

Application reference number	2025/0017
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Application Type	Full planning permission
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Proposal Description:	Erection of 3 no. storage buildings
Location:	Unit 13 and Unit 14, Beevor Street Industrial Estate, Beevor Street, Hoyle Mill, Barnsley, S71 1HN

Applicant	Mr Hewitt
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Number of Third Party Reps	None received	Parish:	n/a
		Ward:	Central

SUMMARY

The proposal seeks full planning permission for the erection of three storage buildings, measuring

- 10.3 metres by 15 metres by 4.2 metres (eaves) and 5.9 metres (apex);
- 15.2 metres by 25 metres by 4.2 metres (eaves) and 6.7 metres (apex); and
- 10.2 metres by 25.1 metres by 4.2 metres (eaves) and 5.9 metres (apex).

In total they will provide an additional 1075 square metres of floorspace. The application site is currently used for storage and distribution. It is indicated that the proposal will result in an additional five employees, on a site where there are currently 25 employees.

The site is within Beevor Street Industrial Estate and within an area designated as Urban Fabric. The older buildings on site are generally of red brick with metal cladding and the more recent building at the rear of the site is constructed with dark grey polyester coated cladding to the walls and pale grey PVC insulated roof covering

The site is almost if not entirely hard surfaced, is largely bound by palisade fencing and the north, east and west boundaries are largely defined by substantial off site tree cover.

The application has been amended to respond to the issues raised by consultees relating to the siting of a sewer across the site; to the adequacy of parking and servicing provision and to the relationship of the development to off-site trees.

The report demonstrates that any harm generated by the proposal is outweighed by other material planning considerations. The development would not cause an unacceptable level of harm to neighbouring properties, the highway network, trees or the wider character of the area subject to suitably worded conditions.

Recommendation: **GRANT Planning Permission**

Introduction

The proposal seeks full planning permission for the erection of three storage buildings with a site that is currently used for storage and distribution. The proposal will result in loss of vehicle manoeuvring space but an increase in car parking spaces from 47 to 58 spaces.

Site Description

The site is within Beevor Street Industrial Estate and within an area designated as Urban Fabric. The older buildings on site are generally of red brick with metal cladding and the more recent building at the rear of the site is constructed with dark grey polyester coated cladding to the walls and pale grey PVC insulated roof covering.

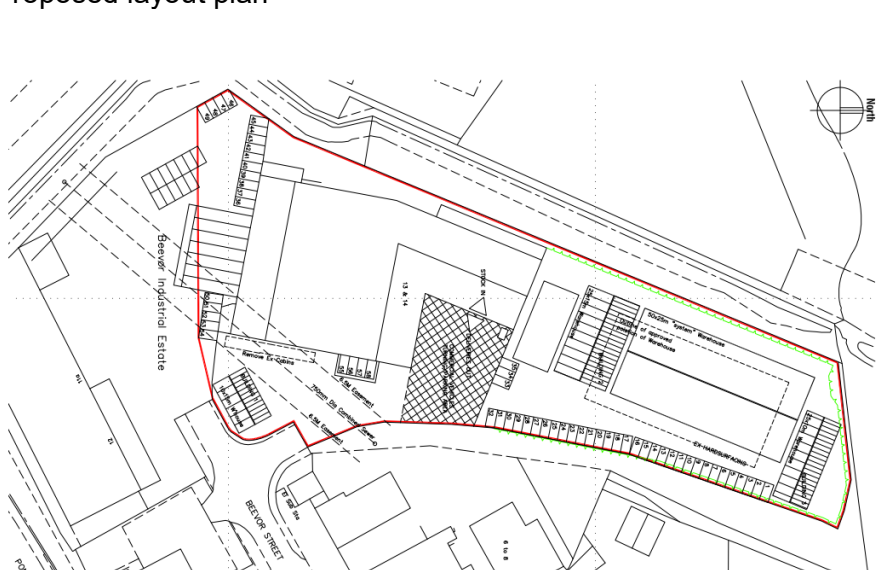
The site is almost if not entirely hard surfaced, is largely bound by palisade fencing and the north, east and west boundaries are largely defined by substantial off site tree cover.

