

2026/0316

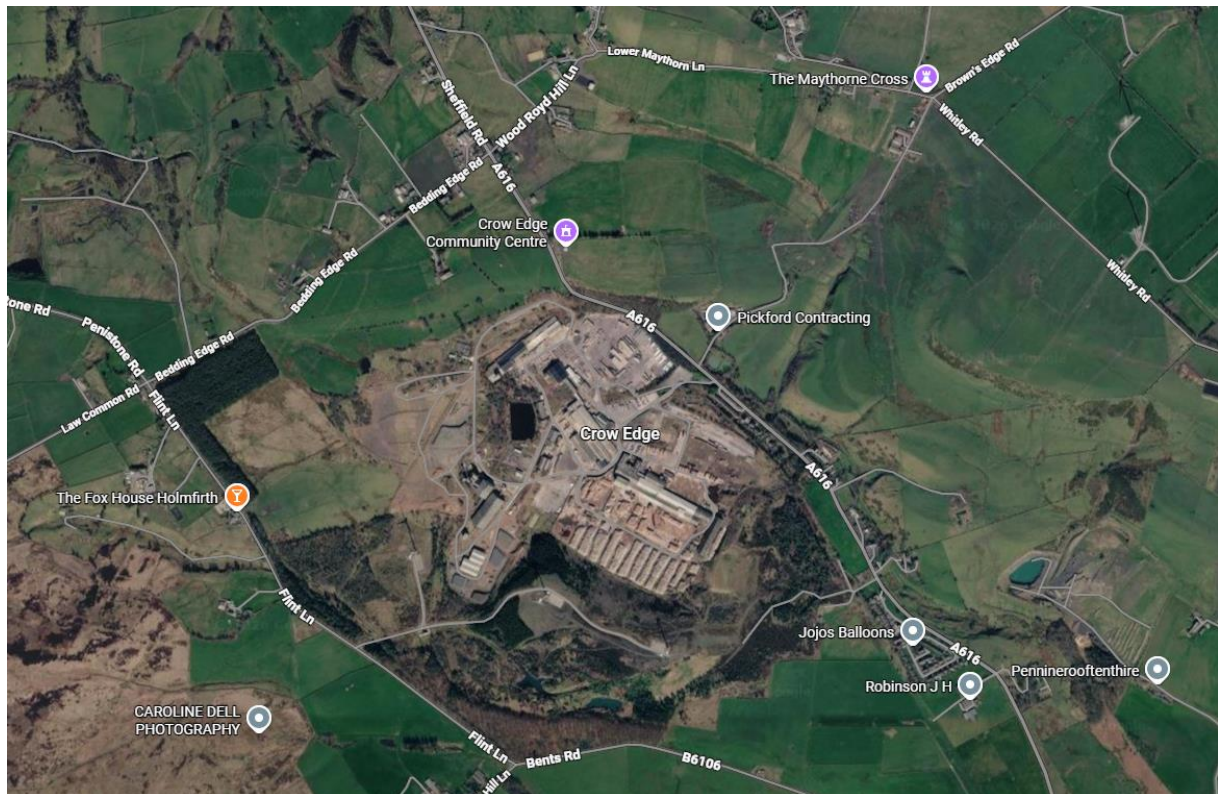
Site Address: Hepworth Clay, Sheffield Road, Crow Edge, Sheffield, S36 4HG

Introduction: This is a full planning application for the development of a silo and associated hardstanding, a reinforced concrete retaining wall, and a material supply pipe

Relevant Site Characteristics

Hepworth Clay is located to the west of Penistone and has been an operational cement works for almost 30 years. Access to the site exists off the A616 to the north of the site. The buildings on site are industrial in nature and are surrounded by hardstanding. Another industrial use Plevin Ltd is set to the south east of the site, which produces biomass wood fuel. The site for the proposed silo and associated works is set within the site, adjacent to existing industrial buildings.

The nearest settlement to the site is the village of Crow Edge, with the closest dwellings being set on Sledbrook Close over 600m from the proposed development. The site is set within the Green Belt as allocated within the Local Plan. There are no Public Rights of Way (PROW) within or adjacent to the site. The site is located within Flood Zone 1.



