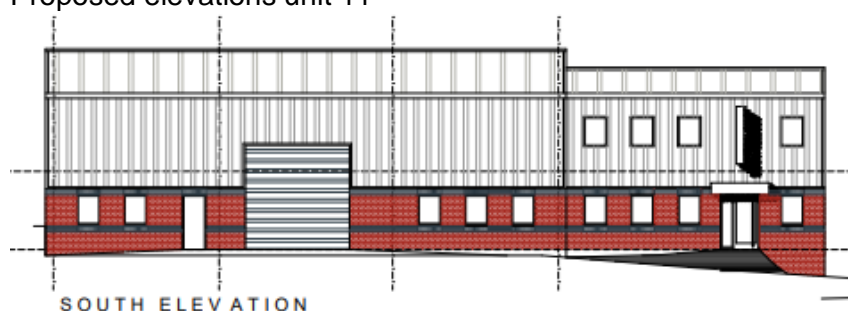
The applicant seeks permission for the erection of two industrial warehouse buildings with an office block in one of the buildings. The buildings are proposed to have steel cladding and facing brickwork to match the adjacent units.

The application has been amended from the original submission to reduce the size of one of the buildings and provide satisfactory details of parking and manoeuvring.

Proposed layout plan



Proposed elevations unit 11



Proposed elevations unit 12



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.

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 – (in response to consultation on the amended plans) The parking, servicing and turning areas are acceptable and it is not considered that the proposals would adversely impact upon the public highway. A condition is recommended to require the parking and vehicle turning areas to be properly consolidated and hard surfaced.

Enterprising Barnsley – support the application

Public Rights of Way – the proposed plans do not directly affect the public footpath the runs alongside the site boundary. An informative is recommended advising of the need to retain safe public access at all times.

Pollution control – no objections

Yorkshire Water – recommend conditions requiring separate systems of foul and surface water drainage and no piped discharge of surface water before details have been approved.
Drainage – recommend pre commencement condition requiring foul and surface water drainage to be agreed and implemented.
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 siting of the proposed industrial buildings, well within the wider industrial estate and located at the end of the private road serving several existing industrial units, is remote from public views from the public highway. The proposed buildings will not significantly affect the setting of the adjacent public right of way given the hedge adjacent to the public right of way. The existing Construction Way development is dominated by buildings, fencing and hardsurfacing and lacks any landscaping to relieve the development. The proposed scheme reflects this character and is acceptable. The proposed buildings are proposed to have brick plinth and metal cladding over and on the roof to match the existing development which is acceptable.

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 parking, servicing and turning areas are acceptable and it not considered that the proposals would adversely impact upon the public highway, it is concluded that subject to a condition requiring the parking, servicing and turning areas to be properly surfaced and delineated, 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. An additional condition restricting outside storage is recommended to ensure that the parking, servicing and turning areas remain free from obstruction and available for the intended use. Noting the advice of public rights of way, an informative is recommended advising that safe public access on the adjacent public right of way must be retained.

Drainage

Reflecting the advice of Yorkshire Water and the Council's Drainage Engineer, a condition is recommended to secure acceptable drainage details.

Other

The proposal will not raise any general amenity concerns in relation to the construction or use of the proposed buildings. The buildings are proposed to be used for purposes falling within classes including B8, B2 and E(g) and a condition is recommended restricting the use as such in order to prevent the buildings being used for any other purpose within Class E without a further planning permission. The proposal in all other respects is considered acceptable.

Conclusion

The proposal is considered acceptable in visual amenity and highways safety 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