Proposal

The proposal seeks full planning permission for the erection of three warehouse buildings to be used in connection with the existing storage and distribution warehouse buildings already on site. The proposed buildings will measure 10.3 metres by 15 metres by 4.2 metres (eaves) and 5.9 metres (apex); 15.2 metres by 25 metres by 4.2 metres (eaves) and 6.7 metres (apex); and 10.2 metres by 25.1 metres by 4.2 metres (eaves) and 5.9 metres (apex). In total they will provide an additional 1075 square metres of floorspace. The buildings are proposed to have materials to match the existing, recently constructed, warehouse on site with dark grey polyester coated cladding to the walls and pale grey PVC insulated roof covering. It is indicated that the proposal will result in an additional five employees, on a site where there are currently 25 employees. The proposal will result in loss of vehicle manoeuvring space but an increase in car parking spaces from 47 to 58 spaces.

The application has been amended to reflect the existence of a sewer running across the site and clarified to address issues raised by Highways Development Control and the Forestry Officer

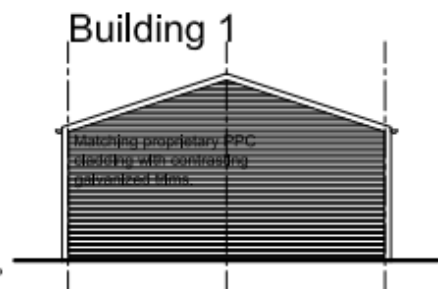
Proposed layout plan



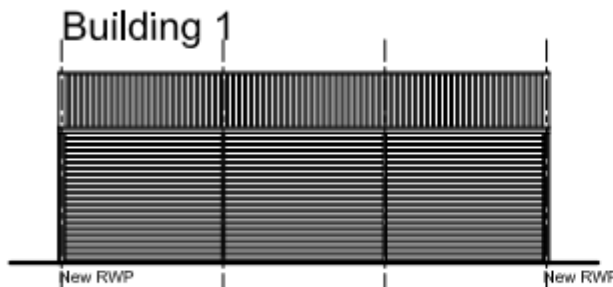
Proposed building 1



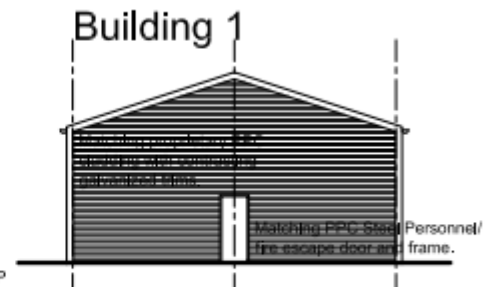
FRONT (N) ELEV @ 1:200



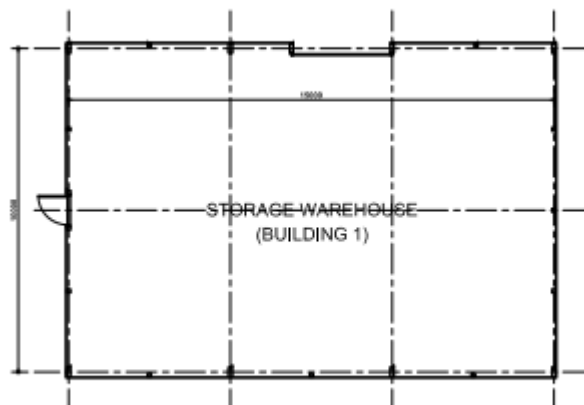
SIDE (E) ELEV @ 1:200



REAR (S) ELEV @ 1:200

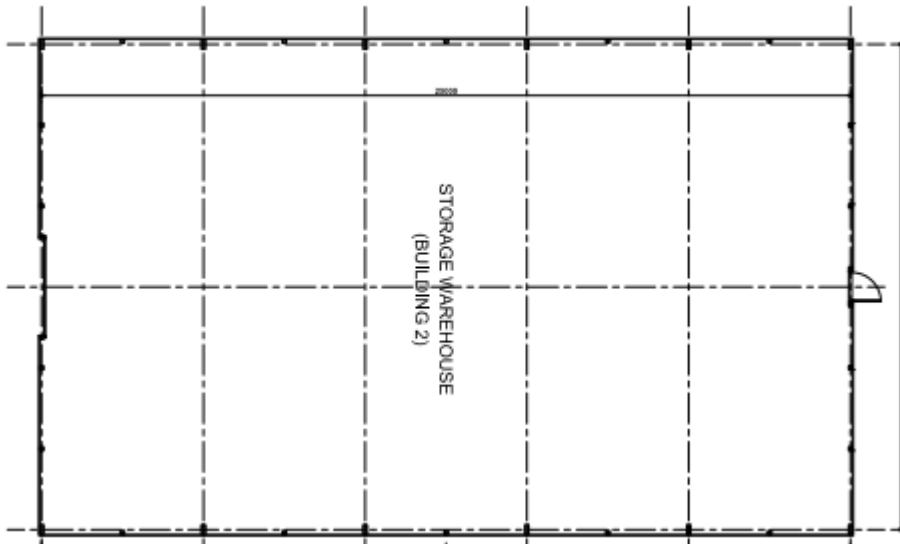
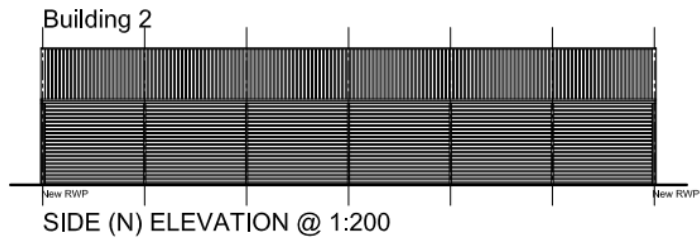
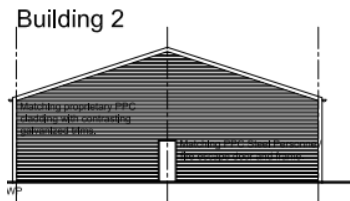
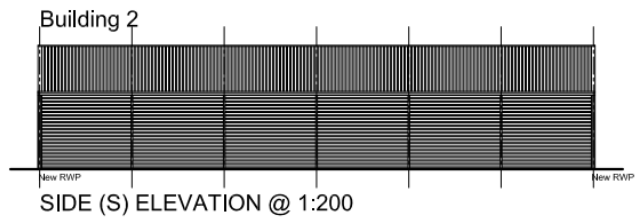
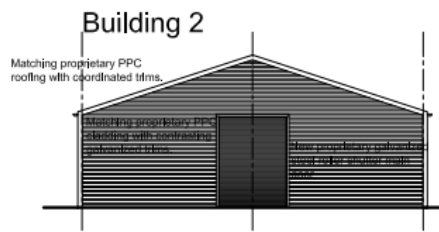