Planning History

Various historic applications have been associated with the industrial use of the site, however there are no recent applications of relevance to this proposal.

Proposed Development

This is a full planning application for the development of a silo and associated hardstanding, a reinforced concrete retaining wall, and a material supply pipe. The plans have been amended during the course of the application due to concerns raised by Yorkshire Water in

relation to the proximity of the proposal to a water supply pipe. The silo has now been re-located away from the pipe and between existing buildings.

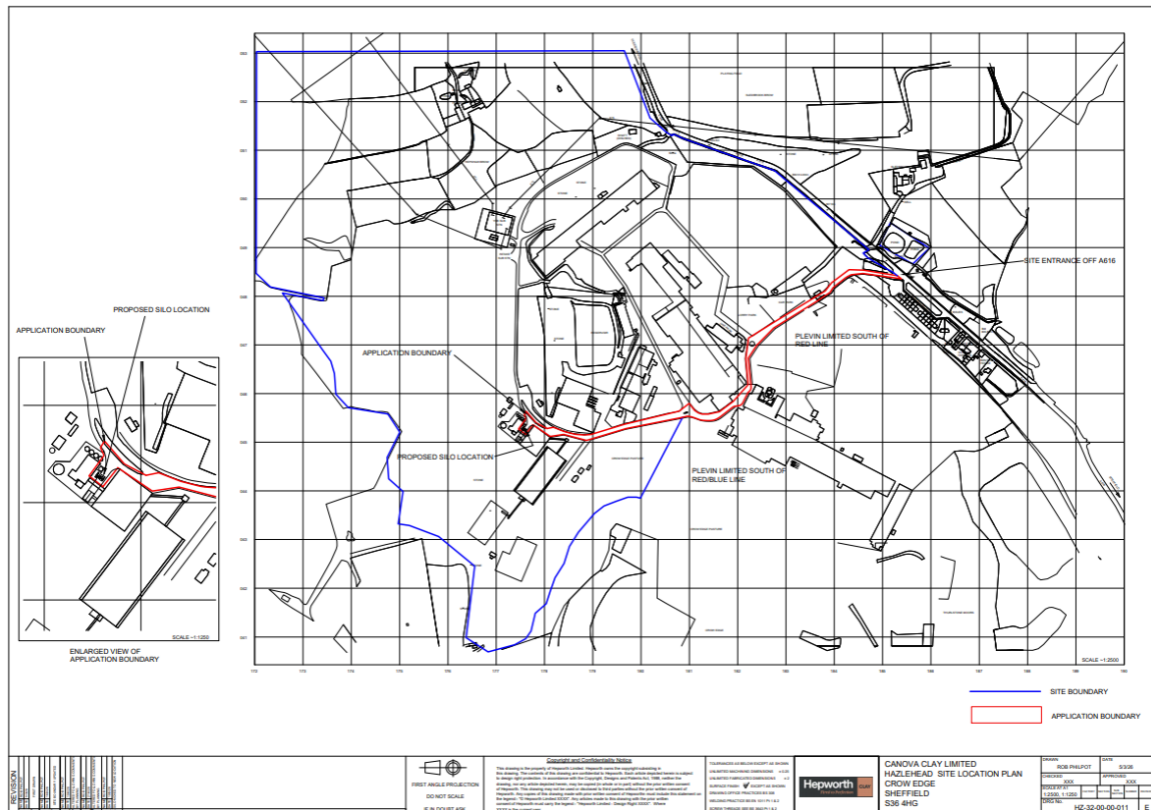
The proposed development will provide an additional storage facility to store 100 tonnes of calcined material to support the continued operation of the site and cement production. The existing access will be utilised.

