

Application	2
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Application Number:	23/01292/FULM
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Application Type:	Planning FULL (major)
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Proposal Description:	Erection of ancillary storage building (non-permanent construction) on existing hard standing for a period of 5 years.
At:	Wavin Edlington Lane Edlington Doncaster DN12 1BY

For:	Mr David Wilson -Wavin Limited
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Third Party Reps:	18 representations	Parish:	Warmsworth Parish Council
		Ward:	Edlington and Warmsworth

Author of Report:	Hannah Wilson
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SUMMARY

This application seeks permission for the erection of an ancillary storage building (non-permanent construction) on existing hard standing for a period of 5 years at Wavin, Edlington Lane, Edlington. The building will be 10.1m in height, with anchors to fix to the ground. The building will provide storage for a new product line during the temporary period, to then replace their existing product in the original building if the 5 year trial is successful, thus no longer requiring the temporary structure applied for here.

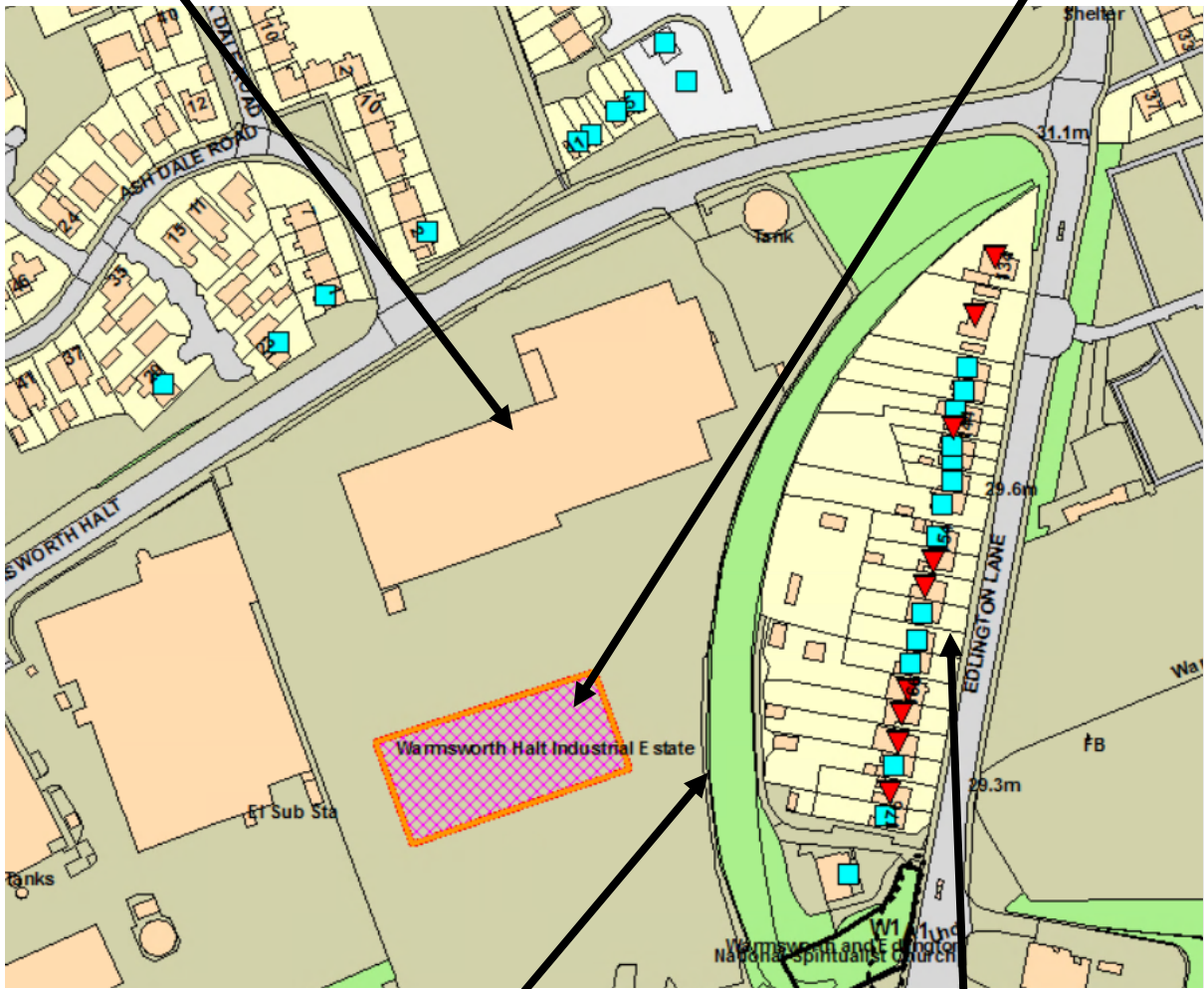
The application site is within the well established the storage yard of the existing Wavin pipe and drainage company. The site is allocated as employment policy area (EPA) in the adopted Doncaster Local Plan and thus the proposal is in keeping with the allocated use.

Additional information has been provided during the consideration of the application to address consultee concerns and neighbouring concerns. This included drainage information and separation distances and a section plan to show the significant distance to the residential properties. The existing car parking facilities, access, number of staff and vehicles will remain unchanged. There will be no additional lighting or increase in hours of operation.

RECOMMENDATION: GRANT planning permission subject to conditions.

Wavin existing building

Application Site



Bank of trees and scrub. Increase in land levels here.

Existing residential properties. A triangle indicates they objected.

1.0 REASON FOR REPORT

- 1.1 This application is being presented to Planning Committee due to the number of representations received.

