

**Application Reference:** 2024/1001

**Site Address:** Cranswick Convenience Foods, Valley Park Industrial Estate, Meadowgate, Wombwell, Barnsley, S73 0UN

### **Introduction:**

This is a full application for an extension to the existing Cranswick Convenience Food factory.

### **Relevant Site Characteristics**

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.



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

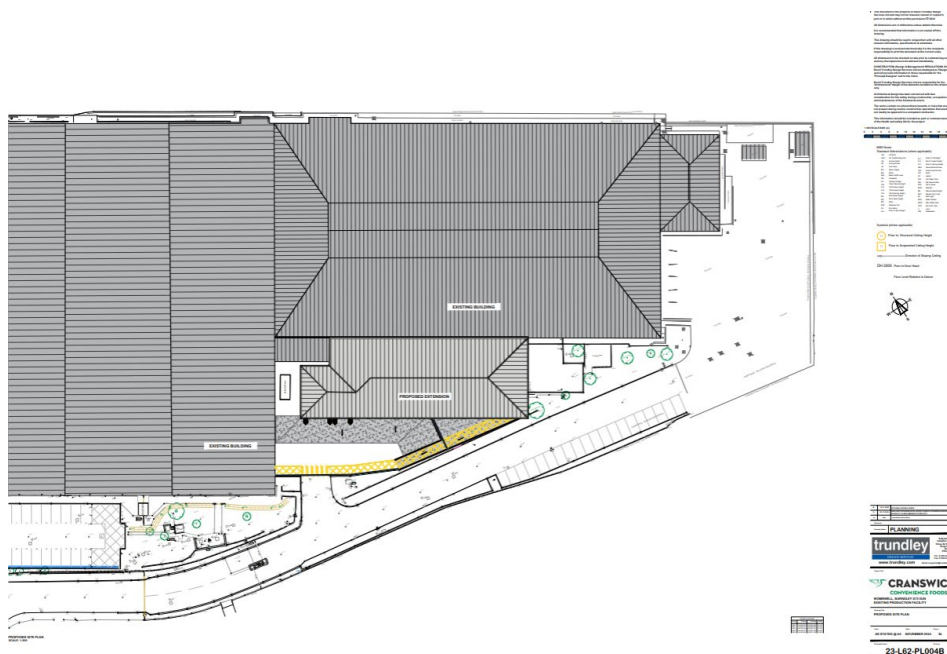
2008/0540 - Erection of a single storey extension to factory – Approved with conditions

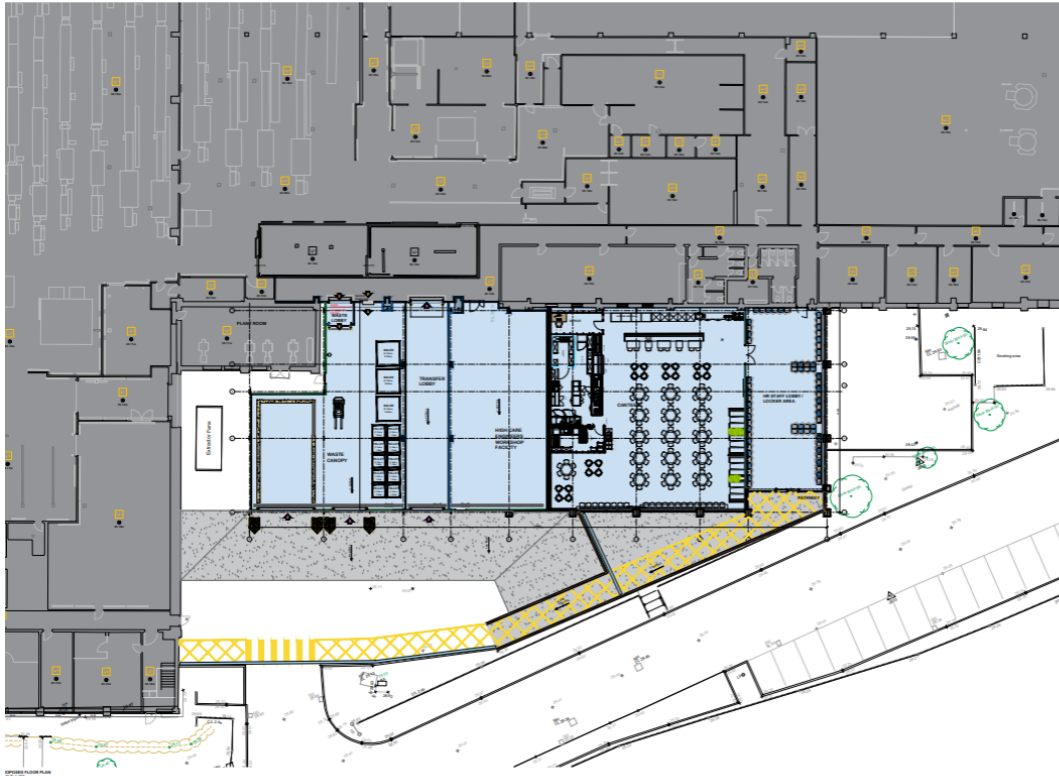
2019/0953 - Proposed new boiler house - Approved with conditions

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

## Proposed Works

The external materials are proposed to match the existing building, with buff brickwork, matching glazing and grey sheet clad roof. The application form and Design and Access Statement, state that parking provision is not affected as whilst the hardstanding area has marked bays, it is presently used for storage. The existing access and parking areas will be utilised as part of the proposal and no alterations are required.



