
2024/0464

Miss Chloe Source

Removal and replacement of the existing roof top air handling units with 2no new units and the removal and replacement of the associated purpose-built cover structure.

Computer Centre, Maple Road, Tankersley, Barnsley, S75 3DJ

Site Location and Description

The application site is the main building at the long standing HSBC computer centre at Wentworth Industrial Park, Tankersley. The main building is a two storey building (although it is significantly taller than a conventional two storey building) constructed of pre cast cement panels and with a flat roof. As viewed from Maple Road, it is set back behind a substantial car park which includes some tree planting. The building can be glimpsed from A61, which is screened by a substantial tree belt. The building is screened from views from the south west by Sowell Wood.

The wider area of Wentworth Industrial Park is wholly commercial.

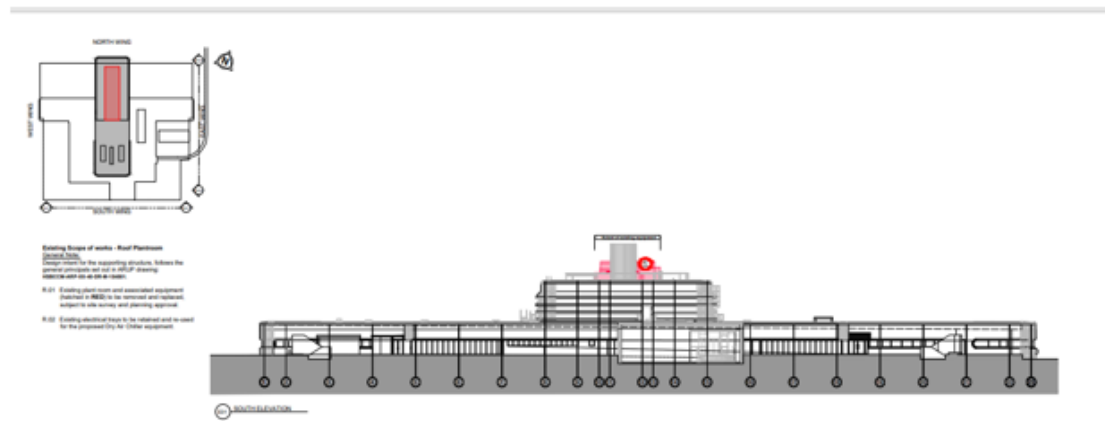
Site History

Range of applications relating to the data centre use dating back to 2006; the data centre was completed in 1981.

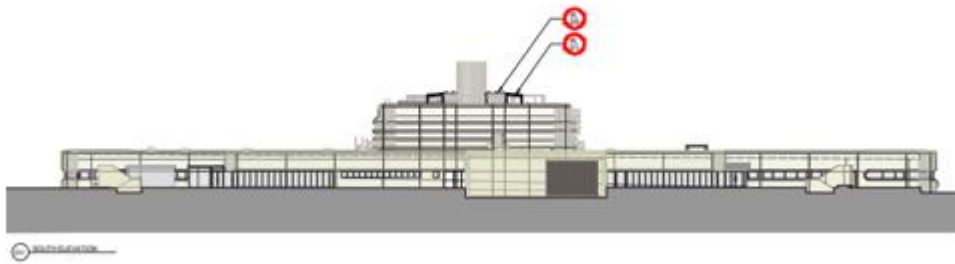
Proposed Development

The applicant seeks permission to remove and replace the existing roof top air handling units with 2 new units and to remove and replace the associated cover structure. The proposed replacements are significantly smaller than the existing plant and structures and are located away from the roof edge nearest to Maple Road, which will minimise their visual impact.

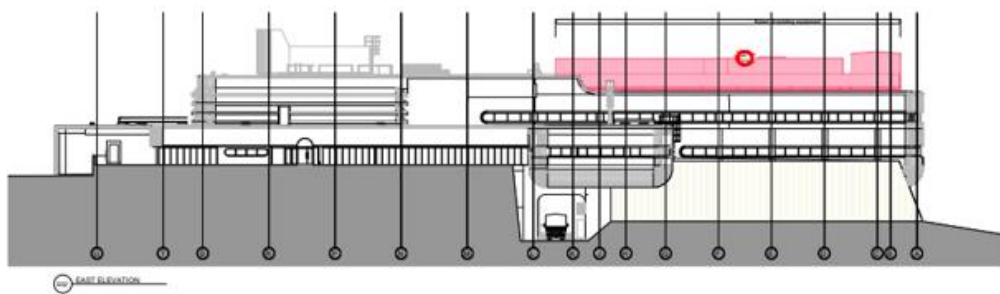
Existing south elevation



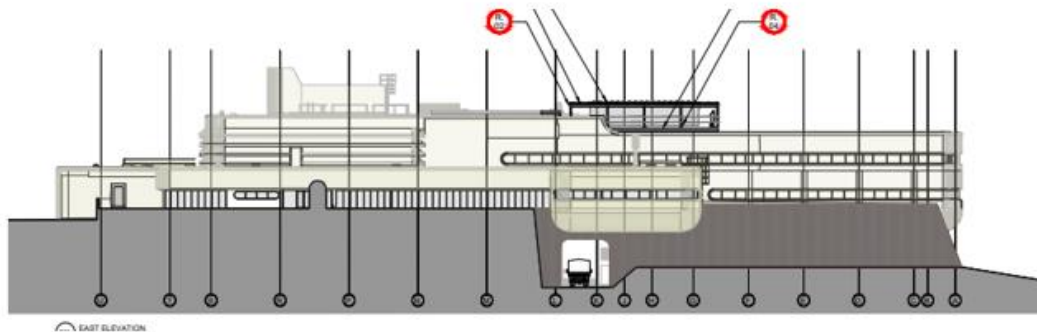
Proposed south elevation



Existing east elevation



Proposed east elevation



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 reflecting the existing built-up character. 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 allocated Employment Sites or land currently/last used for employment uses; also appropriate scale ancillary uses and other employment generating uses will be considered on their merits.

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 Poll1 Pollution Control and Protection – sets criteria to ensure that new development does not unacceptably affect or cause nuisance to the natural and built environment or to people; or suffer from unacceptable levels of pollution.

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

Pollution control – the development is unlikely to have an adverse impact on health and the quality of life of those working in the location and therefore no objection or recommended conditions

Ward Councillors – No response

Representations

The application has been advertised by means of letters to nearby properties and a site notice displayed 21 June to 12 July; no representations have been received.

Assessment

Principle of development

The application site has a designation of urban fabric in the Local Plan where Policy GD1 sets a range of criteria against which planning applications must be judged.

As the proposal is for plant on an existing commercial building in an existing Industrial Estate, the principle is acceptable subject to consideration of details.

Design

The appearance of the existing commercial building will not be negatively affected as the replacement rooftop equipment is smaller in footprint than the existing equipment and set back from the roof edge nearest to Maple Road. It is concluded that the proposal is in compliance with Local Plan policy D1.

Residential and commercial amenity

The proposed rooftop equipment is intended to replace existing cooling equipment and is not anticipated to cause any more noise than the existing equipment. The nearest dwellings are over 180 metres away near Tankersley Manor, with the A61 and the road side tree belt in-between.

Reflecting the advice of pollution control, it is concluded that the proposal is acceptable from a residential amenity perspective and is in compliance with Local Plan policies GD1 and Poll1.

Conclusion

The proposal allows the replacement of existing rooftop cooling equipment with more modern equipment of smaller scale. It supports an existing business and the economy of the borough and it is concluded that the proposal complies with the development plan as a whole.

Recommendation

Grant subject to conditions