

Application Reference Number:	2025/1029
--------------------------------------	-----------

Application Type:	Full application
--------------------------	------------------

Proposal Description:	Proposed subdivision of existing industrial building into 8 workshop units (Use Class E(g)/B2) with external alterations including partial demolition of the existing building, and refurbishment of existing office block.
Location:	Unit 1 Plot 15, Carlton Industrial Estate, Plot 4 Albion Road, Carlton, Barnsley, S71 3HW

Applicant:	Mr David Gill
-------------------	---------------

Third-party representations:	None.	Parish:	None.
		Ward:	Monk Bretton

Summary:
<p>This application seeks permission to subdivide an existing industrial building to create 8 single units, to be used for similar purposes. Associated alterations to the exterior of the property are also proposed including the partial demolition; the installation of new doorways and replacement external cladding.</p> <p>There are no outstanding consultee objections and no neighbour representations have been received in response to the publicity.</p> <p>Recommendation: GRANTED subject to conditions.</p>

Site Location & Description

The application site consists of a large industrial building located to the north of Albion Road. The main building consists of a rectangular, open plan industrial unit, with a two storey office building to the front and loading area to the side. The building forms a corner position, with the service yard and parking area in between and towards the front of the site. The western elevation has a single storey lean-to type projection.

The existing building is set back from Albion Road with a palisade fence securing the site. When viewed from the road, the brick office building is most prominent, whilst the industrial unit does not directly impact the appearance of the street scene. Trees are situated immediately to the north and north-west of the building, whilst a grassed area and hedge is to the front.

The site is currently vacant with the Applicant suggesting that the open plan arrangement of the building is no longer in demand.

The surrounding area is predominantly industrial in nature, with a mixture of commercial and warehouse uses adjoining the site in all directions. Mature landscaping and grass verges separate the various commercial plots.

The application site lies within the Low-Risk Development Area as per the Mining Remediation Authority maps, and lies within Flood Zone 1, thus at low risk of flooding.



Relevant Planning History

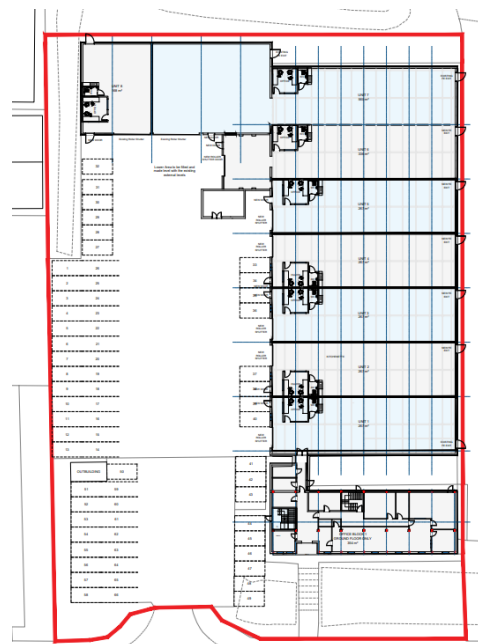
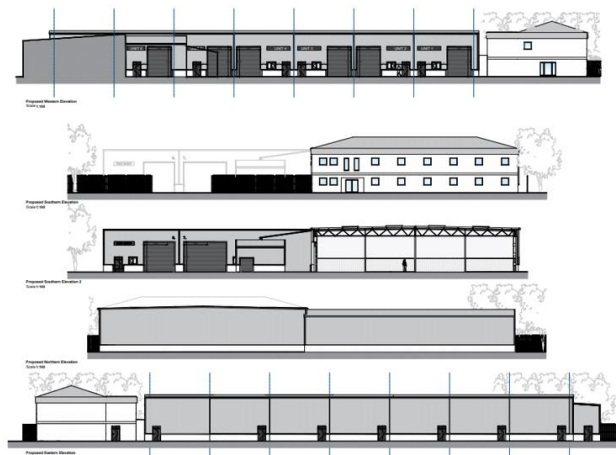
Application Reference	Application Description	Status
B/03/1042/BA	Erection of extension to existing factory unit.	GRANTED - 18/8/2003
B/00/1238/BA	Change of use from B8 to B2 and erection of loading bay extension, security fence and external dust extraction unit.	GRANTED – 28/11/2000
B/97/0115/BA	Erection of new distribution warehouse.	REFUSED - 15/8/1997
B/94/1170/BA	Erection of first floor extension and rear two-storey extension to offices	GRANTED - 10/11/1994
B/91/1146/BA	Erection of office unit	GRANTED - 20/8/1991

Proposed Development

This application seeks full planning permission to subdivide the existing open plan part of the building to create 8x individual industrial units. The units will be used for uses which fall within Use Class E(g) and B2 (office and light industrial). Partition walls will be installed internally, whilst externally each unit will have a new roller shutter door and a personnel door facing into the service yard. The individual units will each have a small office area and W/C.

