
2016/1039

Applicant: Glass Recycling Ltd, C/o Ian Williams Design and Build

Description: Erection of an extension to current warehouse/processing facility with car parking.

Site Address: 418 Carlton Road, Carlton, Barnsley, S71 3HX

Councillors Platts and Tattersall have made representations.

Site Description

The application relates to a glass recycling business located on the corner of Carlton Road and Longfields Road. The site is made up of several large metal framed buildings, in addition to areas of hardstanding, storage and parking and manoeuvring. The building subject to the proposed extension is situated in the east of the site with the rear elevation being in close proximity to the eastern boundary. The building is metal framed with cladding of brickwork and metal sheeting. To the north and west elevations of the building are external storage areas and to the West and South is mature hedging separating the site from Longfields Road.

The surrounding area is predominantly industrial/commercial in nature although there are some residential properties opposite Carlton Road to the South West.

Proposed Development

The applicant seeks to extend the existing operations building to cover the existing outdoor operation. The extension would be on the western front elevation and extend the full width of the premises measuring 88m in length, projecting 13m from it with a height of 11m. The extension would result in the building having an asymmetrical roof.

The development also proposes to create an additional 22 car parking spaces, 8 to the south-east of the site entrance from Longfields Road and 14 to the north west.

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. The development plan consists of the Core Strategy and saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Publications Consultation Document

The Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards the adoption of the Local Plan. As such, increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

Saved UDP Policies

Policy ED4 'Economic Development and Residential Amenity' – proposals for economic development adjoining or close to housing will be assessed with particular regard to the likely impact on residential amenity.

Policy ED 7 'Existing Employment areas' – states that areas defined as Employment Policy Areas will remain in employment use. Development will normally be permitted for business, industry and storage and distribution. Other employment generating uses may also be permitted if they are compatible with adjoining uses.

Policy ED10 'Growth of Existing Firms' - the expansion of existing firms will normally be permitted subject to satisfactory standards of design, the amenity of neighbouring uses, and adequate car parking, loading and vehicle manoeuvring facilities.

Core Strategy Policies

CSP 19 – Protecting Existing Employment Land – states that existing employment land, or land last used for employment purposes will be retained in order to safeguard existing or potential jobs.

CSP 26 – New Development and Highway Improvement – New Development will be expected to be designed and built to provide safe and secure and convenient access for all road users.

CSP 29 – Design – Sets out the overarching design principles for the borough to ensure that development is appropriate to its context. The policy is to be applied to new development and to the extension and conversion of existing buildings.

CSP 40 – Pollution Control and Protection – We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP)

WCS 1 – refers to the overall strategy and states that provision will be made to maintain, improve and expand the network of waste management facilities to achieve sustainable waste management across all waste streams.

WCS 4 – refers to waste management proposals on non-allocated sites and states that they will be permitted provided they demonstrate how they do not significantly adversely affect the character or amenity of the site or surrounding area; contribute towards the aims of sustainable waste management in line with the waste hierarchy; and do not undermine the provision of waste development on strategic sites. The types of location where waste proposals may be acceptable in principle include existing waste sites and designated employment and industrial areas/sites.

WCS 6 – refers to general considerations for all waste management proposals (access, highway capacity, noise, dust, drainage, wildlife, and habitats etc.). Proposals must include sufficient information to demonstrate that they comply with the requirements within the policy.

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.

In respect of this application, paragraph 19 is relevant which states 'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system'.

Consultations

Highways DC – No objections subject to conditions

Pollution Control – No objections

Coal Authority – No objections subject to conditions

SYMAS – No objection

Environment Agency - No objections

Drainage – No objection

Ward members – Concerns have been raised from Councillors Platts and Tattersall with regards to complaints they have received about smells and dust particles emitted from the site.

Waste Management – No comments

Health & Safety Executive – No comments

Representations

Neighbour notification letters were sent to surrounding occupiers and a site notice posted adjacent to the site. No comments have been received.

Assessment

Principle of Development

The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system'.

