2021/1139
Mr Lee Dixon

Formation of new opening on front elevation to create a delivery entrance with associated roller shutter door, provision of bollards and floodlight attached to building

City Plumbing Supplies Ltd, Unit 4, Wharncliffe Business Park, Middlewoods Way, Carlton, Barnsley, s71 3HR

Site Location and Description

The site is a modern industrial unit within the Wharncliffe Business Park off Laithes Lane. The unit is part of a group of three industrial units. It has its own access and parking area, fenced off from the area used by the adjacent units.

Photos of the unit frontage overlooking its parking and access area.

Site History

The most recent planning permission on the site is the B/03/1367 (2003) planning permission for the industrial development of the site for uses B1, B2 and B8 with associated parking and servicing areas.

Proposed Development

The applicant seeks permission for the formation of a new opening to be created to be used as a delivery entrance, with bollards (in front of the existing delivery entrance door) and floodlighting (an existing floodlight to be relocated). The submitted plans also show that internal alterations will be made behind the existing delivery entrance to create a new customer access to a new showroom area.

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.

The new Local Plan was adopted at the full Council meeting held 3th 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).

Local Plan

The site is within an area designated as Urban Fabric within the Local Plan Proposals Maps and therefore 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 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 E4 Protecting Existing Employment Land – land or premises currently or last used for employment purposes will be retained. Non-employment uses will only take place if they would not result in significant loss of existing jobs or employment potential; there will still be an adequate supply of employment land/premises in the locality; and the land or premises can't support continue employment use.

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

Environmental Health – The development may have an adverse impact on the health and quality of life of those living and/or working in the locality, so approval with conditions is

recommended – 'The proposed light at the development shall be angled so that only the intended area is illuminated. The light shall not shine towards any residential property'.

Highways DC – The proposals maintain adequate access, parking and turning provision within the site. The proposals are therefore considered acceptable from a highways point of view.

Ward Councillors – No response

Representations

The application has been publicised by means of direct letters to nearby properties; no representations have been received.

Assessment

Principle of development

As the proposal is for minor alterations the principle of development is acceptable subject to consideration of details.

The associated changes to the interior of the building (new customer access and showroom area) do no materially change the appearance or use of the building and therefore planning permission is not required.

Design

The applicant seeks permission for a new roller shutter door to be inserted to secure a new access to the warehouse. It is of very similar if not identical appearance to the existing roller shutter door and is specified as a 'new stainless steel roller shutter door to match existing. Together with new bollards in front of the existing roller shutter door and relocation of an existing flood light it is considered that the design of the proposed alterations is acceptable and in compliance with Local Plan Policy D1. A condition to require the use of materials to match those of the existing building will secure the specification on the application form that the new stainless steel roller shutter door will match the existing.

Highway safety

The proposal requires a modest change to the servicing and parking arrangements to this unit with new parking spaces being delineated resulting in an increase in customer parking provision by one space. Together with the advice of the highway engineer it is concluded that the proposals are acceptable from a highway safety point of view. A condition is recommended to secure delineation of the revised parking arrangement.

Residential amenity

Concern has been expressed by the environmental health officer in relation to the potential for the proposed floodlight to cause a nuisance for residential property. The frontage of the building faces north, towards industrial units and there are no residential properties that the light could be visible to. A version of the recommended condition is proposed to require the floodlight to illuminate the intended area and for no light to spill beyond the boundary of the property.

Recommendation

Grant subject to conditions