
2024/0670

NHS Blood and Transplant

Creation of a storage area with concrete base and canopy.

Unit D, Capitol Way, Dodworth, Barnsley, S75 3FG

Site Location and Description

The site lies between Higham Lane and Capitol Way on the Capitol Business Park, to the west of the M1 in Dodworth, and comprises a large NHS Blood and transplant centre.

The site is used for the testing of blood samples, holding stem cell samples, holding blood and blood products to be distributed to South, North and West Yorkshire, Derbyshire, Lincolnshire, and Leicestershire. It is also the national centre for finance, IT Help Desk, Recruitment and Marketing and presently holds the Organ and Tissue Donation Team for the same regions.

The proposal site lies immediately south of the existing building on the western edge of the service yard and is currently a small, grassed area adjacent to the boundary landscaping to Higham Lane. The whole area is set at a lower level than Higham Lane and is partially screened by vegetation.

Planning History

2016/0713 Outline planning application including means of access for general industrial (B2) use, storage, and distribution (B8) use with ancillary office (B1) use.

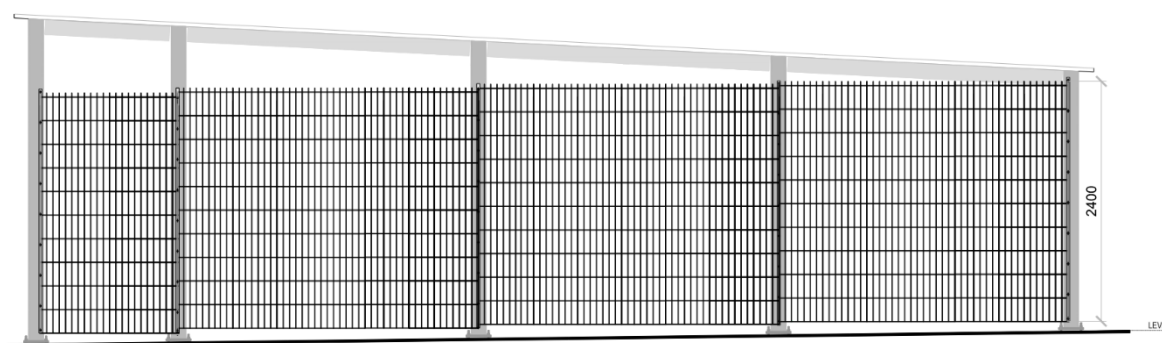
2017/0987 - Erection of 7,200sqm NHS blood centre comprising laboratory and administrative/support functions – Approved October 2017.

2020/1476 – Installation of 3 no. containerised freezers, including link corridor and process room – Approved March 2021