2.0 PROPOSAL

- 2.1 This application seeks full planning permission for the erection of an ancillary storage building (non-permanent construction) on existing hard standing for a period of 5 years at Wavin, Edlington Lane, Edlington. The existing hard standing is used for pallet storage.
- 2.2 Wavin Limited are a manufacturer and supplier of plastic drainage pipes for above and below ground use. The company has 5,500 employees, with 40 manufacturing sites in Europe. The site in Doncaster operates as a branch with 22 full time (increasing to 24) and 2 part time employees.
- 2.3 The building is for a temporary period as they are wanting to create a new product range. Over time, if this is a success it will be assimilated into the existing building and the previous product line removed. Until this time, they need to run them side by side for a temporary period.
- 2.4 There will be no external lighting affixed to the proposed building. The external yard area will be lit as existing. The proposed building is for storage use. No plant or equipment will be necessary. The only machinery used within the building will be pallet and forklift trucks which are already in use on the yard. The proposed building will help to internalise and reduce noise from the existing lawful use of the yard area, a net benefit in residential amenity terms.
- 2.5 The hours of use are listed on the application form (Mon-Fri from 06:00 to 22:00hrs and closed on weekends and Bank Holidays). This is the same operational time as existing, as stated by the environmental health officer.
- 2.6 The location of the building makes efficient use of the yard area where lorries and HGVs can manoeuvre safely ensuring minimum disruption to on site operations. The proximity to the company's main warehouse building minimises unnecessary movement of supplies and the distance from the neighbours protects amenity.
- 2.7 The building is to be constructed from a hard-pressed extruded aluminium frame with steel connections, single sheet steel walls and PVC coated polyester thermo roofing system. This will not appear out of character with the rest of the site.

3.0 SITE DESCRIPTION & LOCAL CHARACTERISTICS

- 3.1 The application site is on a raised land level to the residential dwellings to the East. There is a bank of shrub and trees separating the two uses, creating a seasonal buffer. The residential dwellings are red brick hipped and gable roofed

semi-detached dwellings with long gardens and rear access. There is also a church to the south of these residential dwellings.

- 3.2 The site is surrounded on other sides by commercial uses. To the north and south are Wavin buildings and to the West is Polypipe. The site is within the establish businesses storage yard and is already surfaced and well used.



Figure 1: Aerial image

4.0 RELEVANT PLANNING HISTORY

4.1 The application site planning history is as follows:

Application Reference	Proposal	Decision
91/1984/P	Formation of link road for site traffic and storage area to be used as plastic extrusion stockyard.	Granted 16.09.1991
92/0030/P	Continuation of use of storage facility without compliance with condition 02 of application 91/41/1984/FUL granted on 17.09.91 (Removal of stacking height restriction)	Granted 28.09.1992
95/0479/P	Construction of three storage silos to replace existing.	Granted 29.03.1995
96/0109/P	Erection of canopy extension/loading platform to existing factory.	Granted 21.02.1996
06/01548/COU	Change of use from B2 (General Industrial) to B8 (Storage or Distribution) and installation of 4 extra loading doors	Granted 17.08.2006
07/00169/FUL	Erection of 4 portasilos, transformer, vacuum house and LV switchroom	Granted 04.10.2007

07/00577/FUL	Erection of single storey shrink wrapper building (7.6m x 5.8m) and installation of roller shutter door to existing building, including installation of 5 no LPG tanks (14.0m x 5.0m)	Granted 19.04.2007
07/02848/FUL	Erection of 3 smoking shelters (each 3.1m x 2.08m)	Granted 01.11.2007
08/01787/FUL	Erection of two covered bicycle/motorcycle shelters (each one approx 10.00m x 2.50m x 2.25m high)	Granted 15.08.2008
08/01827/RET	Retention of change of use of land for siting of two double stacked portable buildings (each cabin 8.0m x 3.0m)	Granted 21.08.2008
08/02353/FUL	Erection of 2.4m high electronic gate to front entrance to replace existing	Granted 07.01.2009
08/02354/FUL	Erection of 2.4m palisade fencing to front/side boundary to replace existing fencing	Granted 03.12.2008
10/00981/FUL	Change of use of land for siting of two double stacked portable buildings (each cabin 8.0m x 3.0m) (Being continuation of use previously granted permission under ref 08/01827/RET on 21.08.2008, due to expire 21.08.2010.)	Granted 01.07.2010
10/02732/FUL	Erection of 2.4m high replacement palisade perimeter fence	Granted 18.11.2010
11/01442/FUL	Erection of 2.4m high palisade fencing to replace part of existing perimeter fence	Granted 07.07.2011
12/00483/FUL	Replacement of part of perimeter fence with approx 2.4m high palisade fencing	Granted 08.05.2012
14/02569/FULM	Erection of extension to factory (65.31m x 26.58m) including minor alterations to external elevations, relocation of sprinkler tank and pump house, relocation of 3 storage silos and erection of silo loading gantry	Granted 15.01.2015

5.0 **SITE ALLOCATION**

5.1 The application site is lies within the Employment Policy Area in the adopted Doncaster Local Plan. This site is not within the Edlington neighbourhood Plan area and is in flood zone 1 according to the Environment Agency Flood Maps.

5.2 **National Planning Policy Framework ('NPPF') 2023**

- 5.3 The National Planning Policy Framework 2023 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions and the relevant sections are outlined below:
- 5.4 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.5 Paragraphs 7-11 establish that all decisions should be based on the principles of a presumption in favour of sustainable development.
- 5.6 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.7 Paragraph 47 reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.8 Paragraphs 55 and 56 states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 5.9 Paragraph 81 states that planning 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.
- 5.10 Paragraph 107 relates to the parking standards for non-residential development and states that the accessibility of the site; the type, mix and use as well as the availability of public transport should be taken into account.
- 5.11 Paragraph 111 states that 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.
- 5.12 Paragraph 113 states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

- 5.13 Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.14 Paragraph 130 states that planning decisions should ensure developments will function well and add to the overall quality of the area; are visually attractive; sympathetic to the local character; establish a strong sense of place; optimise the potential of the site and create places which are inclusive and accessible whilst having a high standard of amenity.
- 5.15 Paragraph 131 states trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 5.16 Paragraph 132 states that design quality should be considered throughout the evolution and assessment of individual proposals.
- 5.17 Paragraph 135 makes clear that local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.
- 5.18 Paragraph 174 states planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity or geological value.
- 5.19 Paragraph 180 states if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 5.20 Paragraph 185 states planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 5.21 Doncaster Local Plan (2021)
- 5.22 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan consists of the Doncaster Local Plan (DLP) (adopted 2021) and the Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP) (adopted 2012).