SIDE (W) ELEV @ 1:200

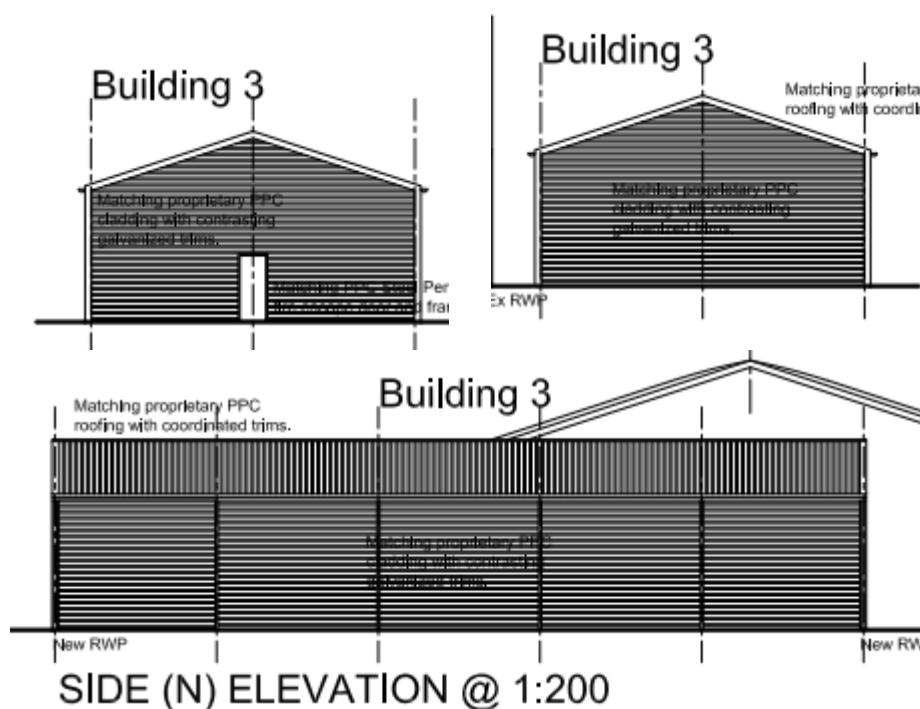


FLOOR PLAN @ 1:200

Proposed building 2



Proposed building 3



Relevant Site History

Application Reference	Application description	Status
2023/1096	Variation of conditions 2 and 4 of 2022/0717 to allow for larger warehouse	Approved
2023/0538	Erection of temporary warehouse facility (lawful development certificate for a proposed development)	Refused
2022/0717	Change of use from go-karting use to B8 use class (storage and distribution) and the erection of a new detached warehouse building	Approved
2012/0233	Erection of go kart support building	Approved
2011/0751	Change of use from storage and distribution (Class B8) to Go Karting Track (Class D2)	Approved
2008/1117	Change of use to B8 Storage and Distribution	Approved

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which 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 identified as Urban Fabric within the Local Plan and as such the following policies are considered to be relevant to this application:

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 land currently/last used for employment uses.

Policy T3 New development and Sustainable Travel – expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians of cycles. Also sets criteria in relations to minimum levels of parking, provision of transport statements and of travel plan statements.

Policy T4 New development and Transport Safety – expects new development to be designed and built to provide safe secure and convenient access and to not cause or add to problems of highway safety or efficiency.

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 BIO1 Biodiversity and Geodiversity - Indicates that development will be expected to conserve and enhance the biodiversity and geodiversity features of the borough and that harmful development will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

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

Adopted Supplementary Planning Documents relevant to this application:

Trees and hedgerows
Biodiversity and Geodiversity
Parking

NPPE

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. NPPF policy of relevance to this application includes:

Paragraph 85 Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Paragraph 116 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 124 – planning decisions should promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 129 states that planning policies and decisions should support development that makes efficient use of land.

Paragraph 131 – Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities

Paragraph 187. Planning policies and decisions should contribute to and enhance the natural and local environment including by (amongst other things) providing net gains for biodiversity including by incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Paragraph 198 – Planning decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment.

Relevant Consultations:

Highways DC – Initial comments – recommended the application is deferred to allow the applicant to provide further information in relation to the adequacy of the remaining hard surfaced areas for the manoeuvring of service/delivery vehicles.

- Revised comments – notes the current proposals include no provision for large commercial vehicles to carry out a turning manoeuvre within the northern half of the site. Further notes that the area is some distance from the public highway and its operation would not adversely impact on highway safety. Responsibility for the safe design and operation of the site lies with the designer and operator and it is recommended that the decisions relating to the design of this area of the site are fully documented within the project's health and safety file. Accordingly, no objections are raised subject to conditions relating to surfacing and laying out of the areas to be used by vehicles and for parking.

Drainage – Initial comments - recommends a pre-commencement condition relating to drainage.

- Revised comments – confirmed to be happy for Building Control to check the details.

Yorkshire Water – initial comments

- Revised comments confirmed no objection subject to conditions relating to drainage.

Pollution control – no objections

Enterprising Barnsley – actively support the application that will help to support the growth of this business and the creation of future employment opportunities.

Forestry Officer – initial comments - no objections other than to siting of building 3 in relation to overhanging trees.

- Revised comments confirmed no objection.

Ward Councillors – no comments received

Representations

Neighbour notification letters were sent to eleven surrounding properties, and a site notice was placed nearby.