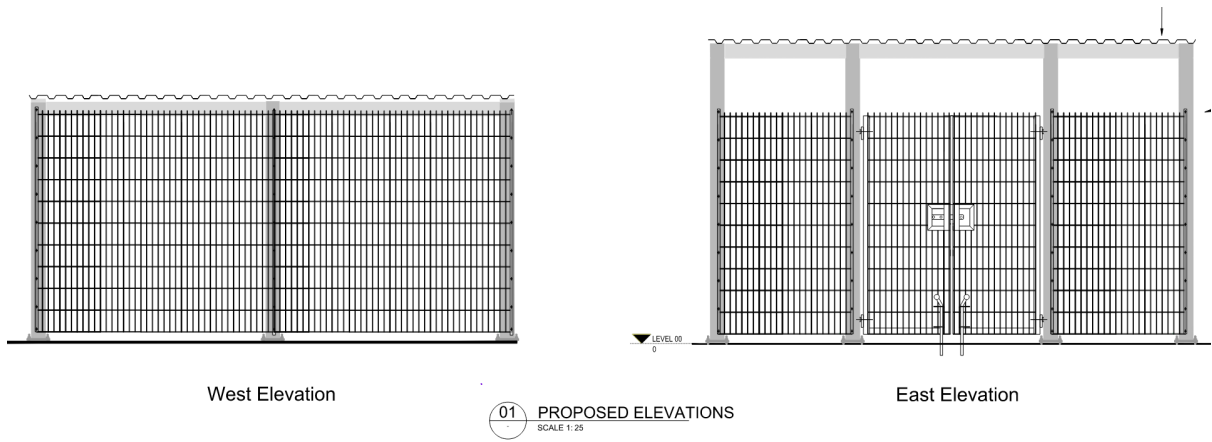
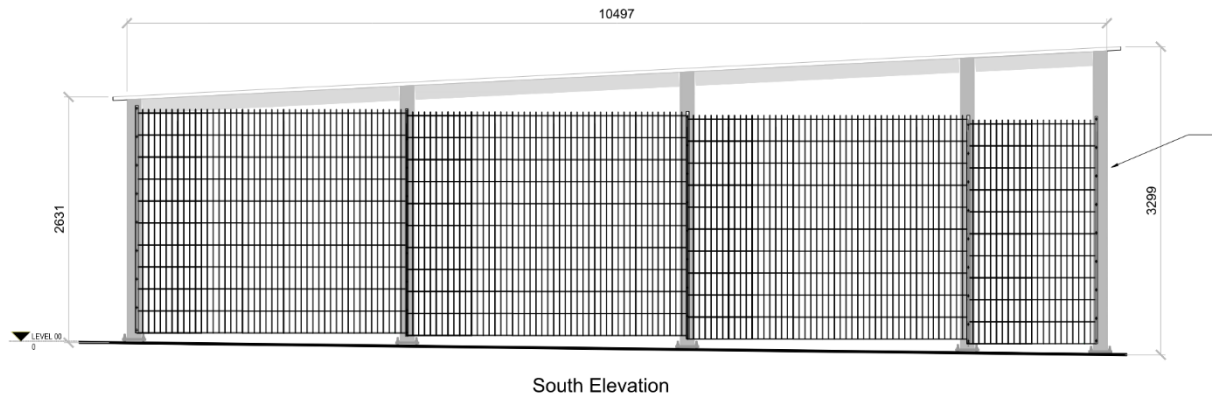
Proposed Development

Permission is sought for the creation of a covered storage area. The area is to have a concrete base measuring 10.9m by 5.6m and is to be covered by a steel frame structure enclosed with weld mesh fencing powder coated green RAL 6005. The structure is to have a height of 2.6m increasing to 3.3m at the rear.

The storage area is for the storage of 720l clinical waste bins prior to their removal from site.



North Elevation



Existing Vehicle Maintenance and Wash Bays

Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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.

Site Allocation/Designation

The site is allocated as Employment Land as defined in the adopted Local Plan.

National Planning Policy Framework (NPPF) December 2024

The National Planning Policy Framework sets out the Governments 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.

Barnsley Local Plan 2019

The following Local Plan policies are relevant:

Policy E1 Providing Strategic Employment Locations
Policy E2 The Distribution of New Employment Sites
Policy E3 Uses on Employment Land
Policy E4 Protecting Existing Employment Land
Policy GD1 General Development
Policy T4 New Development and Transport Safety
Policy D1 High Quality Design and Place Making
Policy BIO1 Biodiversity and Geodiversity
Policy POLL1 Pollution Control and Protection
Policy CL1 Contaminated and Unstable Land
Policy SD1 Presumption in favour of Sustainable Development

Consultations

Biodiversity – No objections subject to conditions
Mining Remediation Authority – No objections

Forestry Officer – No objections received
Drainage – No objections – details to be checked by Building Control
Highways DC – No objections
Pollution Control – No objections
South Yorkshire Mining Advisory Service – No objections
Ward Councillors – No objections received

Representations

Neighbour notification letters have been sent to surrounding properties and the application has been advertised by the way of a site notice; no representations have been received.

Assessment

Principle of development

The site lies within Urban Barnsley where the majority of growth is expected to take place during the Local Plan period. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth, and planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system.'

The development is located within the site of an established use within an employment allocation. Extensions and alterations to existing buildings are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety and accord with the relevant policies quoted above.

Visual Amenity

The proposed unit would be within the existing storage yard within the setting of large-scale commercial building, set back from Capitol Way and set down from Higham Lane to the rear. There will be limited views from Capitol Way, with only fleeting glimpses from Higham Lane due to the extensive existing vegetation. The compound is to be similar in appearance to the existing vehicle maintenance and wash bays.

