

2024/0488

Mr Joe Summers

Ingbirchworth Sewage Works, Huddersfield Road, Ingbirchworh, Barnsley, S36 7GG

Installation of Ferric Dosing Kiosk

Site Description

The application site comprises land which lies within an existing operational Yorkshire Water Waste Water Treatment Works to the south of Huddersfield Road, Ingbirchworth. The site lies within the Green Belt as part of the open countryside to the south of Ingbirchworth. There are residential dwellings to the north and west.

Planning History

2011/0354 - Formation of new waste water treatment works (Approved with Conditions)

Proposed Development

PLAN
SCALE: 1:50

FRONT ELEVATION
SCALE: 1:50

REAR ELEVATION
SCALE: 1:50

END ELEVATION
SCALE: 1:50

END ELEVATION
SCALE: 1:50

NOTES:

1. ALL DIMENSIONS ARE UNLESS OTHERWISE STATED AND UNLESS OTHERWISE STATED.
2. EXTERIOR COLOUR OF THE KIOSK TO BE RAL 6005 (GREEN).
3. ACCESS TO BE MADE VIA STAIRS LOCATED TO THE REAR.

LOGO: Barhale inspire

YORKSHIRE WATER

APP NO	201909	137515
PROJECT	INGBIRCHWORTH WWTW - WWT	
NO	NG01	
PROJ NO	422711_405640	
PROPOSED ELEVATIONS (FERRIC DOSING KIOSK)		

APP NO: BRH-PL-ENV-PL-01
DATE: 04/01/2024
SCALE: A1 1:50
PLANNING: 04 P01
INDI-BE-WWT-WWT-DRG-003

The proposal is for the construction of 1no. Ferric Dosing Kiosk. The kiosk materials are GRP finished in dark green and it measures 4 metres x 9.1 metres and is 4 metres in height with a flat roof. The kiosk is proposed within the confines of the site towards the middle away from the street scene of Huddersfield Road.

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 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.

Local Plan Allocation – Green Belt

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy Poll1: Pollution Control and Protection – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Policy T4: New development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Policy UT2: Utilities Safeguarding – Existing services and utilities will be protected from development that will detrimentally affect them.

Policy BIO1: Biodiversity and Geodiversity – Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

Policy GB1: Protection of Green Belt – In accordance with the NPPF, the erection of new buildings within the green belt will be classed as ‘inappropriate’ development with sites in the green belt being protected from such.

Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries;
- 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;
- The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs; and
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land).

All such buildings will still be considered in terms of their impact on the openness of the green belt and whether they cause other harm. In accordance with the NPPF and as set out in GB1, the Council will not allow proposals for 'inappropriate' development in the Green Belt unless it can be shown that there are very special circumstances that justify setting aside local and national policy.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 13: Protecting Green Belt land – 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. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Section 13 paragraph 154 states "*a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt*".

Exceptions to this are:

- 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) 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 replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
- not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Consultations

The LPA's Biodiversity Officer was consulted and raised no objections subject to conditions.

Gunthwaite & Ingbirchworth Parish Council were consulted and raised no objections.

Highways Development Control (DC) were consulted and raised no objections.

Highways Drainage were consulted and raised no objections.

Penistone West Ward Councillors were consulted and raised no objections.

Representations

Neighbour Notification letters were sent to neighbouring properties and a site notice was posted in the vicinity of the site, no comments were received.

Assessment

Principle of Development

The site is situated within the Green Belt as allocated within the Local Plan. The NPPF states a local planning authority should regard the construction of new buildings as inappropriate in Green Belt, with certain exceptions which include limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt.

It is considered that the building can be considered as limited infilling as it is sited within the confines of the Ingbirchworth Sewage Works and there is no greater impact upon the openness of the Green Belt. In addition, the proposal is to upgrade this essential facility and is considered to be in compliance with policies GB1 and UT2 of the Local Plan.

Impact Upon the Green Belt and Visual Amenity

The proposal involves the erection of a new building within the Green Belt; however, it is an essential building for the existing sewage treatment plant. The kiosk is of a low impact design. The kiosk is set within the boundaries of the existing sewage works and will not significantly affect the street scene nor the openness of the Green Belt in accordance with policy GB1 of the Local Plan.

Impact Upon Biodiversity

The Preliminary Ecological Appraisal covers a much larger area than the application site, as such all of the recommendations within the report are not relevant to the application site. The site is located within a SSSI Impact Risk Zone; however, the development does not fall into any categories where consultation with Natural England is required.

The Biodiversity Officer is content with the assessment of habitat to be impacted comprising 0.00364 ha of other neutral grassland in moderate condition. Ideally mitigation for the loss of this habitat should be undertaken on site or at a suitable location within close proximity however it is noted that Yorkshire Water own several of the reservoirs within proximity to the application site which could be used as suitable locations for biodiversity enhancements to achieve a 10% biodiversity net gain. In light of this a 30-year Habitat Management and Monitoring Plan (HMMP) will be conditioned. The proposed development is therefore not considered to be contrary to Local Plan Policy BIO1: Biodiversity and Geodiversity and is acceptable in terms of biodiversity.

Residential Amenity

The closest residential properties are a significant distance away from the site of the kiosk (approximately 66 metres) and separated by Huddersfield Road and therefore they will not be significantly affected by the proposal.

Highway Safety

There will be no impact upon highway safety. The site has an established access with sufficient room within the curtilage to accommodate construction works and as such, there are no objections to the application from a highways point of view.

Recommendation

Approve with conditions