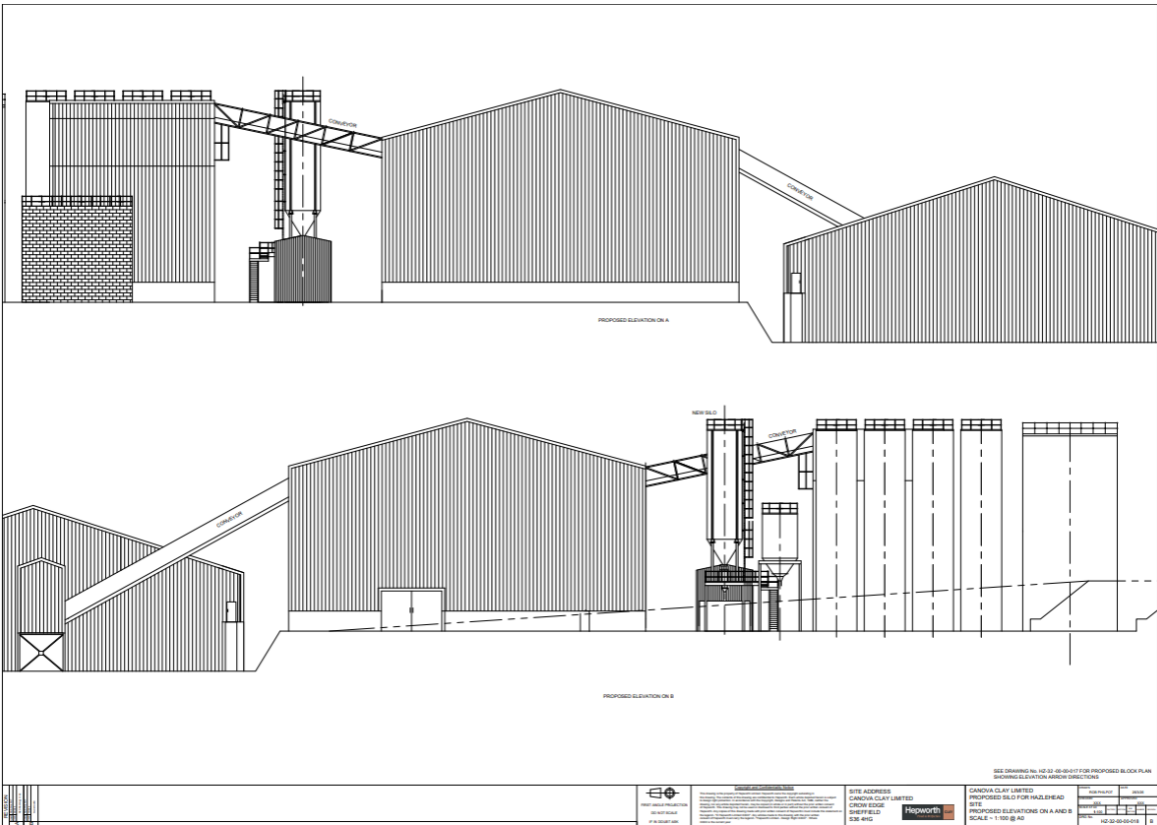
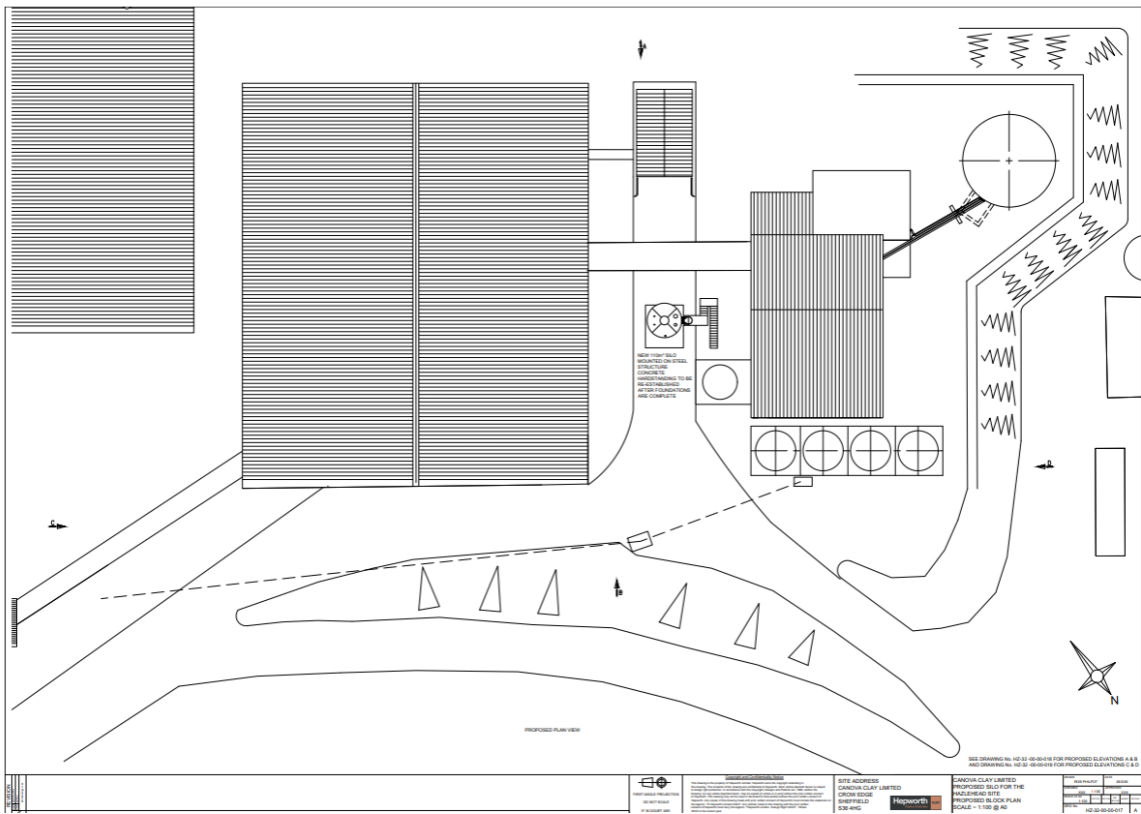
The agent has provided the following additional information in support of the proposal:-

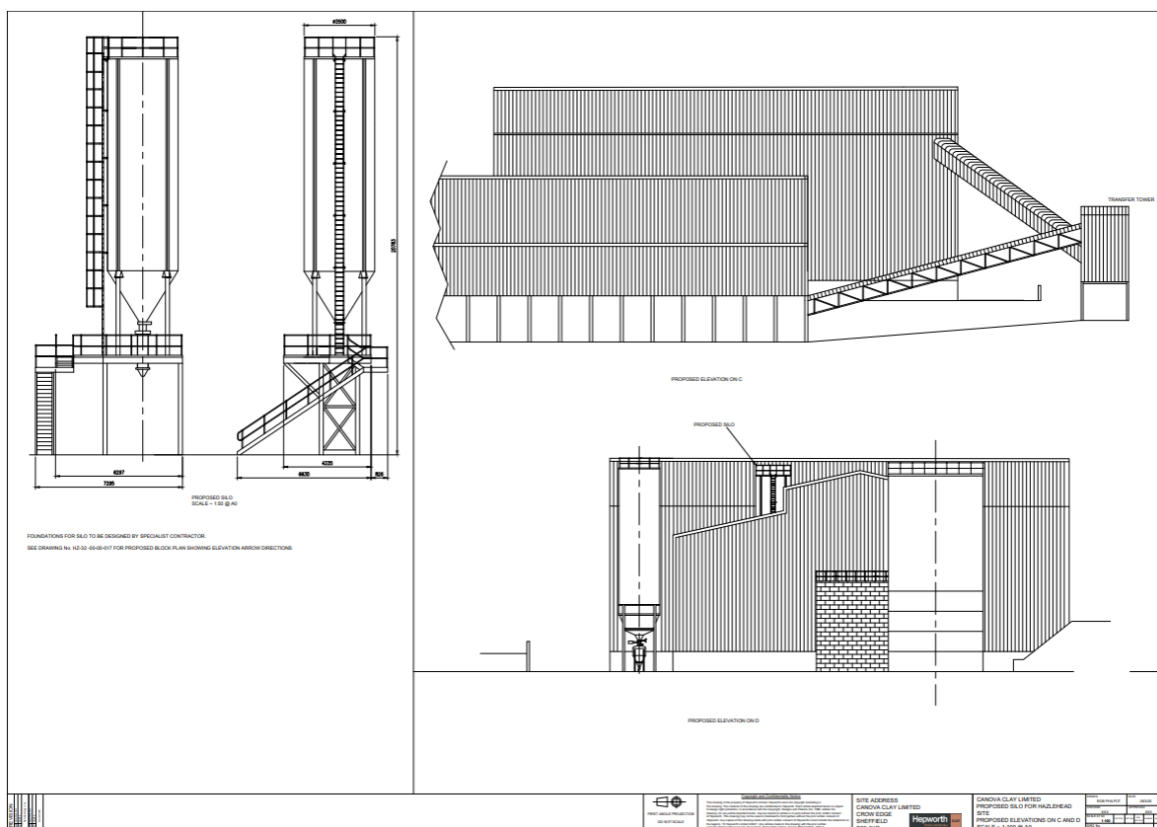
'Given the height of the proposed development, which is over 15m, the proposed development does not qualify as Permitted Development under the Town and Country Planning (General Permitted Development) (England) Order 2015 and planning permission is required. Therefore, the proposals are submitted as a Full Planning Application.