- 5.23 Policy 1 sets out the Settlement Hierarchy for the City. It seeks to concentrate growth at the larger settlements of the City with remaining growth delivered elsewhere to support the function of other sustainable settlements and to help meet more local needs taking account of existing settlement size, demography, accessibility, facilities, issues and opportunities. The site lies within the Main Urban Area as defined in the Local Plan and its supporting Policies Map.
- 5.24 Policy 4 for Employment Policy Areas (EPA) states that buildings or land that fall within Use Classes B2/B8 within Employment Policy Areas as defined on the policies map, will continue to be supported primarily for these uses. Where possible existing land and premises used for offices, research and development and light industrial will be retained.
- 5.25 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. Developments must consider the impact of new development on the existing highway and transport infrastructure. Appendix 6 includes the parking standards which all new developments must comply with as per Part A.2.
- 5.26 Policy 29 relates to ecological networks and that proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the City's ecological networks.
- 5.27 Policy 32 states that proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided. There will be a presumption against development that results in the loss or deterioration of ancient woodland and/or veteran trees.
- 5.28 Policy 41 relates to character and local distinctiveness and states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.
- 5.29 Policy 42 relates to urban design and states that new development will be expected to optimise the potential of a site and make the most efficient use of land whilst responding to location, local character, and relevant spatial requirement and design standards.
- 5.30 Policy 46 relates to the design of non-residential developments and states that proposals will only be supported where they are designed to be sympathetic to local character; have no unacceptable effects upon the amenity of neighbouring land uses; promote accessibility and way-finding travel modes; and meet

functional requirements whilst being architecturally appropriate with visually attractive elevations and well landscaped.

- 5.31 Policy 48 states that development will be supported which protects landscape character; enhances existing landscape features, and provides high quality hard and soft landscaping scheme which includes fit for purpose planting and generous trees, shrubs and hedgerow planting.
- 5.32 Policy 50 states that development will be required to contribute positively to creating high quality places that support and promote healthy communities and lifestyles, such as maximising access by walking and cycling.
- 5.33 Policy 54 relates to pollution and states that consideration will be given to the impact on national air quality.
- 5.34 Policy 55 deals with the need to mitigate any contamination on site.
- 5.35 Policy 56 requires the need for satisfactory drainage including the use of SuDS.
- 5.36 Other material planning considerations
- 5.37 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) were formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan in September 2021. Since then, the Council are in the process of drafting new SPDs to provide further guidance about the implementation of specific planning policies in the Local Plan.
- 5.38 Following public consultation the Council has adopted five SPDs under the Local Plan with respect to Biodiversity Net Gain, Flood Risk, Technical and Developer Requirements, Loss of Community Facilities and Open Space, and Local Labour Agreements. The adopted SPDs should be treated as material considerations in decision-making and are afforded full weight.
- 5.39 The Transitional Developer Guidance (Updated August 2023) provides supplementary guidance on certain elements, including design, whereby updated SPDs have not yet been adopted. The Transitional Developer Guidance should be referred to during the interim period, whilst further new SPDs to support the adopted Local Plan are progressed and adopted. The Transitional Developer Guidance, Carr Lodge Design Code and the South Yorkshire Residential Design Guide (SYRDG), should be treated as informal guidance only as they are not formally adopted SPDs. These documents can be treated as material considerations in decision-making, but with only limited weight.
- 5.40 Other material considerations include:
- National Planning Practice Guidance (ongoing)
 - National Design Guide (January 2021)

5.41 Other Council initiatives include:

- Doncaster Green Infrastructure Strategy 2014 – 2028
- Doncaster Delivering Together

5.42 Launched in September 2021, Doncaster Delivering Together (DDT) is the Council's new ten-year strategy. DDT is about everyone being able to thrive and contribute to thriving communities and a thriving planet. This strategy does not form part of the adopted development plan but it is important that the policies of the Doncaster Local Plan achieve the aims and objectives of DDT strategy. The DDT has identified 8 priorities to deliver for Doncaster over the next ten years.

1. Tackling Climate Change;
2. Developing the skills to thrive in life and work;
3. Making Doncaster the best place to do business and create good jobs;
4. Building opportunities for healthier, happier and longer lives for all;
5. Creating safer, stronger, greener and cleaner communities where everyone belongs;
6. Nurturing a child and family - friendly borough;
7. Building transport and digital connections fit for the future;
8. Promoting the borough and its cultural, sporting and heritage opportunities.

5.43 The body of the report below reflects the planning considerations for the site. However, it is considered that the application would contribute towards the aims of DDT.

6.0 REPRESENTATIONS

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) as follows:

- Advertised on the Council website;
- Nearby neighbours notified by letter;
- Site notices around the site boundary to advertise major application;
- Advertised in local press.

6.2 Three rounds of public consultation have been carried out to ensure that neighbours have had the opportunity to comment on the revised plans and updated description. Across the three rounds of consultation a total of 18 neighbour representations have been received. The following concerns were raised during the rounds of consultation:

6.3 Responses:

- Concerns over the possible lighting on the building and during construction.
- Size of the proposal overdominating and dwarfing the neighbours
- Noise
- Loss of light and privacy due to the land being higher at the site than the neighbours

- Concerns that the development will harm neighbouring wildlife and trees
- Fear heightened fire risk to local properties and surrounding gardens
- Do not feel it will be temporary due to its size and scale.
- Concerns over working hours
- Surface water concerns

6.4 Non-material concerns that cannot be considered by planning were also raised such as the loss of value of the property. The building is not over 7 storeys or 18m in height from ground level, thus does not require a fire risk assessment for planning and will be assessed by building regulations.

6.5 Councillor Phil Cole has no concerns but has asked why it is temporary for 5 years.

7.0 **CONSULTATIONS**

Internal CDC Consultees

7.1 **Local Plans Team (Employment)** - The Doncaster Local Plan was adopted in September 2021 and the accompanying Policies Map designates the site as being within the Development Limits of Edlington – Policy 1, and Employment Policy Area – Warmsworth Halt – Policy 4.

The proposed use meets the requirements of Policy 4 in that Use Class B2 and/or B8 will continue to be supported. Therefore there is no objection in principle from an employment policy point of view.

7.2 **Environmental Health** – No objection in principle to the proposed temporary building. The building does not have any opening doors on the north-east façade i.e. the direction of the closest housing and there will be no change in net vehicle movements. Provided the building is only used during the same operating hours as the rest of the site (6am to 10pm Monday to Friday) there is unlikely to be a significant impact on the residential amenity of neighbours.

7.3 **Lead Local Flood Authority (Drainage Team)** – Originally objected to the proposal on the lack of information. They required:

- Flood Risk Assessment/statement
- Drainage strategy/statement & sketch layout plan
- Preliminary "outline" hydraulic calculations
- Evidence of third party agreement for discharge to their system (in principle/consent to discharge)
- Maintenance programme and on-going maintenance responsibilities.

This information was provided by the applicants and assessed by drainage. They raised no concerns to this and so removed their objection and recommended conditions.

7.4 **Urban Design** - No issues from urban design given site location and context. If the application is over 1000m² then the BREEAM and 10% renewable energy

conditions must be applied to any permission if you are minded to approve in line with LP 46.

The sustainability statement explains why they are not proposing any sustainability features. The building is a storage structure but presumably will still have a requirements for lighting which means it will use some energy albeit minimal so should in theory meet the 10% RE policy. They are saying they cant / wont, so will leave it to officer discretion as to whether this is a sufficient reason to refuse the app. The Urban Designer does not feel given the use, size and temporary nature, much can be done in any case.

- 7.5 **Local Plans Team (Minerals)** - Policy 61.B.5 exempts temporary development and infilling from the policy requirements. This is also further clarified in paragraph 14.56 and Table 20 of the Local Plan.
- 7.6 **Trees** - No objections. The proposal is well clear of trees (including access to the footprint). No conditions/informatives.
- 7.7 **Transportation** - The quantum of development does not trigger the need for any further assessment from a Transportation perspective.
- 7.8 **Air Quality** – No comments
- 7.9 **Pollution Control** – No comments
- 7.10 **Ecology** - The proposed temporary building is far enough away from semi-natural vegetation such as tree belts and shrubs. There would be no significant impact on statutory or non-statutory sites. There could be bat and bird boxes included in the proposed building but as it is a temporary building it would be wrong to habituate birds or bats to nesting and roosting and then remove the building and it could cause more complications than its worth. No objections on ecological grounds and no conditions.

As it is going onto existing hard standing then there would be no loss of habitat as hard standing/car park/developed land/ sealed surface would all score zero in the BNG baseline assessment and 10% of zero is zero. So that's why we are not asking for a BNG calculation. With regard to lighting, as it's a car park its already lit so wildlife would be habituated to it.

- 7.11 **Highways** - The location of the new industrial unit is within a larger development on an existing Tarmac area which is used for storage of materials. As this site is operational, caters for the largest HGV's, will be constructed on an existing Hard Standing/Sealed surface, the office is content to support the proposed development without Conditions or Informatives.

The main construction issue for the applicant to address will be constructing the unit, whilst still trying to operate the business, which is not an issue for Highways to comment on. It is an operational matter.

- 7.12 **Public Health** - As referred to in the Planning Statement the development is located in an area with good access to public transport which provides opportunities for people to travel without the need for a car. The location also allows for employees/visitors to actively travel (walking, cycling) to the site.

To encourage active travel, Public Health would recommend including provision for cycle storage for employees/visitors if this is not already provided. It is important that the cycle storage facilities are situated in a location that has natural surveillance and effective lighting to reduce the possibility of anti-social behaviour and crime. The storage facility needs to be secure to ensure employees/visitors feel it is safe to use.

To further encourage active travel Public Health would ask the applicant considers the provision of changing facilities and lockers for employees/visitors to help reduce any barriers to travelling by foot or by cycling.

This is in accordance with policies 13, 16 and 17 of Doncaster's Local Plan.

- 7.13 **Waste and Recycling** - Additional temporary storage space is unlikely to require any specific changes to waste management activities on-site, nor alter the businesses responsibilities at law in this respect.

External Consultees

- 7.14 **SY Police Liaison** – No comments
- 7.15 **SY Fire and Rescue** – Advised of the requirements under building regulations.
- 7.16 **Airport Safeguarding** – No conflicts.
- 7.17 **Severn Trent** - Surface water is proposed to connect into the public surface water sewer, which will be subject to a formal section 106 sewer connection approval. Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse is available as an alternative, other sustainable methods should also be explored. If these are found unsuitable, satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. For the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. An informative is recommended.

8.0 ASSESSMENT

- 8.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that:

'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

8.2 The NPPF (2023) at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

8.3 The main issues for consideration under this application are as follows:

- The principle of the development
- Sustainability
- Impact upon residential amenity
- Impact upon the character and appearance of the surrounding area
- Impact upon highway safety
- Trees and Landscaping
- Flood Risk and Drainage
- Air Pollution and Contaminated Land
- Energy Efficiency/Sustainability Features
- Ecology
- Economic Impact
- Overall Planning Balance

8.4 For the purposes of considering the balance in this application, planning weight is referred to in this report using the following scale:

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

The Principle of the Development

8.5 The application site falls within an Employment Policy Area (EPA) as defined in the adopted Doncaster Local Plan. This designation relates to Policy 4.

8.6 Policy 4 for Employment Policy Areas (EPA) states that buildings or land that fall within Use Classes B2/B8 within Employment Policy Areas as defined on the policies map, will continue to be supported primarily for these uses. Where possible existing land and premises used for offices, research and development and light industrial will be retained.

