
2019/0664**Applicant:** Company Shop Ltd and Rula Developments Ltd**Description:** Erection of Class B8 Storage and distribution warehousing and ancillary Class B1 office space and associated access (Approval of reserved matters relating to the layout, scale, design and external appearance and landscaping of the development approved under outline planning permission 2017/0599)**Site Address:** Land Off Maple Grove/Maple Court, Tankersley Barnsley

The application is referred to the Board as it is classed as a large scale major development by virtue of its size. No representations have been received. Tankersley Parish Council have expressed a desire to see additional tree planting.

Site Location and Description

The application site forms part of the larger Wentworth Way Industrial Park located just west of Junction 36 of the M1 motorway and the A61 that connects with north Sheffield. In addition the site is also very close to the A616 which provides a Transpennine crossing to Manchester and the North West of England. Rectangular in shape and of 3.1 hectares, and relatively flat, the site is located on the eastern edge of the estate and borders the Green Belt to which lies to the west. Employment uses lie to the north (Mercedes Benz Truck Depot), east (Pilkingtons) and south (Maple Court B1 business units). The site perimeter to the north beyond the site boundary comprises mature trees, forming an important wildlife corridor and recently included in the Sowell Pond Local Wildlife Site. A belt of mature trees on the western part of the site is protected by a Tree Preservation Order.

The southern boundary of the site is bounded by Maple Court road, which ends at a spur in the south western corner of the site. Furthermore an existing entry point is located south-eastern corner. A small earth bund is runs alongside this boundary in a roadside location. Pilkingtons lies immediately adjacent to the northeast.

The site is generally level but uneven and covered in rough grass and scrub. A public footpath runs just outside the southern and western perimeter.

Planning History

2017/0599 - Erection of Class B8 storage and distribution warehousing and ancillary Class B1 office space and associated access (Outline with all matters reserved apart from means of access) was approved 16/02/2018. The approval included a Section 106 Agreement to secure a commuted sum (£25,000) for off-site mitigation/compensation.

Proposed Development

Outline permission was granted for up to 14,000sqm of B8 storage/distribution use with ancillary offices. One unit is proposed on the site comprising warehouse unit of 119m x 93m (approx. 11095sqm) with L shaped two storey open plan offices of approximately 640 sqm is proposed. There would be 12 no loading bays to the southern elevation. The building would have a shallow pitched roof, 16.3m high at ridge and 12m to eaves.

The reserved matters proposal differs from the indicative outline plan in that only one access is now proposed, to the south east of the site from Maple Court, providing access for both cars and HGV's. Parking for HGVs is to the south (front) of the proposed building, with car parking now proposed to the east of the building whereas the indicative plan at outline stage proposed parking to the west of the building.

Parking for 80 cars is proposed, including 3no. disabled parking spaces and a cycle shelter for 20 bicycles together with parking for a further 23no HGV with a balancing pond to the frontage abutting the highway. Boundary treatment would comprise a 2.4m high Paladin fence. 2 no. EV charging points are proposed with ducting for future electric car charging infrastructure.

Materials proposed are coloured profiled steel cladding to roof and walls with 15% triple skin roof light to roof and translucent polycarbonate wall light panels above dock levellers. Windows, curtain walling and doors to be powder coated window frames. The colour of the building would be slate grey for the most part. The application is accompanied by a detailed landscape scheme and tree protection proposals.

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 new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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.

Site ES21 Wentworth Industrial Park, Tankersley 4.3 ha

The development will be expected to:

- Consider the potential impact on the adjacent West Wood and Sowell Pond Local Wildlife Sites and include appropriate mitigation where necessary;
- Protect and retain the site's woodlands;
- Consider exclusion of the natural area from the site boundary or provide compensation for its loss; and
- Ensure a wildlife corridor is either retained or created along the northern boundary of the parcel of land north of Maple Court.

Archaeological remains are known/expected to be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:

- Information identifying the likely location and extent of the remains, and the nature of the remains;

- An assessment of the significance of the remains; and
- Consideration of how the remains would be affected by the proposed development.

SD1 Presumption in favour of sustainable development – planning applications that accord with other relevant policies will be approved without delay.

LG2 Location of Growth – Priority will be given to development in Urban Barnsley.

Policy E3 (Uses on Employment Land) on land allocated for employment purposes the Council will allow the following uses: research and development (B1b) and light industry (B1c); general industry (B2); or storage or distribution (B8). The supporting text to the policy advises that the provision of well-located employment land is key to the Borough's future economic growth and it is therefore essential that both new employment land and land currently in use or last used for employment purposes, is protected and safeguarded from non-employment uses.