No representations were received.

Assessment

The main issues for consideration are as follows:

- The principle of development
- The impact on the character of the area
- The impact on the highway network and highways standards
- The impact on the existing trees
- The impact on the ecology of the site
- Drainage issues

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
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of development

As the proposal is for new buildings to be used for storage and distribution within the site of an existing storage and warehouse business and on an industrial estate, the principle of development is acceptable subject to consideration of details. The proposal supports an existing business, allowing it to expand and take on five additional employees and significant weight is given to this material consideration.

Character of the area

The application site is well within the Beevor Street Industrial Estate and the proposed buildings will match in materials and style the previously permitted industrial building to the north of the site. Two of the buildings will be sited in the northern part of the site where substantial tree cover off site screens the development. One of the buildings will be sited close to the entrance to the site, forward of the original warehouse building on the site and in

a relatively prominent position. As it will be viewed in the context of the existing, original warehouse on the site and given the restrained materials, it is considered that the proposal is acceptable in visual and design terms.

Subject to the use of materials to match the existing buildings on site, it is considered that the design and impact on visual amenity are acceptable and the proposal is in compliance with Local Plan Policy D1. Limited weight in favour of the proposal is given to this material consideration.

Highway Safety

The proposal will result in the loss of an area that was previously secured for manoeuvring of servicing/delivery vehicles on a previous planning permission. The proposal will therefore risk larger vehicles having to undertake long reversing manoeuvres to enter or exit the site. The agent has submitted information to advise that only 'internal' movements between the buildings on the site will be undertaken by forklift and/or pallet truck and that articulated lorries will continue to use the manoeuvring space around the original warehouse building to the south of the site.

Reflecting these comments, the Highway Engineer has offered no objections subject to conditions regarding surfacing and lining of the manoeuvring and parking areas on the site. Subject to these conditions, and an informative advising the applicant that it is their responsibility to design and operate the site safely and recommending that they document decisions relating to the design of the site in the projects health and safety file, it is considered that the proposal is in compliance with Local Plan Policies T3 and T4. Limited weight in favour of the proposal is given to this material consideration.

Trees

The applicant has provided information to demonstrate that the trees on the land adjoining the northern part of the site do not overhang the site in a manner that would cause conflict with the proposed development. Reflecting this and the fact that the areas of the site around the existing buildings are fully hard surfaced, it is concluded that the proposal will not adversely affect the trees adjacent to the application site and is in compliance with the requirements of Local Plan Policy BIO1 and the Council's SPD Trees and hedgerows.

Biodiversity

Biodiversity Net Gain (BNG) became mandatory for all applications in April 2024 except where one of the exemptions (as set out in the Planning Practice Guidance) are met. This application is exempt from the requirement to provide BNG as it meets the de minimis exemption where no more than 25 square metres of habitat will be affected. However, in accordance with policy in the NPPF and the Council's Biodiversity and Geodiversity SPD, consideration should be given to securing measures to support priority or threatened species and a condition is recommended requiring bird and bat boxes to be installed and a condition is recommended accordingly. Limited weight in favour of the proposal is attached to this material consideration.

Drainage

The application has been amended to move one of the proposed buildings away from the separation distance required to a sewer which crosses the site. The buildings are proposed to be sited on existing hardsurfacing and the application proposes to retain existing surface water drainage provisions. Reflecting the advice of Yorkshire Water, a condition is recommended requiring details of any piped discharge of surface water to have prior approval. Subject to this condition it is considered that the proposed development will be

adequately drained and limited weight in favour of the application attaches to this material consideration.

PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2024) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location on a site suitable for employment development in the Local Plan and this weighs considerably in favour of the application. In addition the amendments and clarification to the application have shown that a suitable layout can be achieved that would be reflective of the character of the area, not affect off site trees, and safeguard an existing sewer through an appropriate separation distance and this weighs in favour of the application.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal and holistically this weighs in favour of the application.

Having considered all material planning considerations and given that a number of objections from consultees have been suitably addressed through the information supplied and amendments to the scheme the proposal is, on balance, recommended for approval subject to conditions.

RECOMMENDATION

GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT