

**2022/1178**

Mr Nicholson

Erection of extension to existing building to create additional unit (B2 General Industry and B8 Storage and Distribution) and creation of additional parking

Unit 3, Everill Gate Business Park, Everill Gate Lane, Wombwell, Barnsley, S73 0FJ

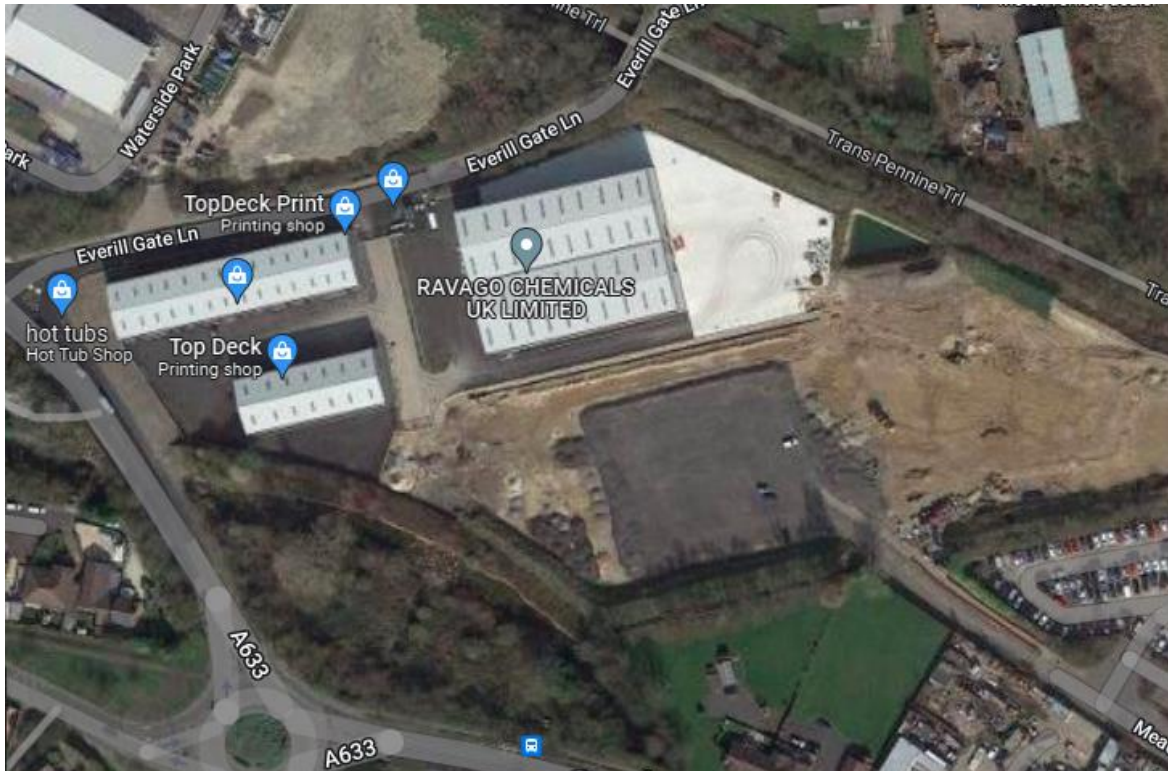
**Description**

Everill Gate Business Park is located south east of Wombwell, at the junction of Everill Gate Lane and Valley Way. The immediate area consists of mainly industrial/business uses, and to the west of the site opposite the A633 are residential properties.

The units on site are recently built, constructed of grey and dark grey metal cladding. There are a number of existing trees and hedges running along the north and east boundary, which provide a buffer to the road. The site is accessed via Everill Gate Lane to the east of the business units.

Outline planning permission was originally granted to develop the site for employment purposes in 2006 with Reserved Matters approved in 2010 and the permission was eventually implemented in 2013. A subsequent application to develop the site for employment purposes (Use Classes B1 Business, B2 General Industry & B8 Storage and Distribution) under Ref: 2018/1353 was granted on the 17th April 2019. The development was to be constructed in two phases, Phase 1 of which has been built so far. This involved the erection of three buildings. Block 1 was for a single unit, Block 2 was for 6 individual units and Block 3 was for two units. The existing layout of the development is as approved in 2019 with the exception of Phase 2 which has not yet been commenced. Phase 2 involved the erection of a single large unit for which the applicant states that an operator is still being sought.