The proposed development will deliver efficiencies for the business by providing additional and more effective storage for calcined materials, which must be kept dry, and enabling more effective quality control and supply chain management by enabling longer, more continuous production runs.

Furthermore, it is necessary to enable diversification of the business in the future, which is intended to include a "green product" designed to help reduce CO2 emissions across the wider construction industry. The silo is essential to support the existing and ongoing operation of the cement works at the site.'







Policy Context

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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.

The site is located within the Green Belt as shown on the emerging Local Plan Proposals Map, therefore policy GB1, Protection of the Green Belt applies, protecting the Green Belt from inappropriate development in accordance with National Planning Policy.

In addition the following policies apply:

Policy SD1, Presumption in favour of Sustainable Development;

GD1, General Development;

T4, New Development and Highway Improvement

D1, Design

BI01, Biodiversity and Geodiversity

LC1, Landscaper Character

CC1, Climate change and Sustainable Construction

CC3, Flood Risk

RE1, Low Carbon and Renewable Energy

E6, Rural Economy

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent.

In respect of this application, relevant policies include:

- Section 2 - Achieving sustainable development
- Section 4 - Decision making
- Section 6 - Building a strong, competitive economy
- Section 9 – Promoting Sustainable Transport
- Section 12 - Achieving well-designed places
- Section 13 – Protecting Green Belt Land
- Section 14 - Meeting the challenge of climate change, flooding and coastal change

Para 142 - The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Para 143 - Green Belt serves five purposes: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Para 153 - When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Para – 154 Development in the Green Belt is inappropriate unless one of the following exceptions applies:

a) buildings for agriculture and forestry;

- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are: i. mineral extraction; ii. engineering operations; iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location; iv. the re-use of buildings provided that the buildings are of permanent and substantial construction; v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Consultations

Dunford Parish Council – No comments received

Highways DC – No objections

Drainage – No objections

Pollution Control – No comments received

SYMAS (Consulted at Validation Stage) – There are no records of mine entries near the proposals. Recorded coal mining workings are present beneath the area but likely at sufficient depth at the position of the proposals to avoid significant surface subsidence. Given the above and the nature of the proposal It is my opinion that the requirement for a CMRA would be overly onerous. If planning permission is granted the Mining Remediation Authority informative note be attached to the decision notice.

Drainage – No objections, details to be checked by Building Control

Yorkshire Water – No objection to the amended plans. The submitted 'HZ-32-00-00-017 (rev A)' shows that the proposed construction has been moved well away from the onsite water

main. Yorkshire Water mapping shows a 30 inch Ductile iron water main recorded to cross the site. There should be not obstruction, construction or landscaping within 6.5 metre of this asset. (The applicant has been made aware of this).

Ward Members – No comments received

Representations

The application was publicised by way of a site notice. No comments have been received.

