

2022/1172

Mr Nicholson

Erection of canopy to existing building

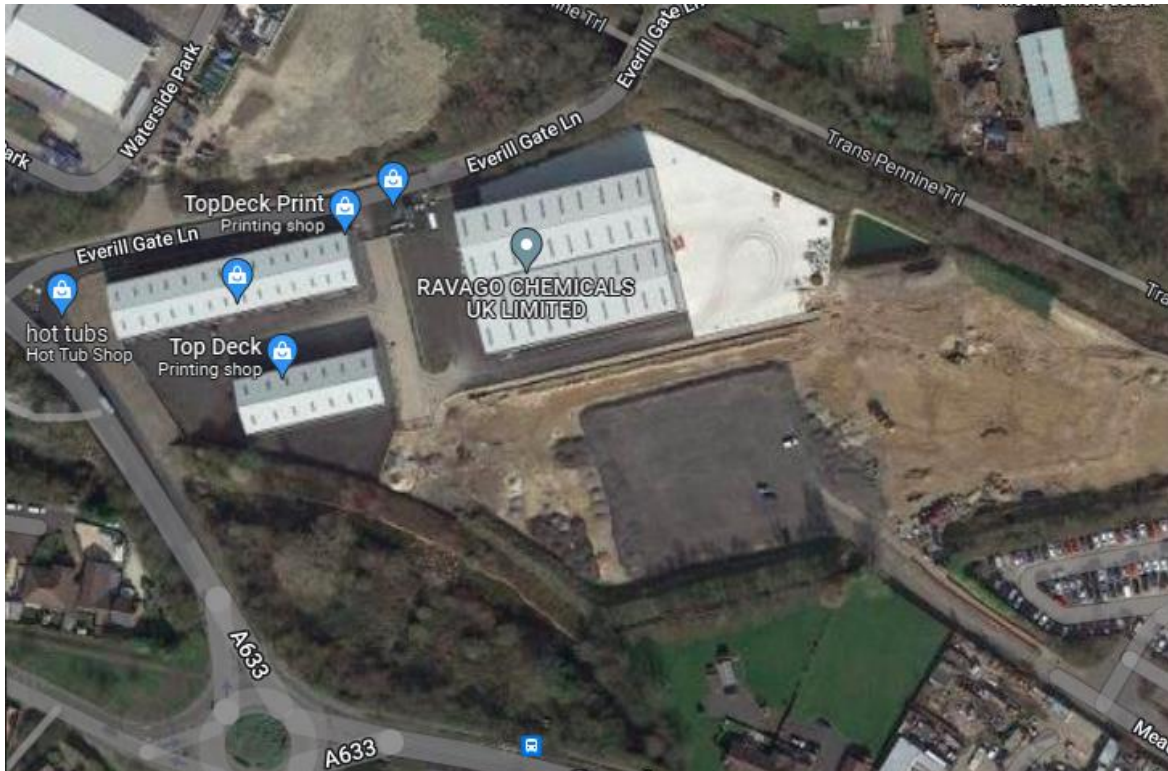
Unit 1, Everill Gate Business Park, Everill Gate Lane, Wombwell, Barnsley, S73 0FJ

Description

Everill Gate Business Park is located south east of Wombwell, at the junction of Everill Gate Lane and Valley Way. The immediate area consists of mainly industrial/business uses, and to the west of the site opposite the A633 are residential properties.

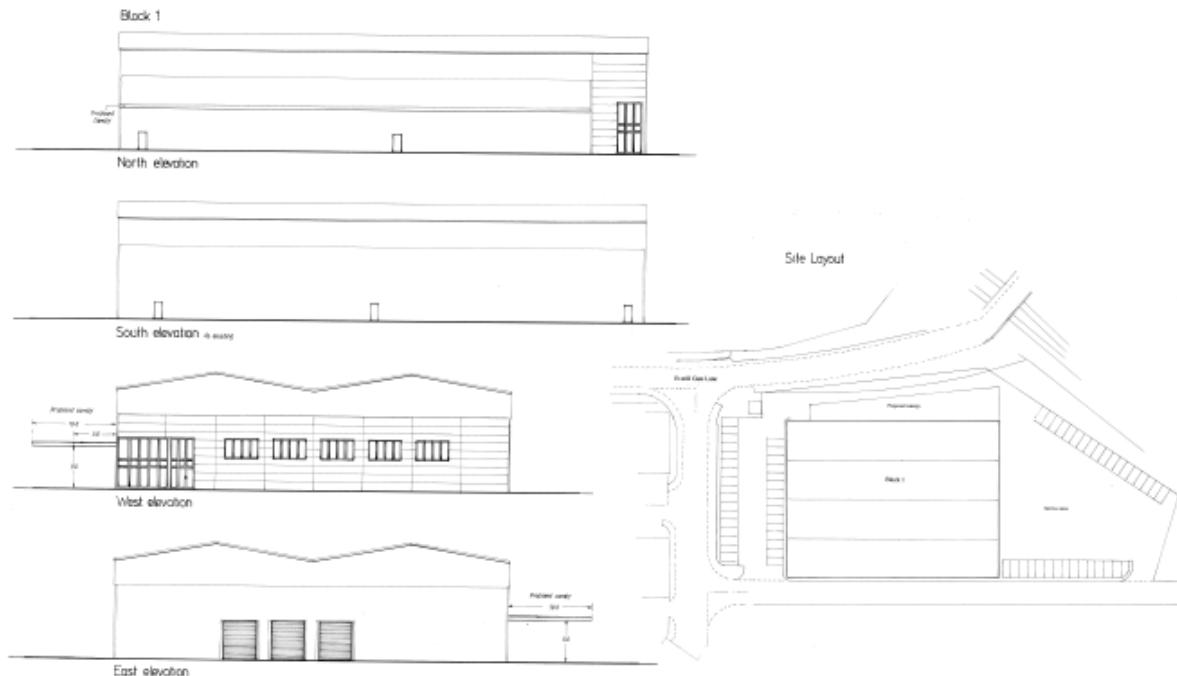
The units on site are recently built, constructed of grey and dark grey metal cladding. There are a number of existing trees and hedges running along the north and east boundary, which provide a buffer to the road. The site is accessed via Everill Gate Lane to the east of the business units.