Part of the existing lean-to extension will be demolished with the section to be retained amalgamated into proposed Unit 6. Unit 7 would be the largest in size extending up to 560sqm, whilst the other 7 units will range in size from 168sqm to 336sqm. Fire exit doors are proposed on the rear elevations of the building, with the office building also to be refurbished. The existing cladding on the main building will be replaced with new grey metal cladding. The new doors will be an anthracite grey colour as well as the new windows along the western elevation. New brickwork detailing will be added below the proposed windows, also grey in colour. No external works are proposed to the office building, with the works to be limited to the internal areas.

A site plan has been provided which demonstrates the proposed parking arrangement, with both a mixture of standard bays and tandem bays proposed. The service yard will be accessed via the existing arrangements, with no changes to the boundary treatments proposed.



Policy Context

Allocation/Designations

The site is washed over by Urban Fabric as defined in the adopted Local Plan, which has no specific land allocation.

The application site lies within the Low-Risk Development Area as per the Mining Remediation Authority maps. The site lies within Flood Zone 1 (low risk) in the EA maps.

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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.

The following Local Plan policies are relevant in this case:

- Policy GD1: General Development
- Policy D1: High Quality Design and Place Making
- Policy SD1: Presumption in favour of Sustainable Development
- Policy T4: New Development and Transport Safety
- Policy POLL1: Pollution Control and Protection
- Policy E3: Uses on Employment Land
- Policy E4: Protecting Existing Employment Land

- Policy BIO1: Biodiversity and Geodiversity

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

- Section 6 – Building a Strong, Competitive Economy
- Section 9 – Promoting Sustainable Transport
- Section 11- Making Effective Use of Land
- Section 12- Achieving Well-designed Places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- Parking, November 2019
- Biodiversity & Geodiversity, March 2024

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

Biodiversity Officer – A Preliminary Roost Assessment has not been submitted to support the application. However, based on a review of aerial imagery, the buildings appear to offer negligible potential for roosting bats due to the apparent absence of suitable roosting features and the nature of the building materials. The proposals should incorporate the installation of bat and bird boxes, either on the building or within suitable trees adjacent to the site. A Biodiversity Net Gain (BNG) assessment has not been undertaken as no habitat impacts are anticipated as part of the development proposals. No objection subject to condition securing the installation of at least 2x bat and bird nesting boxes prior to the occupation of the building.

Local Ward Cllrs – No response.

Enterprising Barnsley – There is clear evidence of growing demand for small and medium sized industrial and workshop units across the borough and therefore in support of the proposed development.

Drainage – No objection, no conditions required.

Highways DC – An additional plan has been submitted which sets out the proposed parking arrangements. The plan demonstrates that the site can provide sufficient parking, no objection on this basis.

Representations

This application has been advertised in accordance with the Development Management Procedure Order 2015, as follows:

- Neighbour notification letters sent to adjoining properties/sites, consultation period expired: 12/3/2026
- Site Notice displayed (public interest), consultation period expired: 13/3/2026

No neighbour representations have been received in response to the above publicity.

Assessment

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

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

Principle of Development

The site falls within urban fabric which has no specific land allocation. New buildings and extensions are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety and accord with the relevant policies quoted below.

NPPF Paragraph 85 states that planning decisions should create the conditions in which businesses can invest, expand and adapt.

Local Plan Policy E3 states that on land currently or last used for employment purposes the following uses will be supported:

- Research and development, and light industry;
- General industrial; or
- Storage or distribution.

Ancillary uses will be allowed where appropriate in scale.

Local Plan Policy E4 states that land or premises currently or last used for employment purposes will be retained to safeguard existing or potential jobs.

The development looks to create 8x individual industrial units as a result of subdividing an existing large open plan unit, for uses which fall within Use Class B2 and Use Class E(g). The Council's Enterprising Barnsley team have confirmed that there is a demand for smaller sized units, such as those hereby proposed, primarily for small to medium scale businesses. The development will bring an underutilised industrial asset back into a productive use which directly aligns with Barnsley Council's strategic objectives for economic growth, employment creation, and business startup support.

The development will not substantially change the existing use of the site nor impact the function of the wider industrial estate. The principle of the development is therefore in accordance with the above policies and is considered to be acceptable subject to the considerations assessed below. The principle of the development is afforded substantial weight in the planning balance.

Design, Appearance and Amenity

NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

Local Plan Policy D1 states that development is expected to be of high-quality design and should respect and reinforce the distinctive, local character and features. Development should contribute to place making and make the best use of materials.

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions and residential amenity of existing and future residents. Proposals should be compatible with neighbouring land and should not significantly prejudice the current or future use of neighbouring land.

The proposal includes various alterations to the exterior of the building, albeit these will be minor in scale. 6x new roller shutter doors will be added to the western facing elevation to serve the individual units, as well as 8x new personnel doors. Units 8 and 7 will utilise existing roller shutter doors which face into the northern part of the service yard. The new doors and their position are suitable in terms of scale and colour.

The partial demolition of the lean-to extension is considered to be acceptable. This will improve the appearance of the building as well as simplify the internal layout, whilst also increasing the size of the service yard.

Associated alterations including replacing the exterior cladding with new grey metal cladding; adding brickwork details and the installation of small windows to serve the proposed units. Overall the colours and materials to be used are a typical of an industrial site and will ensure that the development appears in-keeping with the surrounding character.

There is not considered to be any impact upon amenity. Whilst the development includes adding windows to the western facing elevation, the windows will face into the site and not towards the adjacent uses. Meanwhile, the windows on the office building will remain as existing, thus not introduce any additional overlooking. The scale and height of the building will not change, and therefore no further overshadowing will occur.

Overall, the design of the proposed development is considered to be acceptable. The appearance of the sub-divided building is acceptable, with the colour and style of the replacement cladding;

brickwork and additional doors and windows take into account the character of the wider industrial site. The design and impact upon amenity of the development is afforded considerable weight in the planning balance.

Highways Considerations

NPPF Paragraph 116 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.

Local Plan Policy T4 states that new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement. It follows on state if a development is not suitably served by the existing highway or would add to problems of safety or the efficiency of the highway, developers will be expected to take mitigating action to make sure the necessary improvements go ahead.

Table 1 of the Parking SPD (November 2019) sets out the adopted parking standards for new developments. The SPD requires:

- 1 space per 50 m² up to 500 m² (all development less than 500 m²)
- 1 space per 60 m² (all development between 500 m² and 2,500 m²)

The Highways DC Officer has reviewed the proposal and initially requested further details regarding the proposed parking arrangement. In response to this, an additional site plan has been submitted which has been reviewed. Based on the information submitted, the Highways DC Officer has confirmed that there would be sufficient parking for the proposed sub-divided units, and as such, has no objections to the proposed development. To ensure that the parking arrangement is completed prior to the occupation of any unit, a suitably worded condition has been attached.

In summary, there are no objections subject to accordance with the condition attached. The highways impact of the development is afforded considerable weight in the planning balance.

Conclusion

The principle of 8x small industrial units is acceptable in this location, with the overall use and function of the site to remain as existing. The site has an established use for employment/industrial purposes, and is situated within an existing employment area. The character and appearance of the existing building will not substantially change, with the alterations to the exterior being relatively minor in scale, though will somewhat modernise the appearance of the building.

There are no concerns in regard to the impact upon the highway network or parking provisions. The development is therefore recommended for approval subject to strict accordance with the attached conditions.

Recommendation

Approve with conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the plans:
Location Plan, A.3
Proposed Elevations, A.0, Rev: 06, Received: 7/4/2026
Proposed Site Plan and Floorplans, A.1, Rev: 06, Received: 7/4/2026
and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. Prior to the occupation of the subdivided building, photographic evidence to demonstrate that the following biodiversity mitigation and enhancement measures have been implemented in suitable locations within the application site shall be submitted to and agreed in writing by the local planning authority:
- At least 2 no. bat roosting boxes and bird nesting boxes.
Once installed, these features shall be retained for the lifetime of the development.
Reason: In accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity, and in accordance with the adopted Biodiversity and Geodiversity SPD.

4. Prior to the occupation of the subdivided building the parking shall be laid out and marked as per the following plan: Proposed Site Plan and Floorplans, A.1, Rev: 06, Received: 7/4/2026
The parking shall be retained shown on the for the lifetime of the development.
Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard in accordance with Local Plan Policy T4: New Development and Transport Safety.

Informative

1. If a bat or evidence of the presence of bats is discovered on site prior to or during development all work should stop immediately. A licensed bat consultant or Natural England must be contacted and works implemented only in accordance with methods advised by them. This advice note should be provided to any persons/contractors carrying out the development along with the contact details of a relevant ecological consultant. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations 2017.