8.7 The NPPF also states that (Paragraph 81) that planning 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.

- 8.8 The building is for the expansion of the established use for Wavin (plumbing and drainage supplies). The building is applied for on a temporary period to store a new line of products that is being trialled. This may replace a current line in the future and be subsumed into the current building in the future, or cease being made.
- 8.9 The proposed use is the same use on an existing storage yard and is in accordance with the EPA policy. On this basis the proposed development is considered to be acceptable in this location in principle, by virtue of satisfying Policy 4. Other considerations are assessed in turn below

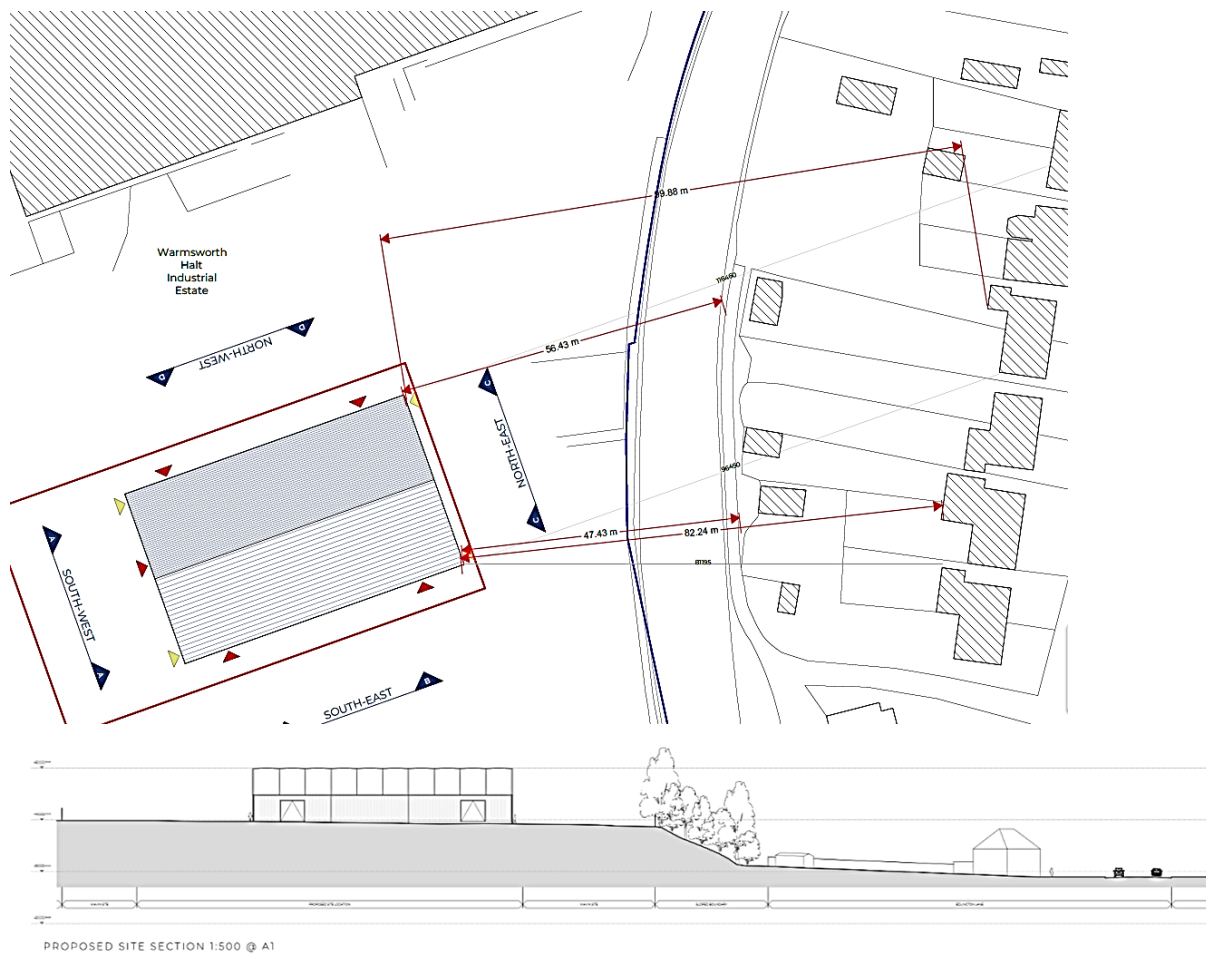
Sustainability

- 8.10 Paragraph 7 of the NPPF states that one of the core principles of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 8.11 There are three strands to sustainability, social, environmental and economic. Paragraph 10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

Impact on neighbouring residential amenity

- 8.12 Policy 46(A) of the Doncaster Local Plan states: non-residential and commercial developments will be supported where they are designed to have no unacceptable negative effects upon the amenity of neighbouring land uses.
- 8.13 It is noted that many of the neighbour representations refer to the impact upon residential amenity by virtue of the scale and position of the proposed building in relation to the existing residential properties to the east.
- 8.14 During the application, the applicants have provided plans to show the land levels and separation to the neighbours clearly. The topography shows the land at a 10m difference between the neighbouring land levels. Therefore the proposal is 10m tall plus the 10m land level difference, to equate to 20m taller than the neighbours. However the proposal is pulled well away from the boundary of the site and is 47m away from the nearest garden boundary and 82m away from the nearest dwelling. Given this significant distance it is not felt that there would be an unacceptable standard of overshadowing. This can be seen in the extracts below from the plans provided.



- 8.15 Planning Committee are reminded that the right to a view is not a material planning consideration.
- 8.16 The proposal has no window or large vehicle openings on the elevations facing the neighbours and so will cause no significant levels of harmful overlooking.
- 8.17 Given that the building does not have any vehicle doors on the direction of the closest housing and there will be no change in net vehicle movements it is not felt that there will be a harmful impact on the neighbours from noise.
- 8.18 Furthermore there is screening from the neighbouring shrubs and trees along the embankment between the neighbouring land uses. However, if these were removed in future, it is still felt that this is a significant distance away to not cause a detrimental degree of noise or overshadowing.
- 8.19 The building is to only be used during the same operating hours as the rest of the site (6am to 10pm Monday to Friday) and a condition has been imposed to ensure this.
- 8.20 The proposal is stated to not increase staff levels or vehicle movements on the site and thus there will be no greater harm from this development in that regard.

