
2025/0368

Mr P Wright

Demolition of night garage (Prior Notification)

Smithies Depot, Smithies Lane, Barnsley, S71 1NL

Site Location and Description

The site is located within the BMBC Smithies Depot, which is located off Smithies Lane. The building to be demolished is located in the north-eastern corner of the site and is surrounded by hard surfacing and buildings associated with the use of the site. With open green belt land to the north-west, an industrial estate to the north-east and residential properties, including a traveller site the south, south-east and south-west.

The single storey steel portal frame building consists of solid roof with cladding walls and was used as a vehicle maintenance garage is not visible from public vantage points and access to the site wider site is limited to site operatives only.



Proposed Development

The applicant wishes to demolish the building; there are currently no plans to re-develop the site, however, it is envisaged that the area will be used for the development of a new vehicle maintenance facility.

The application has been submitted as a Prior Notification of the intended demolition of the proposed works under Part 11 'Heritage and Demolition', Class B of the Town and Country Planning (General Permitted Development) Order 2015. Under this procedure the Council has 28 days to consider whether or not Prior Approval is required for the proposed method of demolition and means of site restoration. After demolition, the site is to be left in a safe presentable manner for any future, potential development.

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 as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy T4 New Development and Transport Safety
Policy POLL1 Pollution Control and Protection

National Planning Policy Framework (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

Demolition – No objections received

Pollution Control – No objections, requested a condition to restrict demolition times.
Ward Councillors – No objections received

Representations

No representations have been received.

Assessment

Principle of development

Demolition is a form of permitted development under Part 11 'Heritage and Demolition', Class B of the Town and Country Planning (General Permitted Development) Order 2015 and so there are no grounds to oppose the demolition of the building in principle, which is not listed or located within a Conservation Area.

The information submitted in support of the application is standard and non-specific, however, consultees have not raised objection to the proposals in principle subject to additional information being submitted through a discharge of conditions application. Furthermore, notice must be given to Building Control and Highways and Engineering where further controls and legislation apply. In addition, the contractor would have to adhere to Health and Safety Legislation set out by the Health and Safety Executive and Environment Agency.

Residential Amenity

There would be noise and disturbance as a result of the proposed demolition works, however, the building is located within the BMBC Smithies Depot and whilst residential properties are located to the south and south-east, and a traveler's site to the west, they are located between 130m and 150m from the unit to be demolished. Therefore, it is considered that the demolition would not cause a significant level of disturbance.

Pollution Control have been consulted on the application and have raised no objections to the proposals, although it has been requested that a condition limiting construction times is included.

Visual Amenity

There are no implications for visual amenity through the loss of the building as the building does not have any special or significant architectural merit. The site would be left in a safe, and level condition until detailed proposals are put forward for its re-development. Whilst no details regarding the re-development have been submitted at this stage, given that the site is located within the BMBC Smithies Depot, and the application site is not visible from public vantage points, the lack of development proposals at the time is not considered unacceptable.

Highway Safety

As mentioned previously, the building to be demolished is located within the Smithies Lane Depot site and as such it is considered that the demolition of the building would not have a detrimental impact on highway safety.

Recommendation

Approve subject to conditions