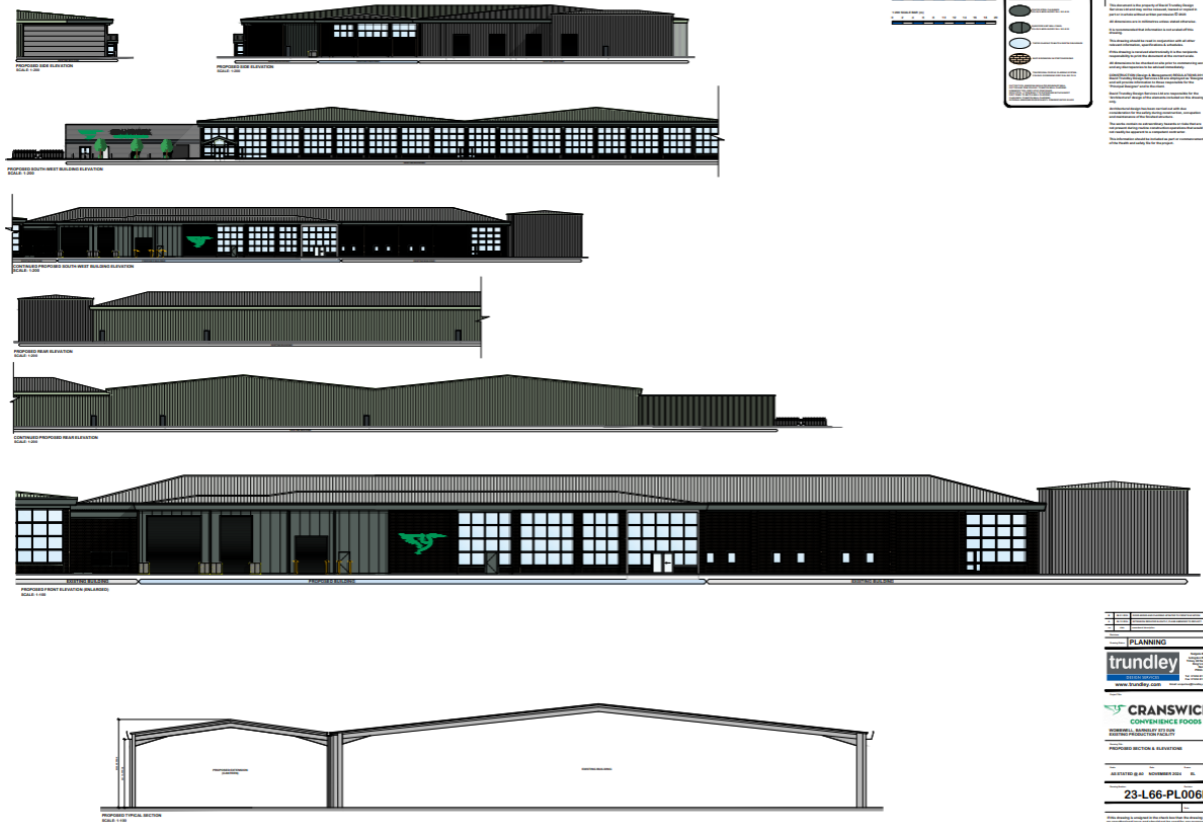


**PLANNING**

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**CRANSWICK CONVENIENCE FOODS**

**23-L62-PL005C**

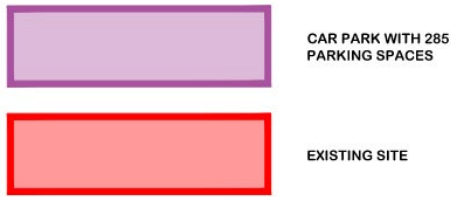


**PLANNING**

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**CRANSWICK CONVENIENCE FOODS**

**23-L66-PL006B**



Additional car park plan

## Relevant policies

### 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 site is allocated as Urban Fabric within the Local Plan.

The following Local Plan policies are therefore relevant in this case:

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

### 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 2 - Achieving sustainable development

Section 4 - Decision making

Section 6 - Building a strong, competitive economy

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 Documents

- Parking
- Biodiversity and Geodiversity
- Trees and Hedgerows
- Residential Amenity and Siting of Buildings

### **Consultations**

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. A site notice was also posted at the site.

Two comments have been received which states:-

- 'What will be done in regards to pest control? We have already had an influx of rats in the area not helped recently by the flats not having their waste bins emptied for over 4 weeks.'

- 'I am disgusted with this extension application to the factory.  
As we already get large noises from the factory, smells, noise pollution, and the noise of working of air conditioning and alarm noises from the machinery all day and all night from the factory.  
And also the noise of large Lorries engines pulling up to enter the factory.  
We do not want any more of the above mentioned issues.  
Also the noise of building this extension will impact massively on our day to day lives.  
As I have previously complained to Barnsley Council regarding the above.  
And this extension will make things even worse.  
I completely and wholeheartedly object as I work from home and I've had enough of this factory and disruption of our day to day environment.  
And the impact on the local environment as we live close to this as a housing estate.  
I suggest the best option would be for Cranswick Foods to go and relocate to one of the numerous newly built warehouses near to the M1 at Birdwell.'

### **Consultee responses**

Highways – No objections and no conditions required

Pollution Control – No objections

Drainage – No objections, details to be checked by Building Control

Yorkshire Water - Based on the information submitted, no observation comments are required from Yorkshire Water.

Ecology – No bat surveys required due to age and type of building, no objections.

Enterprising Barnsley - Enterprising Barnsley support the proposed application that will help to further increase the operational and welfare provision and this significant employer , that is essential for the operation to improve its efficiency , remain competitive , whilst helping to improve the working environment for its current and future staff.

Ward Members – Cllr Higginbottom – 'I am writing to offer my support for the proposed application. I will declare at the outset that I have recently met the Site Director, in conjunction with the Executive Director for Growth and Sustainability, and Cranswick's plans for future expansion was an item of discussion.

I feel that the expansion of the site at the eastern side is ideally situated to enable continued business growth and site capacity, and to do so in a manner that is not likely to cause any impact on surrounding neighbours.

I appreciate the challenge with vehicle movements on the approach to the site that is a matter of concern for Cranswick and neighbouring businesses, but this will be more than mitigated by the proposed introduction of 'No Waiting At Any Time' restrictions currently under consideration.

I am confident that the plans will further enable Cranswick to create jobs and support the wider economic regeneration of the Dearne Valley'

### **Planning Assessment**

#### Principle

The building is located within an area of Urban Fabric, which contains a number of uses, including adjacent industrial uses, residential dwellings. Given the surrounding mixed uses,

the proposal would be subject to assessment against policy GD1 and the impact of the proposal upon visual amenity, residential amenity and highway safety.

#### Visual Amenity

The proposed extension to the building is justified to provide improved staff facilities and an improved production area. The proposed extension will be single storey, will appear subservient to the main building and constructed of matching cladding. The building will be screened by existing trees/planting along the boundary and will not be overly prominent. 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.

#### Pollution Control

Objections have been raised in terms of pests and noise impact from air conditioning, lorries and alarms. No comments have been made by Pollution Control in terms of these issues raised. In terms of pest control, the objector states that 'We have already had an influx of rats in the area not helped recently by the flats not having their waste bins emptied for over 4 weeks.' This appears not to be related to the proposed extension to the industrial unit and any issues with pests from the existing operations can be reported to BMBC Pest Control.

The use is set within an existing established employment site and the extension to the staff facilities should not cause any significant additional disturbance. There is no additional external plant proposed other than the details show on the plans, and the area of hardstanding to the front of the building will contain the extension, rather than a servicing yard which would remove any vehicles from this area. Pollution Control have raised no objections. The building is set a significant distance from the neighbouring dwellings, separated by an existing busy road, screened by planting and the extension to the staff facilities should have no significant impact upon amenity, in accordance with Local Plan Policy POLL1 and the SPD Residential Amenity and the Siting of Buildings.

A standard condition should be applied to ensure that the extension construction works are carried out during normal working hours.

#### Ecology/Impact on Trees

The proposed extension is set on an area of existing hardstanding, therefore no trees are impacted. The Ecology Officer has confirmed that the proposed development is exempt from Biodiversity Net Gain under the de minimis rule. From viewing the proposals site from aerial photographs, it is likely that the building has negligible potential for roosting bats, this is due to the modern building type which does not appear to provide any opportunities for roosting bats. The proposal is therefore acceptable in terms of impact upon Biodiversity in accordance with Local Plan Policy BIO1.

#### Drainage/Flood Risk

The site is situated within flood zone 1 which is an area with a low risk of flooding. The Drainage Officer and Yorkshire Water have been consulted and have no objections. No conditions have been suggested. The proposal is acceptable when measured against policy POLL1 of the Local Plan.

## Highways

In the application form and Design and Access Statement, it is claimed that parking provision is not affected as the area is used for storage. However, whilst the area *is* presently used for storage, it has always been included as marked parking bays and included in the overall off-street parking provision in previous extension applications. Notwithstanding this, it is acknowledged that the new staff car park is now open and well-used and the existing site and proposed extension would comply with the requirements of the Parking SPD. The proposed scheme is acceptable from the perspective of highway development control. No specific highway conditions are deemed necessary. The proposal is acceptable when measured against policy T4 of the Local Plan.

## Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be an acceptable and justified form of development.

Recommendation –

Approve subject to the conditions

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

*An additional car park plan was submitted at the request of the highways officer which was considered to be acceptable.*

**Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.**

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