Other relevant policies include:-

GD1 – General Development

D1 – Design

T3 -New Development and Sustainable Travel

T4 -New development and Transport Safety'-

D1 -High Quality Design and Place Making

CC2 -Sustainable Design and Construction

CL1 -Contaminated and Unstable Land

SPDs/SPGs

Parking

Consultations

Enterprising Barnsley – Support the application as it would help to provide accommodation for expanding local companies and future inward investors.

Yorkshire Water – No objections subject to conditions (attached at outline).

Air Quality – HGV fleet should be encourage to join eco stars scheme, EV charging points requested in accordance with best practice guidance

Highways England - No objections subject to conditions

South Yorkshire Archaeology Service – Confirmed there is no archaeological interest

Pollution Control– No objections

Highways DC – No objections subject to a planning condition

SYMAS – No objection subject to intrusive site investigations, condition added at outline stage.

Coal Authority – Have expressed a concern that intrusive site investigations have not yet been undertaken.

Forestry Officer – No objection.

Biodiversity Officer – No objections.

Public Rights of Way – No objections.

Tankersley Paris Council – Request that consideration be afforded to the planting of additional trees.

Highway Drainage – No objections.

Representations

The application has been advertised by way of a press and site notice. In addition commercial properties close by have been consulted in writing. No comments have been received.

Assessment

Principle of Development

The principle of development was established at outline stage and the scale of the development was approved under previous reserved matters approval under 2017/0599. This application therefore only seeks to approve details of the remaining reserved matters (appearance, landscaping, layout and scale) and consideration of a revised access, previously approved at the outline stage. It is these matters that are the sole consideration for the application. Accordingly there are no land uses planning policy considerations with this application.

Design, Scale and Layout

The proposed buildings are of a modern design and of high quality materials and appropriate for the proposed use. The building is of approximately the same size and location as the indicative plan submitted for the outline application and the site is capable of accommodating a unit of this size.

The unit is slightly smaller and the layout has been amended since the outline to accommodate parking to the east of the building instead of to the west. This has had the benefit of moving development away from the belt of trees which form the western boundary of the site, some of which are protected trees, and the sensitive northern boundary, providing a better interface between the building and landscaping in accordance with Policy ES21.

The layout also proposes only one access from Maple court, resulting in more efficient use of the site and keeps HGV's separate from cars.

The building is proposed to be set back from the site frontage and the elevations would be broken up by the use of different horizontal and vertical cladding. A balancing is proposed to the front of the site with additional plating to soften the edge.

Having full consideration to the design merits of the proposal and the layout of the scheme it is considered that the development would deliver a high quality building of modern design and layout appropriate for an employment use. The scale reflects that in the indicative plan at outline stage and the surrounding buildings and is considered acceptable. It is therefore, considered that the proposal adheres to the objectives of Local Plan policies D1 and GD1 which stress the importance of achieving high quality design.

Residential Amenity

The site lies with an existing well established industrial site well away from any residential properties. The outline planning permission includes a condition requiring a construction method statement which requires noise and dust suppression measures to be submitted to and approved by the Council.

Highway Safety

Details of the access location were approved as part of the detail submitted with the outline application which included a draft Transport Assessment. The reserved matters application proposes an amended access arrangement, reduced to one shared access for both HGV and non-HGV traffic, together with a revised Framework Travel Plan. The Highways Officer and Highways England are satisfied that additional traffic as a result of this proposal can be accommodated on the network. With regard to parking arrangements the car parking layout and scale is considered appropriate and complies with the adopted SPD Parking. There are therefore no objections to the proposed development in a highway context. Overall the proposal is considered to comply with Local Plan Policies T3 and T4.

Trees and Ecology

The site benefits from a belt of mature trees in the western part, some of which are protected by Tree Preservation Orders and together with the northern site boundary, forms an important wildlife corridor and recently included in the Sowell Pond Local Wildlife Site. The location and size of the building within the site is considered to retain the ecological and biodiversity interest of these sensitive areas. In addition the relocation of the car park to the east of the building has resulted in there being less impact on the western tree belt and sufficient tree protection methods proposed. Whilst Tankersley Parish Council would like to see more trees planted on the site, both the Biodiversity Officer and Forestry Officer consider that taking into account the maturity of the western tree belt, additional planting within the tree belt would disrupt the course of the natural succession. However, additional native species tree planting and meadow grassland areas are proposed elsewhere on the site, together with hibernaculum for biodiversity mitigation and enhancement in addition to the compensatory payment via a S106 legal agreement related to the outline permission. Overall the proposal is considered to conserve and enhance the biodiversity interest and important treescape on the site in accordance with Local Plan Policy BIO1.

Mining Legacy

The site lies within a Coal Authority High Risk Development area as a result of historic coal mining in the area. A condition was attached to the outline permission requiring intrusive site investigations and subsequent mitigation proposals and reporting, prior to the commencement of development. Whilst the Coal Authority have expressed concerns that intrusive investigations have not yet been undertaken, the South Yorkshire Mining Advisory Service who has more local and detailed mining information is satisfied that the above mentioned planning condition already attached, would be sufficient to ensure that any mining legacy issues will be fully addressed prior to the construction of the proposed building.

Archaeology

The outline planning permission was granted prior to the adoption of the Local Plan and the introduction of the ES21 site specific policy which requires development proposals to be accompanied by an archaeological assessment. The South Yorkshire Mining Advisory Service have been consulted on the reserved matters proposals and have confirmed that

Although the Local Plan scoping work carried out identified this site as having potential archaeological concerns in the form of ironstone pits shown on historic maps. However, more detailed assessment demonstrates that there was a later phase of opencast mining which is likely to have removed much of the earlier mining evidence that would have been of archaeological interest. The western tree belt was excluded from the opencast mining, but as this is being retained, there is no requirement for investigation. The South Yorkshire Archaeology Service have confirmed there are no archaeological concerns and no conditions are proposed.

Conclusion

In summary, this application seeks approval for the details of the layout, scale, appearance and landscaping of the proposed unit. The details differ only slightly from the indicative plan at outline stage but serves to protect the sensitive boundaries to the west and north of the building. The principle of allowing the site to be development for employment purposes, and the location of the means of access have already been established by the decision to grant outline planning permission on application 2017/0599, however, the reserved matters submission proposes to amend the previously approved access, reduced from two to one.

The development would be set within a well establish industrial park at Tankersley with the unit being of high quality modern design and materials and fit into the quantum of development anticipated at outline stage. Overall sustainable objectives can additionally be achieved through the design of the buildings and ecological enhancement.

It is considered that there are no other material considerations to indicate that a decision should be made at variance to the above policies. There are no significant or demonstrable adverse impacts associated with the development and the application has successfully demonstrated that the Reserved Matters have been successfully addressed. Therefore it is recommended that the application is granted Reserved Matters approval subject to the identified conditions.

Recommendation

Grant Reserved Matters approval subject to conditions:-

- 1 The development, hereby permitted, shall be begun before the expiration of two years from the date of this reserved matters approval.
Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:
 - 6157-081 Site Location Plan
 - 6157-093 Proposed Elevations and Section
 - 6157-079 Proposed Elevations 2
 - 6157-085 Proposed Office Plans
 - 6157-094 Proposed Building Plans
 - 6157-095 Proposed Site sections
 - 6157-096 Proposed Roof Plan
 - MRT-BWB-DGT-XX-DR-D-600 S1 REV P3 Proposed Levels
 - MRT-BWB-DGT-XX-DR-D-630 S1 REV P3 Proposed Earthworks and Isopachyte Heights

50104-DR-ARB-101 Existing Trees on Site
50104-DR-ARB-105 REV E amended plan rec'd 5/8/19 Detailed landscape proposals
50104-DR-ARB-102 Tree Constraints plan
50104-DR-ARB-104 REV F Tree Removal Plan
50104-SK-LAN-101 REV C rec'd 5/8/19 comparison of effect of outline and proposed layout on existing trees
50104-DR-LAN-106 REV B amended plan rec'd 5/8/19 Landscape Cross Sections
6157-SKD-012 rec'd 5/8/19 Developed site layout plan - with outline approved building and yard overlaid
MRT-BWB-DGT-XX-DR-TR-112 S2 REV P5 Swept Path Analysis - Fire Tender and HGV
MRT-BWB-DGT-XX-DR-TR-110 S2 REV P8 Swept Path Analysis - 16.5m Max Legal Articulated Vehicle
MRT-BWB-DDG-XX-DR-D-500 S1 REV P6 Drainage Layout
MRT-BWB-VTO-XX-DR-D-001 S1 REV P1 Topographical Survey
NT0626-AG-EX-XX-DR-E-2401 S2 REV P02 External Lighting
NT0626-AG-EX-XX-DR-E-2402 S2 REV P02 External Lighting Lux Levels
A4 plan Paladin fencing system
Amended Framework Travel Plan by BWB rec'd 5th August 2019
Arboricultural Impact Assessment (revised July 2019) by Surface, received 5th August 2019
Revised Arboricultural Method Statement by Surface dated 5th August 2019
NT0626-AG-EX-XX-DR-ME-4001 rec'd 5th August 2019 EV Charging Points
Landscape Statement dated 5th August 2019
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 Prior to the first use of the development hereby permitted, the proposed on-site parking, servicing, loading and unloading, turning and waiting areas shall be laid out, levelled, surfaced, drained and demarcated in accordance with the approved plan and retained thereafter available for that specific use.
Reason: to ensure the permanent availability of the parking and manoeuvring areas in the interests of highway safety in accordance with Local Plan Policy T4

PA Reference:-

2019/0664



BARNSELY MBC - Regeneration & Property



Scale: 1:2500