- 8.21 Neighbouring properties have raised concerns in regard to machinery noise and additional external lighting. The applicants have confirmed that the use is purely for storage and thus the noise will be from forklifts trucks and pallet trucks, similar to that which already exists the external storage yard. The application will be conditioned to be B8 use only (storage). The applicants have also stated that there will be no external lighting installed and again this has been conditioned to ensure this.
- 8.22 Overall the development would provide acceptable levels of adequate residential amenity in accordance with Local Plan Policy 46 due to the significant separation to the neighbouring properties to not cause a harmful degree of overshadowing, overlooking or noise and enclosing of an existing storage area.

Conclusion on Social Impacts.

- 8.23 Paragraph 8(b) of the NPPF (2023) sets out the social objective which requires developments to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations through well-designed places; accessible service and open spaces that reflect the current and future needs to support community health, social and cultural well-being.
- 8.24 The proposed use (storage) is not expected to create significant disturbance. The proposed building would be situated a suitable distance from the nearest residential dwellings to ensure that existing amenity is protected.
- 8.25 It is accepted that the proposal would lead to some noise and disturbance being generated whilst construction is taking place, however this is considered to be short term when considered against the lifetime of the development. Whilst the development does not create significant social benefits, there is no overall harm either, with the proposal according with the site's designation in the adopted Local Plan. Overall, the social impact of the development is considered to be acceptable and significant weight should be attached to this in favour of the development.

ENVIRONMENTAL SUSTAINABILITY

Impact upon the character and appearance of the surrounding area

- 8.26 Policies 41, 42, and 46 of the Doncaster Local Plan require development to be of a high quality design that contributes to local distinctiveness, respond positively to existing site features and integrate well with its immediate surroundings.
- 8.27 Paragraph 130(a) of the NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Part (c) seeks to ensure that developments are sympathetic to local character and

history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

- 8.28 The boundary between the residential properties and the EPA is well planted with trees and shrubs offering a buffer between the uses. Which can be seen in the images below. However, this could be removed. Although the land levels are higher on the EPA, given the distance from the boundary it is felt that without this planting the proposal would still not have a significantly harmful impact on the character of the area and is within an existing employment site.

View from Edlington Lane near the junction with Warmsworth Halt across different times of the year and different years.



Dec 2020



April 2019



June 2011

View from the Edlington Lane toward the boundary next to the Church



Nov 2022



April 2019



June 2011

- 8.29 The proposed building will have little earth works given the temporary nature and will be fixed to the existing hard standing using chemical anchor bolts drilled into a base plate. The building will be a dull aluminium frame with galvanised steel connections and single sheet steel walls. A white translucent PVC single skin roof allows the transmission of natural light which facilitates efficient use of energy as electrical lighting will not be required during the day.
- 8.30 Overall the design and appearance of the proposed development suitably reflects the EPA character, materials and building styles on the site, whilst not causing significant harm to the surrounding area.

Impact upon highway safety

- 8.31 Policy 13(A) of the Local Plan states that the Council will work with developers to ensure that appropriate levels of parking provision are made in accordance with the standards in Appendix 6 (criterion 4) and development does not result in unacceptable impacts on highway safety (criterion 6). Developments should also include provision for electric vehicle charging points (criterion 4).
- 8.32 Paragraph 111 of the NPPF states that '*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.*'
- 8.33 The application does not require a Transport Statement given that vehicle movements will not increase and staff levels will not change.
- 8.34 The building will still leave a large storage yard and significant space around it for vehicle movements. On a site visit to the site it could be seen that there is a vehicle movement plan and route through the site for large vehicles to ensure

safety is protected. The access and parking will not change, and there will be no intensification of the highway network.

- 8.35 Additionally, the application site is located on an established public transport route with a number of bus services serving the site along Edlington Lane. But again the number of staff is not changing and so the sustainability of the site will remain unchanged in this regard. There is cycle storage, canteen, and locker room on the site and a cycle to work scheme operated by the company for many years. Waste will be treated in the same way, within existing bin storage.
- 8.36 There have been no objections from the Highways team or Waste team.
- 8.37 Overall, the proposal provides suitable arrangements for vehicular access, parking and protects public safety in line with the above policies. The trip generation to and from the site would not lead to a harmful cumulative impact of the wider highway network.

Trees and Landscaping

- 8.38 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features and provides high quality hard and soft landscaping schemes which include fit for purpose planting and generous trees, shrubs and hedgerow planting.
- 8.39 Given the temporary nature of the proposal it is not felt that a landscaping scheme is required. However, if a full application came forward after this temporary period this would need to be considered upon that application and the applicant is made aware we would require landscaping then.
- 8.40 The proposal's distance to the nearest trees is 30m as the minimum. Thus it is felt that there will be no harm to the trees or their RPA's (root protection area) and the tree officer has raised no objection.

Flood Risk and Drainage

- 8.41 Policy 56 states that development proposals will be supported where there is adequate means of foul sewerage disposal; no increase in flood risk or surface water runoff and make use of SUDs unless it can be shown to be technically unfeasible.
- 8.42 The site lies within Flood Risk Zone 1 as per the Environment Agency's Flood Map for Planning and by Doncaster's Strategic Flood Risk Assessment (SFRA). This is the lowest area of flood risk from main river flooding. Nevertheless, major planning applications must be supported by the relevant drainage information including plans and strategies in order to accord with adopted Policy 56.
- 8.43 The Applicant has provided a drainage strategy along with calculations and details of the drainage. The information provided has been reviewed by the

Council's Drainage Officer and there is no objection on this basis, subject to the conditions being attached. Severn Trent have raised no objections and only recommended an informative and no conditions.