The site is an existing commercial site within predominantly industrial surroundings and the expansion of existing firms will normally be permitted subject to satisfactory standards of design, the amenity of neighbouring uses, and adequate car parking, loading and vehicle manoeuvring facilities.

Environmental and Amenity Issues

There are residential properties to the South West of the site opposite Carlton Road, however, there would be a separation distance of over 150m, and, the addition in floorspace would be relatively small compared to the existing floor space on the application site, as well as neighboring industrial/commercial sites. The purpose of the extension is to enclose existing outdoor operations rather than creating additional space to expand the current operations. The proposal should therefore enable the company to reduce the current dust/odour issues that have been referred to by the Ward Members.

In consideration of the scale and nature of the proposal (enclosing existing operations) the operations (glass recycling), location (industrial estate) and distance to the nearest residential property, no significant issues are anticipated in respect of odour, dust or vibration and the Council's Regulatory Services and the Environment Agency have raised no objections to the proposal, with the latter suggesting that the proposal would improve dust suppression.

Given the above it is considered that the extension would not increase overshadowing or be an overbearing feature, nor would it result in a significant increase in noise and disturbance, in accordance with policy ED4.

Visual Amenity

The proposed extension would be located on the western elevation of the existing building, between it and the highway, however the site is set at a lower level than the highway and would be separated by 90m and the shrubbery located along the boundary would provide screening of the building from the highway. Nevertheless the extension has been designed to harmonise with the existing building in terms of materials used and, although it results in an asymmetrical roof, it is not considered to be out of character with the surrounding area, nor would it be significantly detrimental to the visual amenity of the area or the street scene, in accordance with CSP 29 and ED 10.

Highway Safety

The proposed extension, as mentioned previously is to cover the existing outdoor operation and would not project into an area currently used for parking or maneuvering.

The development also proposes to create an additional 22no parking spaces; 8no to the south east of the site entrance from Longfields Road and 14no to the north west.

The parking provides adequate turning within the site and allows entry and exist to the highway in forward gear. Highways DC have raised no objection to the proposal. As such, the development would not have a significantly detrimental effect on parking or highway safety, in accordance with CSP 26 and ED10

Landscaping

It is acknowledged that the inclusion of the 14 bay parking area located to the north of the site entrance off Longfields Road would reduce the 10m deep landscaping strip between the office building and the highway, however the area is unkempt and provides little to the area. A landscaping strip 75m in length, 1m deep is to be included between the site boundary and the parking bay and is to increase to 2m deep for 2, 10m intervals at the passing places. It is considered that the loss of the 10m deep landscaping strip would not have a detrimental impact on the character of the area as a more maintainable area could be included, in addition a condition can be included to ensure appropriate types of vegetation are included within the landscaping strip.

Coal Mining Legacy

It has been noted that a mine shaft is located within 20m of the proposed extension; The Coal Authority have been consulted and it has been confirmed that the mine shaft is located under the original building and has been capped and filled.

The Coal Authority have requested that a condition be included on any approval for the foundation details to be submitted and approved in writing by the Local Planning Authority prior to commencement on site. It is considered that in this instance a condition would not be appropriate as the foundation construction would be dealt with by Building regulations.

Biodiversity

The site is located within an active industrial estate and is in a semi maintained condition; therefore it is unlikely that there would be any significant species within the site and is unreasonable to request an ecology survey

Conclusion

The proposed extension would provide satisfactory standards of design, amenity for neighbouring uses, and adequate car parking, loading and vehicle manoeuvring facilities, in accordance with CSP 26, CSP 29, CSP 30, ED4, ED10 and SPD 'Parking'.

Recommendation - Grant subject to conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans 64.03.08.16, 64.01.06.16, 64.02.06.16 & 65.01a.06.16 and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.
- 3 The external materials shall match those used in the existing building.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.
- 4 Prior to the development being brought into use, full details of soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.
- 5 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: To ensure that satisfactory off-street parking/manoeuvring areas are

provided, in the interests of highway safety and the free flow of traffic and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement.

