

2024/0299

Mr Ian White

Creation of façade wall, and replace existing fascias, external cladding to existing facility and alterations to car park

Cranswick Convenience Foods, Valley Park Industrial Estate, Meadowgate, Wombwell, Barnsley, S73 0UN

Planning History

B/90/0993/WW - Outline for erection of warehouses/non-food retail units/petrol station/restaurant/public house – Approved with conditions

2006/1392 - Erection of Security Gatehouse – Approved with conditions

2008/0540 - Erection of a single storey extension to factory – Approved with conditions

2015/1103 - Extension to existing factory for dry goods storage – Approved with conditions

2019/0953 - Proposed new boiler house - Approved with conditions

2021/0730 - Two storey extension to existing building and upgrade to existing front elevation – Approved with conditions

2023/0294 - Proposed new ammonia plant room and reception building – Approved with conditions

Description

The application site relates to Cranswick PLC which is a large food producer located in Valley Park Industrial Estate in Wombwell, off Wath Road Roundabout. The existing factory is a large building constructed of a mix of materials, including brick, glass and green steel cladding. There is a two-storey office area to the front and large production area behind this. The building has been extended previously and fills most of the site with a parking area to the front/South of the building. Access is from Meadowgate with deliveries directed to the side of the building. The majority of screening is provided by existing tree lined areas adjacent the A6195 and the Trans Pennine Trail to the south. The site is located in the Urban Fabric in what is an established industrial estate. There are a range of building types and uses within the estate, with a variety of building shape/sizes and external materials visible.

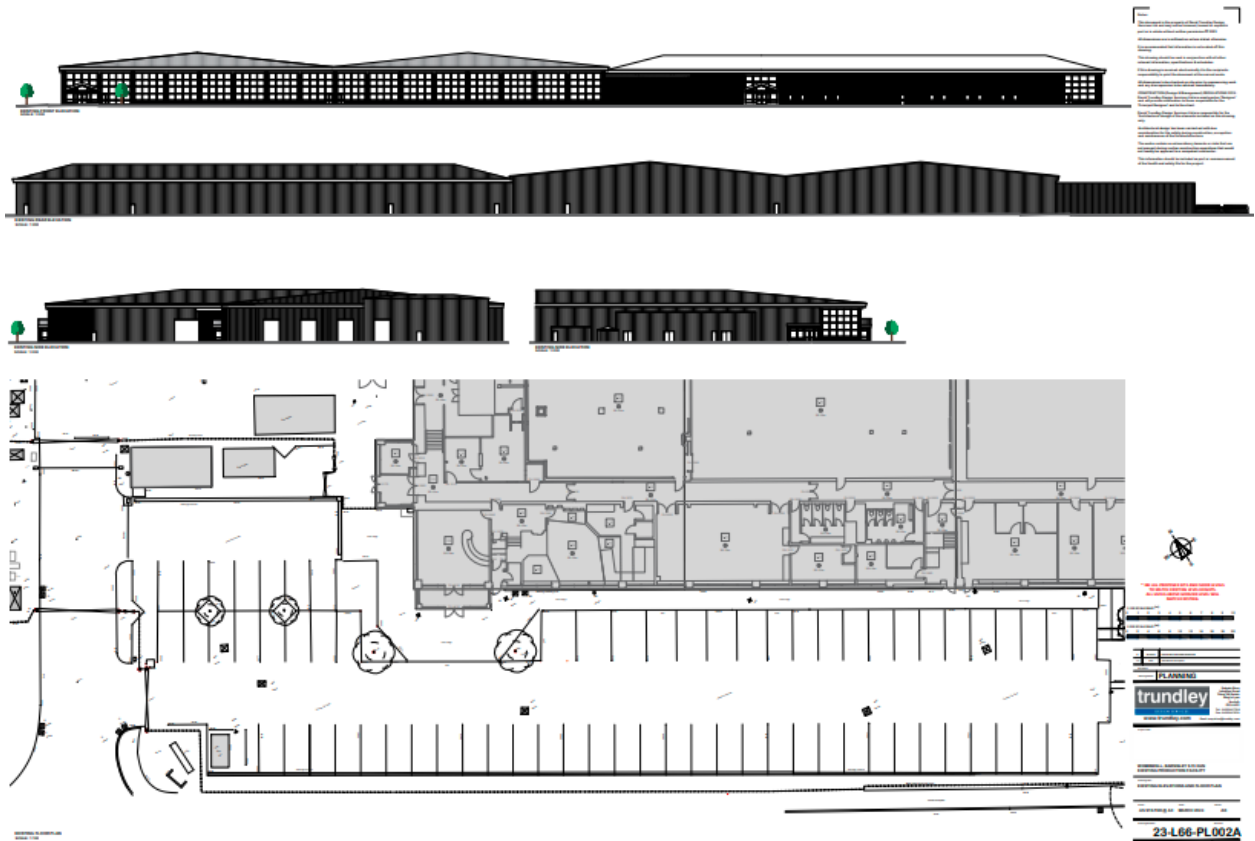
In terms of the surrounding area, there are employment units to the west of the site, To the south and east are residential developments and a Premier Inn Hotel. The site is not within or adjacent to a conservation area, and there are no listed buildings on or adjacent to the site. The site is well screened from the A6195 due to extensive planting/trees along the boundaries.



Proposed Development

The proposal involves the creation of façade wall, and replace existing fascias and external cladding to existing food processing facility and alterations to the existing car park. The existing walls are trapezoidal cladding - colour green buff brickwork in stretcher bond and the proposed materials and finishes for the walls are coated steel flashings, colour merlin grey ral 180 40 05 kingspan ks1000, mini micro-rib cladding, colour pure grey ral 000 55 00 and plastisol coated top sheet cladding, colour pure grey ral 000 55 00 as specified on the application form.

The agent states that in terms of the car park alterations, the proposed development will use the existing access point from Meadowgate Road for HGV/ Staff access points. HGV/ staff vehicles will be segregated to provide a safe access point for pedestrians. Pedestrian and cycle access will be provided from the footpath network to the staff site access points.



Existing floor plans and elevations

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan

The site is allocated in the Local Plan as Urban Fabric. The following Local Plan polices are relevant to this site:-

- SD1 Presumption in favour of sustainable development
- GD1 General Development
- LG2 The Location of Growth

E4 Protecting existing employment land
T3 New Development and Sustainable Travel
T4 New Development and Transport Safety
D1 High Quality Design and Place Making
BIO1 Biodiversity and Geodiversity
Poll1 Pollution Control and Protection

SPD's

-Parking

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.

Consultations

Highways – No objections

Ward Councillors – No comments received

Representations

A site notice was posted adjacent to the site and immediate neighbouring premises consulted. No comments have been received as a result.

Assessment

Principle of development

The site is located in the urban fabric in what is an established employment/industrial area, with Cranswick Convenience Foods Ltd. being one of the primary employers and uses of the industrial estate, supporting a high number of local jobs. Local Plan Policy E4 states that land or premises currently or last used for employment purposes will be retained in order to safeguard existing or potential jobs.

The proposal is for the creation of a façade wall, and replace existing fascias and external cladding to existing facility and alterations to car park at Cranswick Convenience Foods, Valley Park Industrial Estate. The site is set within an area of urban fabric, within an existing business park/industrial estate and proposes minor alterations to the external elevations and car park in order to improve the appearance of the building and car parking arrangements.

The proposal is therefore acceptable in principle, subject to policy GD1 and the impact of the proposal upon visual amenity, residential amenity and highway safety.

Residential Amenity

The closest residential properties are a significant distance from the site to the south east, therefore there should not be any significant impact upon residential amenity. The proposal is therefore acceptable in terms of Local Plan Policy Poll1.

Visual Amenity

The proposed alterations/cladding and fascias are acceptable in design and colour and will improve the appearance of the building. The site is well screened from the main road by existing trees. The proposal is therefore acceptable in terms of visual amenity and will not harm the appearance of the industrial unit or the site as a whole in accordance with policy GD1 and D1 of the Local Plan.

Highway Safety

The Highways Officer has been consulted and has provided the following comments:-

The application appears to use the same area as the previously approved application for an ammonia plant room and reception (2023/0294). In the previous application, it was suggested three car parking spaces would be lost by the development. In this instance, it is anticipated that off-street car parking would be reduced by seven spaces.

A parking survey carried out in 2023 demonstrated that whilst the on-site car parking spaces were used to capacity, the newly constructed off-site car park had ample provision to accommodate the cars displaced by the development. It is anticipated that this remains the case and that seven vehicles will be able to be relocated in the new large car park.

Given the above, the application is acceptable from the perspective of highway development control. No specific conditions are deemed necessary.

The proposal is therefore acceptable in terms of Highway Safety in accordance with Local Plan Policy T4.

Recommendation

Grant subject to conditions