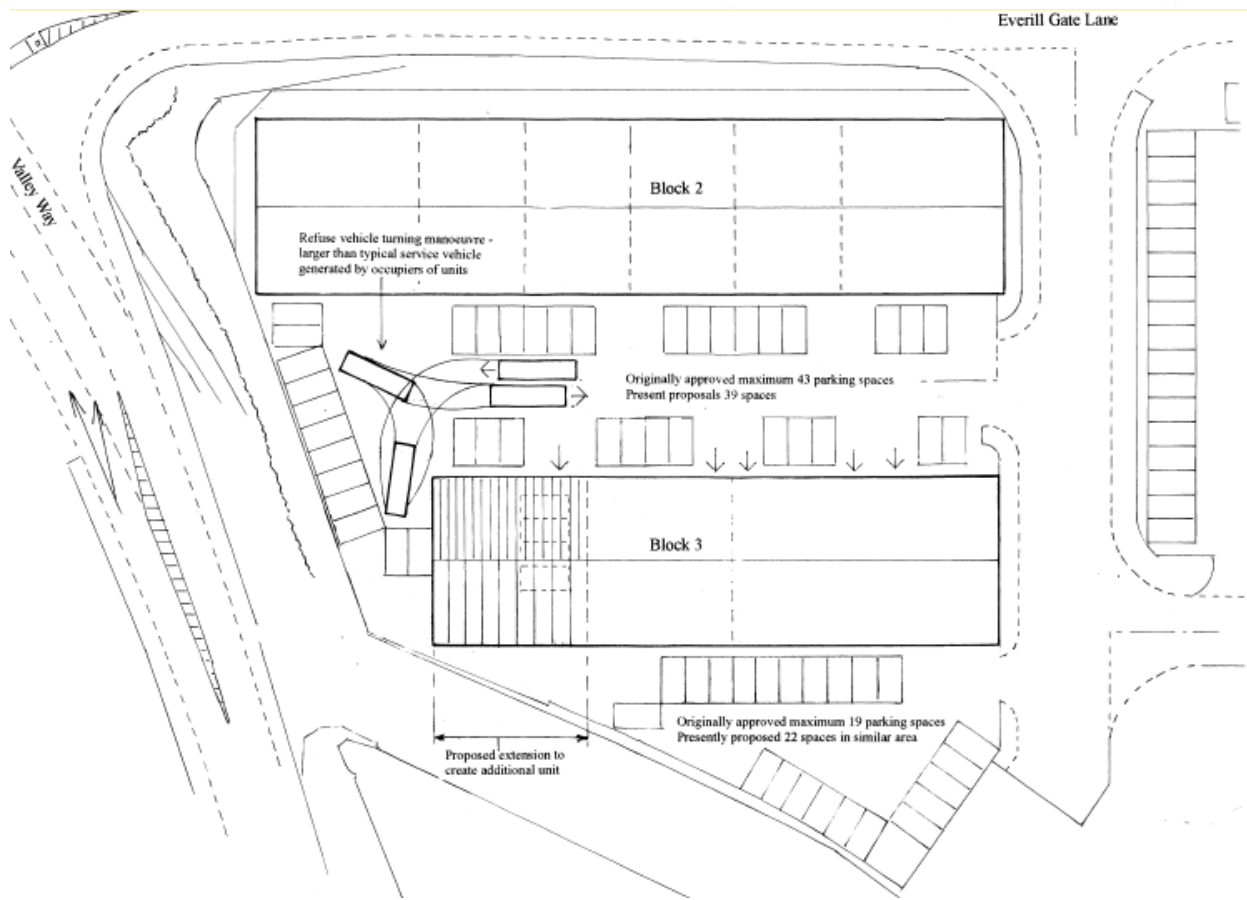
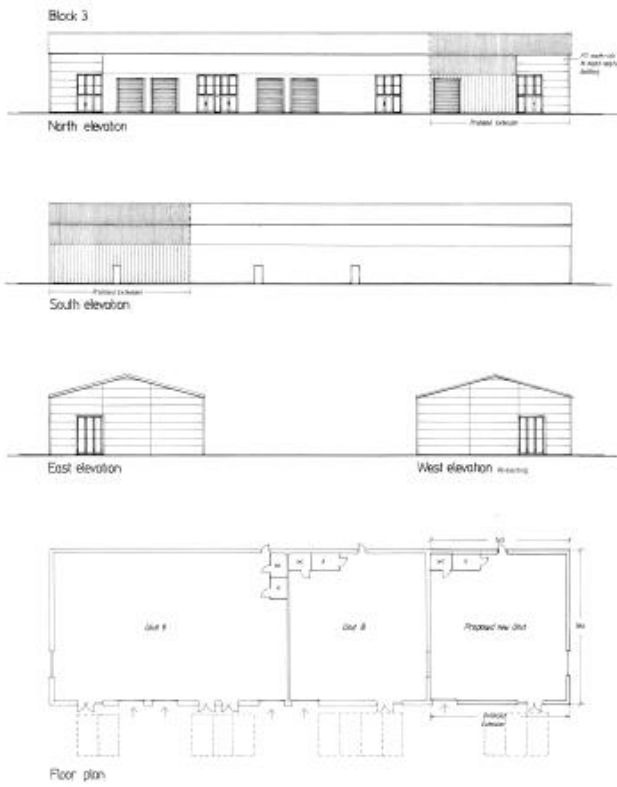


## Proposed Development

The proposal involves the erection of an extension to the existing building to create an additional industrial unit and creation of additional parking at Unit 3, Everill Gate Business Park, Everill Gate Lane, Wombwell. The additional unit measures 16.3m by 18.3m and would be constructed of matching materials. The extension has matching glazing and a matching roller shutter door.

The agent has confirmed that the unit would be used for B2 General Industry and B8 Storage and Distribution in line with the original planning consent for the site 2018/1353.