- 6 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

- 7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.

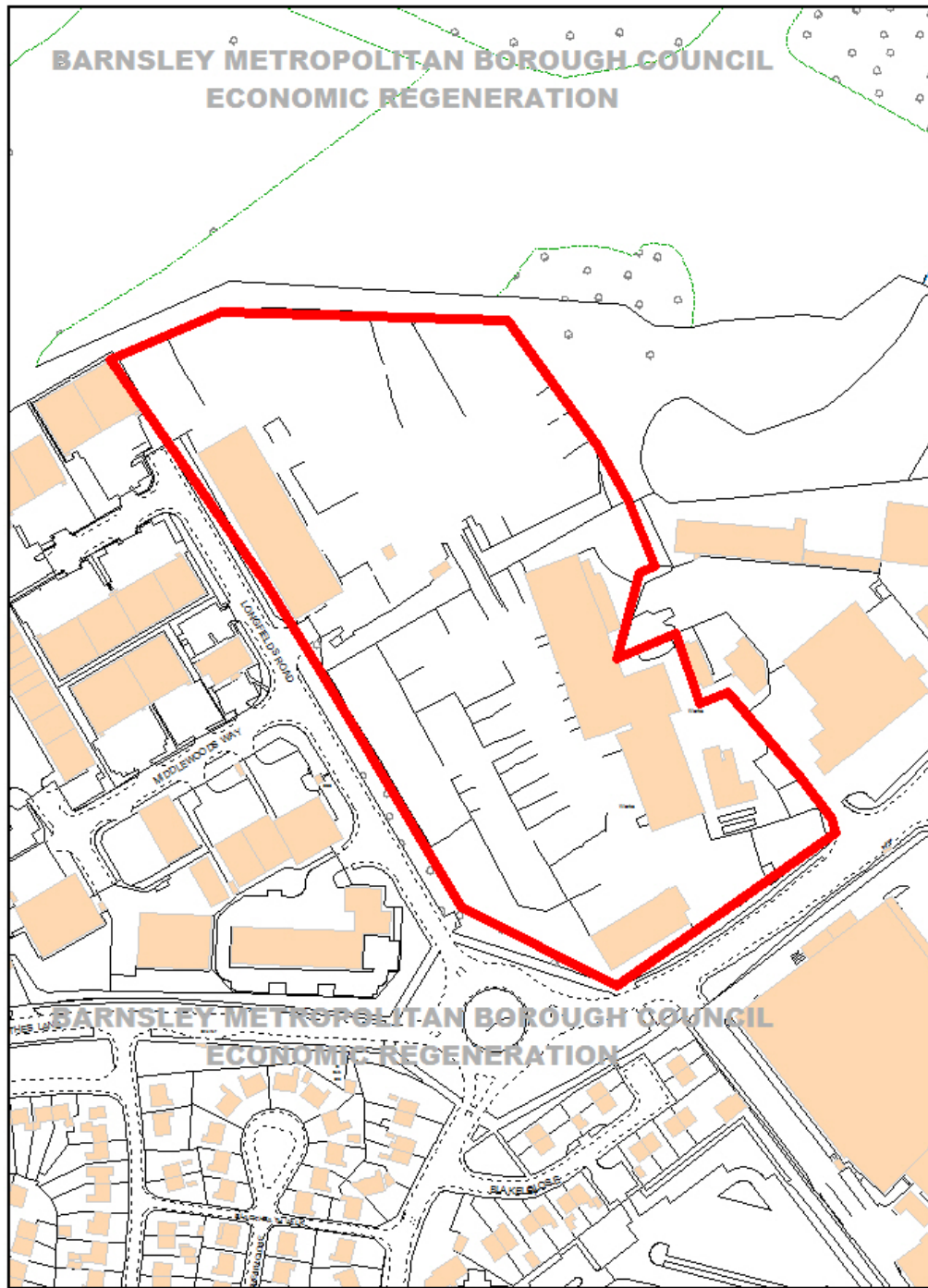
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.

PA reference :-

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