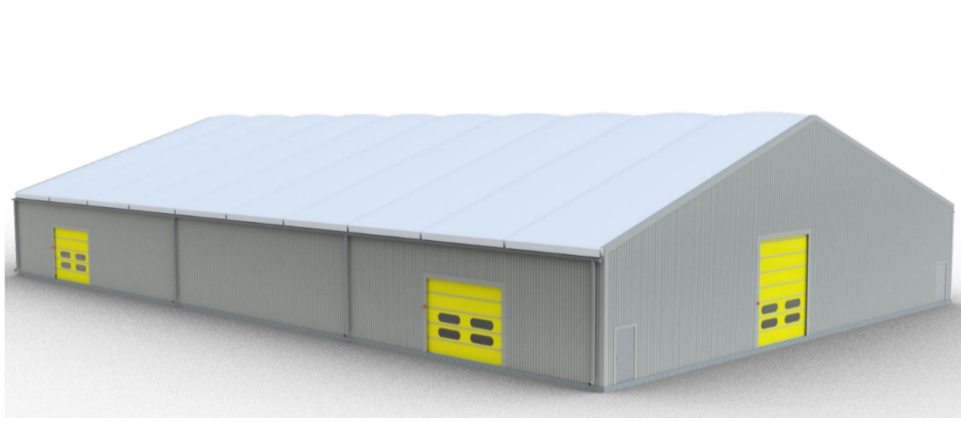
Air Pollution and Contaminated Land

- 8.44 Policy 55 states that proposals will be required to mitigate contamination by demonstrating there is no significant harm to human health; land; natural environment; pollution of soil or any watercourse. Developments must ensure that necessary remedial action is undertaken and demonstrate that any adverse ground conditions have been properly identified and safely treated so suitable for the proposed use.
- 8.45 Policy 54 relates to pollution and states that consideration will be given to the impact on national air quality. An air quality assessment will be required to enable clear decision making on any relevant planning application.
- 8.46 No objections have been raised by pollution control or air quality and the proposal is for storage with minimal ground disturbance. Therefore, there are no concerns in regard to pollution.

Energy Efficiency/Sustainability Features

- 8.47 Policy 58 relates to low carbon and renewable energy proposals, and states that development will be supported which give priority to heat or power generation from light or other low carbon heat sources.
- 8.48 Policy 46 B) states that new major non-domestic applications (1000m² floorspace or more, or a site of 1 hectare or above) must meet the BREEAM rating of at least 'Very Good', or any agreed equivalent standard, and secure at least 10% of their regulated energy from renewable sources (or equivalent carbon emission reductions). Large footprint buildings should ensure roofs are designed to accommodate the potential for solar panel arrays. This should be demonstrated through the submission of preliminary assessments at planning application stage.
- 8.49 The explanation to Policy 46 (B) of the Local Plan states that "that viability and cost effectiveness is directly influenced by the site location and the specific energy demand of the development in question". And "Where the use of renewable energy, or roof space for arrays, is not practicable or viable, robust evidence must demonstrate this is the case.
- 8.50 This is a temporary building with permission sought for a five year-period for the ancillary storage and sorting of plastic drainage pipes and fittings. It is of a modular design and construction (see 3D image below). The modular nature of the building means that it can be removed from the Wavin site upon the expiry of the five years and re-used elsewhere. This is inherently sustainable. Whilst the building comprises an inflated thermos-PVC roof which allows natural daylight and reduces the need for electric lighting and heating, this would not be able to bear the load of a PV panel array. Regardless, the proposed building

will have a very low energy demand as a storage building. The development will support the operational needs of a local business, create jobs and ensure the efficient use of land within their premises, which are sustainably located.



Wavin is taking broad measures to reduce greenhouse gas GHG emissions and increase energy efficiency by, for example, installing LED lighting at production sites, by using more efficient machines or reorganizing production lines. Work is also underway increasing the number of sites, using 100% electricity from renewable sources including at the Doncaster depot. Source: <https://wavin.com/en-gb/about-us/sustainability>

- 8.51 Therefore given the temporary nature of the site and the sustainability of the existing business, it is felt that in this case the further sustainability measures are not required.

Archaeology

- 8.52 Policy 39 states that development affecting other archaeological assets will need to demonstrate how any benefits will outweigh harm to the site. This building will have minimal ground disturbance given it is anchored to the existing yard and therefore it is not felt that any additional harm to archaeology will be created.

Ecology

- 8.53 Policy 29 states proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks. Policy 30 states proposals which may harm priority habitats; protected species or features of biodiversity interest will only be supported where the DEFRA biodiversity metrics demonstrates that a proposal will be deliver a minimum 10% net gain for biodiversity.
- 8.54 The ecologist has stated that the proposed temporary building is far enough away from semi-natural vegetation such as tree belts and shrubs that there would be no significant impact on habitats, statutory or non-statutory sites.
- 8.55 There could be bat and bird boxes included in the proposed building but as it is a temporary building it would be wrong to habituate birds or bats to nesting and

roosting and then remove the building and it could cause more complications than its worth. Thus, there are no objections on ecological grounds and no conditions.

- 8.56 As the proposal is going onto existing hard standing then there would be no loss of habitat as hard standing/car park/developed land/ sealed surface would all score zero in the BNG baseline assessment and 10% of zero is zero. Therefore a BNG calculation is not required. With regard to lighting, the ecologist feels that as it's a car park its already lit, so wildlife would be habituated to it.

Conclusion on Environmental Issues

- 8.57 Paragraph 8(c) of the NPPF (2023) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 8.58 In conclusion of the environmental issues, it is considered that there have been no significant issues raised which would outweigh against the benefits of the proposal or that cannot be mitigated by condition. The design, layout and appearance of the development is acceptable in this EPA location. Whilst the introduction of a building that sits on land 10m higher than the neighbouring dwellings, this is acceptable being well set back from the boundary and with a significant separation distance.
- 8.59 The parking/access/highway movements are deemed to be acceptable, the site is not in a flood risk area and there will be no significant harm to biodiversity and trees.
- 8.60 Overall, the environmental impact of the development is considered to be acceptable and significant weight should be attached to this in favour of the development.

ECONOMIC SUSTAINABILITY

- 8.61 The proposed development will provide 1,531 sqm of storage space. It is expected that the development would bring forward substantial long term economic benefits, allowing them to develop their product line and grow in their business sector, in accordance with the objectives set out in Policy 2: Level of Growth.
- 8.62 In the short term there would be economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however this is restricted to a short period of time and therefore carries limited weight in favour of the application.

Conclusion on Economy Issues

- 8.63 Para 8 a) of the NPPF (2023) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- 8.64 The proposal would result in some short-term economic benefit in the creation of jobs during the construction phase of the proposal and longer term would result in a significant amount of investment, playing a part in creating the envisaged economic growth for Doncaster. These factors weigh positively in favour of the application and when combined carry moderate weight.