When viewed in context against the existing large scale building the installation would not appear visually prominent or reduce visual amenity to an unreasonable degree, and as such is in accordance with Local Plan Policy D1. This carries considerable weight in favour of the proposal.

Residential Amenity

The site is in the Capitol Business Park with the nearest residential properties being located approximately 200m to the south. It is not considered that the proposed development would impact on residential amenity to a detrimental level and therefore the proposal complies with Local Plan Policies GD1 and Poll1. This carries substantial weight in favour of the proposal.

Highway Considerations

The application site is located within Capitol Business Park, Dodworth, which benefits from excellent network links, including proximity to the M1 motorway (Junction 37).

The proposal is to be located within a small area of the existing service yard and as such would not result in the loss of existing parking provision, a requirement for additional provision, nor impact on the use of the service yard and as such the proposal is considered acceptable in terms of its impact on the highway network, in compliance with Local Plan Policy T4. This carries considerable weight in favour of the proposal.

Ecology and Trees

National requirements have seen the introduction of Biodiversity Net Gain (BNG). In England; BNG is mandatory under the Town and Country Planning Act 1990, whereby developers must deliver a biodiversity net gain of 10%, resulting in more or better-quality habitat than before a development. These regulations were introduced on 12th February 2024 and applied to any application submitted after this date.

Local Plan Policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geodiversity features by protecting and improving habitats; maximising biodiversity opportunities in and around new developments and encouraging provision of biodiversity enhancements. Policy BIO1 follows on to state that development will be expected to conserve and enhance the biodiversity and geological features by protecting ancient and veteran trees.

The Ecologist has reviewed the application in terms of the impact upon habitats. The application has been supported by a Preliminary Ecological Appraisal (PEA) and BNG Metric and report.

The PEA indicates that a gain in 0.0081 habitat units which equates as 10.11%, can be achieved as part of the proposals, meeting with mandatory 10% net gain in biodiversity requirement. The development is therefore acceptable subject to the mandatory Biodiversity Gain Plan condition and securement of the habitats for 30 years via the Habitat Management and Monitoring Plan condition.

Precautionary works have also been recommended in relation to badger, herptile species, hedgehogs, and nesting birds, which is welcomed. There is also a recommendation for the installation of a bird box on the proposed structure; these recommendations can be secured by a planning condition.

The forestry officer has been consulted on the application; however, no comments have been received. An arboricultural report was submitted to support the application which outlines that there are no trees or hedgerows to be removed to facilitate the development. Whilst the development is to be constructed on a concrete pad to be installed, which is within close proximity to the rooting area of the surrounding hedgerows and trees it is considered prudent to protect the area and as such a condition will be included requiring the submission of tree protection fencing details prior to commencement on site.

In light of the above, the protection of the existing trees and the provision of 10% BNG will carry significant weight in favour of the proposal and as such it is considered that the development is acceptable and in compliance with Local Plan Policy BIO1.

Coal Mining Impacts

NPPF Paragraph 189 states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability. This includes risks arising from former activities such as mining and any proposals

for land remediation. Planning decisions should ensure that adequate site investigations information is available to inform assessments.

The site is located within a high-risk area as per the Mining Remediation Authority mapping; both Mining Remediation Authority (formerly The Coal Authority) and South Yorkshire Mining Advisory Service have been consulted on the application.

Both consultees have no objection to the proposed development. SYMAS have noted that the report prepared by JPG Ltd ref: JP/GI/2450-5.v1 dated June 2017 concluded that the risk of shallow coal mining to cause a stability concern to the proposed development is very low. However, the report did identify made ground, contamination and ground gases that will require mitigation measures for (depending on class of development), and which can be addressed at the building control stage of the development should it progress. It is noted that this report was submitted as part of the original application. The development subject to this application is for an enclosed storage area for clinical waste bins and is not to be occupied and as such no further consultations in relation to this has been taken. This carries limited weight in favour of the proposal.

Summary

Having balanced all material planning considerations, there are no material considerations that would outweigh the benefits of the proposal which is in compliance with Local Plan Policies.

Recommendation

Grant planning permission subject to conditions