Assessment

Planning Assessment

The main issues for consideration are as follows:

- The principle of the development
- The impact on visual amenity
- The impact on the highway network and highways standards
- The impact on the ecology of the site
- The impact on Amenity
- The impact on drainage
- Other Matters

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Significant
- Moderate
- Limited
- Little or no

Principle of development

The proposal is set within the Green Belt as allocated with the Local Plan Proposals Maps. The proposed development is located within an existing cement works and is surrounded by compatible industrial uses. The proposed development is not inappropriate development as it would fall within NPPF exception 154g and would comprise limited infilling of previously developed land which is in continuous use and would not cause substantial harm to the openness of the Green Belt (which is assessed below.)

The proposed development will support the continued use of the cement works and the growth of the existing business in accordance with Policy E6 Rural Economy and will therefore support the local economy.

The proposal is therefore an acceptable form of development within the Green Belt subject to the material considerations outlined below:-

The impact on visual amenity and openness

The proposed development is set well within the site and is set between existing industrial units. The proposal incorporates concrete hardstanding, a steel support structure for the silo, concrete retaining walls, and a material supply pipe. These materials reflect the established industrial character of the site and are consistent with the appearance of the surrounding buildings, ensuring the proposal integrates appropriately with its context. Whilst the silo is tall, it will be screened in between the existing large buildings.

Given the location of the proposal within the site, it does not extend further into open Green Belt land and would have very little impact upon the visual amenity and openness of the Green Belt, in accordance with the NPPF and policy GD1 and D1 of the local plan. The impact upon visual amenity is therefore considered to be limited.

The impact on the highway network and highways standards

Highway Officers have assessed the amended application and raised no objections. The application site is located to the west of Penistone, with access taken directly from the A616 Sheffield Road. The proposed silo and associated works, including the hardstanding and retaining wall, are to be located well within the site and at a considerable distance from the public highway. As such, the development will not affect the existing site access or alter the trip generation associated with the current operation, therefore, it is not wished to raise any objection to the proposal from a Highways point of view.

Therefore, the proposal is considered in compliance with Policy T4 of the Local Plan and the impact upon Highway Safety is considered to be moderate.

The impact on the ecology of the site

The proposed development would be located on an area of hardstanding and is not subject to BNG as it falls below the threshold of 25 square metres, meaning it qualifies for the de minimis BNG exemption.

The proposal is therefore acceptable when measured against policy BIO1 of the Local Plan. The impact upon Ecology is considered to be little or none.

The impact on Amenity

The nearest settlement to the site is the village of Crow Edge, with the closest dwellings being set on Sledbrook Close over 600m from the proposed development.

Given the site is used for industrial purposes and the development is located a significant distance from residential properties, there is no objection to the scheme in terms of amenity in accordance with Local Plan Policy POLL1. The impact upon amenity is considered to be limited.

The impact on drainage

The site is set within Flood Zone 1 meaning the Site has the lowest probability of flooding, defined as having less than a 0.1% annual chance (1 in 1,000) of flooding from rivers or the sea (there is a risk of surface water flooding in the immediate vicinity).

The plans have been amended during the course of the application due to concerns raised by Yorkshire Water in relation to the proximity of the proposal to a water main pipe. The development has been re-located away from the water main pipe and Yorkshire Water have removed their objection. The Council's Drainage Officer has no objections to the proposal. The impact upon drainage is therefore considered to be moderate in accordance with Policy POLL1 of the Local Plan.

Other Matters

SYMAS were consulted at validation stage due to the site being set within a Coal Mining Referral area. SYMAS stated that 'there are no records of mine entries near the proposals. Recorded coal mining workings are present beneath the area but likely at sufficient depth at the position of the proposals to avoid significant surface subsidence. Given the above and the nature of the proposal It is my opinion that the requirement for a CMRA would be overly onerous. If planning permission is granted the Mining Remediation Authority informative note be attached to the decision notice.'

Conclusion

It is considered that the proposal is an acceptable form of infill development within an existing industrial site within the Green Belt, with limited impact upon visual amenity and the openness of the Green Belt. The proposal is acceptable in terms of amenity, highway safety, ecology, drainage and coal mining and as such is recommended for approval.

Recommendation

Grant planning permission subject to conditions

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

The plans have been amended during the course of the application due to concerns raised by Yorkshire Water in relation to the proximity of the proposal to a water main pipe. The development has been re-located away from the water main pipe and Yorkshire Water have removed their objection.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.