Following consultation with Highways an amended site layout has been submitted with parking amended to allow for sufficient turning facilities. In terms of car parking provision, the agent has stated that 'as far as car parking is concerned the original planning permission showed a maximum of 43 spaces whilst the proposed development will provide 39 spaces to allow space for the turning of service vehicles. In so far as the original number of spaces was a "maximum" I presume that a reduction of four spaces will make no difference. However please note that the land to the south of the units was originally shown as providing a maximum of 19 spaces whilst a slight revision to the parking layout now shows that it can accommodate 22 spaces. Overall therefore there is only a reduction of one space compared with the maximum number of spaces agreed at the time of the original planning permission.'



## **Planning History**

2006/0064 - Development of B1, B2 and B8 (Industry, Storage and Distribution) units with access road (Outline) - Approved

2009/0189 - Development of B1,B2 and B8 (industry, storage and distribution) units with access road (Reserved Matters) – Approved

2012/1120 - Development of B1,B2 and B8 (industry, storage and distribution) units with access road (Reserved Matters) (2009/0189 Extension of Time Limit) – Approved

2018/1353 - Development of the site for employment uses within use classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) and associated access, parking and circulation areas and infrastructure – Approved

2019/0561 - Variation of condition 8 of planning application 2018/1353 relating to highways works – Approved

2022/1172 - The proposal involves the erection of a canopy to unit 1 – Approved with conditions

## **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 for employment use. Site specific policy ES20 expects development to:

- Provide off site pedestrian and vehicular infrastructure improvements.
- Consider the potential impact on the nearby Broom Hill Flash Nature Reserve Local Wildlife site and include appropriate mitigation where necessary; and
- Retain the mature oak on the sites northern boundary and hawthorn hedgerow on the south-eastern boundary.

In addition 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  
E1 Providing Strategic Employment Locations  
E2 The Distribution of New Employment Sites  
E3 Uses on Employment Land  
T2 Safeguarding of Former Railway Lines  
T3 New Development and Sustainable Travel  
T4 New Development and Transport Safety  
D1 High Quality Design and Place Making  
G11 Green Infrastructure  
GS2 Green Ways and Public Rights of Way  
BIO1 Biodiversity and Geodiversity  
Policy CC1 Climate Change  
Policy CC3 Flood Risk  
Policy CC4 Sustainable Drainage Systems  
Policy CC5 Water Resource Management  
RE1 Low Carbon and Renewable Energy  
CL1 Contaminated and Unstable Land  
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 subject to amended plan and conditions  
Drainage – Details to be checked by Building Control  
Enterprising Barnsley Team – Support  
Yorkshire Water – Conditions required  
Ward Councillors – No comments received

### **Representations**

The application was advertised by individual neighbour notification letter and by site notice. No comments have been received as a result.

### **Assessment**

#### Principle of development

The proposed extension is located within an existing business park and would provide an extension to unit 3 to create an additional unit and additional car parking. The agent has confirmed that the unit would be used for B2 General Industry and B8 Storage and Distribution

in line with the original planning consent for the site 2018/1353. The proposal is therefore acceptable in principle, subject to policy GD1 and the impact of the proposal upon visual amenity and highway safety.

### Highway Safety

Following consultation with Highways an amended site layout has been submitted with parking amended to allow for sufficient turning. The agent has stated that 'the amended plan shows the turning manoeuvre of a refuse vehicle which is significantly larger than the service vehicles (generally Ford Transit size) that typically serve the units on this development. As far as car parking is concerned the original planning permission showed a maximum of 43 spaces whilst the proposed development will provide 39 spaces to allow space for the turning of service vehicles. In so far as the original number of spaces was a "maximum" I presume that a reduction of four spaces will make no difference. However please note that the land to the south of the units was originally shown as providing a maximum of 19 spaces whilst a slight revision to the parking layout now shows that it can accommodate 22 spaces. Overall therefore there is only a reduction of one space compared with the maximum number of spaces agreed at the time of the original planning permission.'

The Highways Officer has considered the amended plans and parking provision and has no objection to the proposal subject to condition. The proposal provides sufficient parking and manoeuvring facilities and is in accordance with policy T4 of the Local Plan.

### Residential Amenity

There are no residential properties within close proximity to the site. The extension would be set within an existing business park with other similar uses, therefore there should not be any significant impact in terms of noise or disturbance, once the unit has been constructed. The agent has confirmed that the unit would be used for B2 General Industry and B8 Storage and Distribution in line with the original planning consent for the site 2018/1353, so the proposed use would be compatible with the existing uses on site.

Pollution Control have not raised any concerns with regard to the proposal and the application site is subject to the previous planning conditions with regard to noise on planning permission decision notice 2018/1353.

### Visual Amenity

The proposed extension to create the additional unit will be constructed of matching cladding, with matching openings. The extension will therefore appear as part of the original development once constructed. The extension is set on an area of hard standing and would not remove any significant areas of soft landscaping. The extension would bring the development closer to the road to the west, however it would still be set within the existing building line and set back from block 3 to the north.

The proposed extension 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.

### **Recommendation**

Approve subject to conditions