Outline planning permission was originally granted to develop the site for employment purposes in 2006 with Reserved Matters approved in 2010 and the permission was eventually implemented in 2013. A subsequent application to develop the site for employment purposes (Use Classes B1 Business, B2 General Industry & B8 Storage and Distribution) under Ref: 2018/1353 was granted in April 2019. The development was to be constructed in two phases, Phase 1 of which has been built so far. This involved the erection of three buildings. Block 1 was for a single unit, Block 2 was for 6 individual units and Block 3 was for two units. The present proposal involves the erection of a canopy along the rear elevation of Block 1. The existing layout of the development is as approved in 2019 with the exception of Phase 2 which has not yet been commenced. Phase 2 involved the erection of a single large unit for which the applicant states that an operator is still being sought.



Proposed Development

The proposal involves the erection of a canopy to unit 1 to allow for shelter when loading and unloading vehicles. The proposed canopy is to be located on the north facing elevation and will measure approx. 10m (tapering to 4.8m) by 55.5m and 5m in height. The canopy will be constructed of cladding to match the existing building.



Planning History

2006/0064 - Development of B1, B2 and B8 (Industry, Storage and Distribution) units with access road (Outline) - Approved

2009/0189 - Development of B1, B2 and B8 (industry, storage and distribution) units with access road (Reserved Matters) – Approved

2012/1120 - Development of B1, B2 and B8 (industry, storage and distribution) units with access road (Reserved Matters) (2009/0189 Extension of Time Limit) – Approved

2018/1353 - Development of the site for employment uses within use classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) and associated access, parking and circulation areas and infrastructure – Approved

2019/0561 - Variation of condition 8 of planning application 2018/1353 relating to highways works – Approved

2022/1178 - Erection of extension to existing building to create additional unit and creation of additional parking – (Unit 3) Under consideration.

Policy Context

Planning decisions 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 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.

Local Plan

The site is allocated in the Local Plan for employment use.

In addition the following Local Plan policies are relevant to this site:-

SD1 Presumption in favour of sustainable development
GD1 General Development
LG2 The Location of Growth
E1 Providing Strategic Employment Locations
E2 The Distribution of New Employment Sites
E3 Uses on Employment Land
T2 Safeguarding of Former Railway Lines
T3 New Development and Sustainable Travel
T4 New Development and Transport Safety
D1 High Quality Design and Place Making
GI1 Green Infrastructure
GS2 Green Ways and Public Rights of Way
BIO1 Biodiversity and Geodiversity
Policy CC1 Climate Change
Policy CC3 Flood Risk
Policy CC4 Sustainable Drainage Systems
Policy CC5 Water Resource Management
RE1 Low Carbon and Renewable Energy
CL1 Contaminated and Unstable Land
Poll1 Pollution Control and Protection

SPD's

-Parking

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 – No objections
Drainage – Details to be checked by Building Control
Enterprising Barnsley Team – Support
Yorkshire Water – No comments required
Ward Councillors – No comments received

Representations

The application was advertised by individual neighbour notification letter and by site notice. No comments have been received as a result.

Assessment

Principle of development

The building is located within an existing business park and the proposed canopy would be used in order to provide protection from the weather when loading and unloading vehicles. The proposal is therefore acceptable in principle, subject to policy GD1 and the impact of the proposal upon visual amenity and highway safety.

Highway Safety

The proposed canopy would not affect the access or parking arrangements approved in application no. 2018/1353. The canopy is some 7m from the main carriageway of Everill Gate Lane. Highways therefore do not raise any objection to the proposal.

Visual Amenity

The proposed canopy is justified and will be constructed of matching cladding. Whilst the canopy will be set on the northern elevation facing the Everill Gate Lane, the canopy will be screened by existing trees and hedgerows along the boundary and will not be overly prominent. The proposal is therefore acceptable in terms of visual amenity and will not harm the appearance of the industrial unit or the site as a whole in accordance with policy GD1 and D1 of the Local Plan.

Recommendation

Approve subject to conditions