9.0 PLANNING BALANCE & CONCLUSION

- 9.1 In accordance with Paragraph 11 of the NPPF (2023) the proposal is considered in the context of the presumption in favour of sustainable development. Officers have identified no adverse economic, environmental or social harm that would significantly or demonstrably outweigh the benefits identified when considered against the policies in the Framework taken as a whole. The proposal is compliant with the development plan as a whole and there are no material considerations which indicate the application should be refused. On this basis the application is recommended for approval.

10.0 RECOMMENDATION

- 10.1 **MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW**

CONDITIONS

- 01 The building hereby permitted shall be for a limited period being the period of 5 years from the date of this decision. At the end of this period, the building hereby permitted shall be removed and the land restored in accordance with a scheme previously submitted to and approved in writing by the local planning authority.
REASON
The building hereby approved is not required for longer than 5 years and other policies of the Doncaster Local Plan would be considered differently for a permanent application.
- 02 The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:
- Location Plan 23046-SDA-V2-ZZ-DR-A-0001 dated 6.6.23 received 27.6.23

- Proposed floor plans and elevations 23046-SDA-V2-ZZ-DR-A-0701_P1 dated 9.6.23 received 27.6.23
- Planning statement June 2023 received 27.6.23
- Proposed plan showing separation distances 23046-SDA-V2-ZZ-DR-A-0701_P2 Rev P2 dated 26.07.23 received 4.8.23
- Topographical survey 23322 sheet 1 of 2 dated 22/08/23 received 6.9.23
- Topographical survey 23322 sheet 2 of 2 dated 22/08/23 received 6.9.23
- Sustainability Statement dated September 2023 received 6.9.23
- Proposed site sections 23046-SDA-V2-ZZ-DR-A-0702 dated 25.8.23 received 6.9.23
- Sustainable Drainage Statement 80005R3 dated 2023-11-03 received 6.11.23
- Borehole Record received 6.11.23

REASON

To ensure that the development is carried out in accordance with the application as approved.

- 03 The hours of opening shall be limited to:
Mondays to Fridays inclusive 6:00 hours to 22:00 hours
and not at all on Saturdays, Sundays or Bank Holidays.

REASON

To ensure that the development does not prejudice the local amenity.

- 04 No externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted to the building unless full details thereof, including acoustic emissions data, have first been submitted to and agreed in writing with the Local Planning Authority. Once installed such plant or equipment should not be altered.

REASON

In the interests of the amenities of the locality and occupiers of adjoining property.

- 05 No external lighting shall be fitted to the building.

REASON

In the interests of the amenities of the locality and occupiers of adjoining property.

- 06 The development hereby granted shall not be begun until details of the surface water systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the use of the development.

REASON

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin

07 Prior to the first use of the development hereby approved, details of the drainage management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The drainage system for foul and surface water drainage shall be retained, managed and maintained for the lifetime of the development in accordance with the approved drainage management and maintenance plan.

REASON

To ensure the drainage apparatus of the site is adequately maintained for the lifetime of the development and to accord with Para. 169 c) of the NPPF (2023).

08 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Town and Country Planning (Use Classes) Order 1987, or any Order revoking and re-enacting that Order with or without modification), the development hereby approved shall only be used for uses falling within Use Class B8 - Storage, and for no other purpose.

REASON

To ensure that the building is only used for its intended use and cannot be converted to other town centre uses and thus bypass the Sequential Test exercise which is required by Local Plan Policy 22- Part 1.

INFORMATIVES

01 **INFORMATIVE**

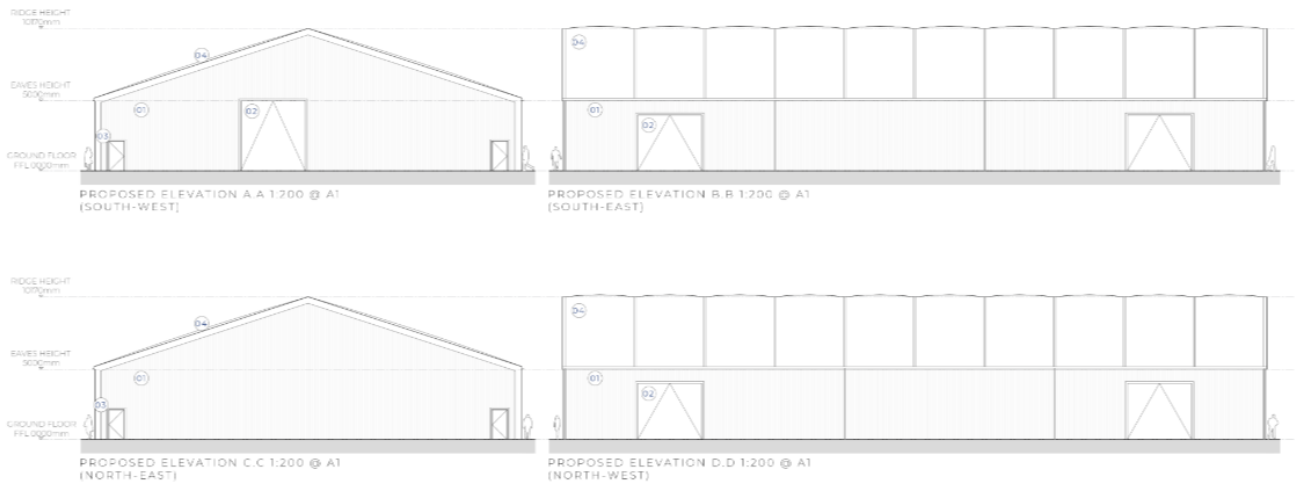
Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. If the applicant proposes to divert the sewer, the applicant will be required to make a formal application to the Company under Section 185 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).

This response only relates to the public waste water network and does not include representation from other areas of Severn Trent Water, such as the provision of water supply or the protection of drinking water quality.

APPENDIX 1 – SITE PLAN



APPENDIX 2 – PROPOSED ELEVATIONS



APPENDIX 3 – PROPOSED FLOORPLANS

