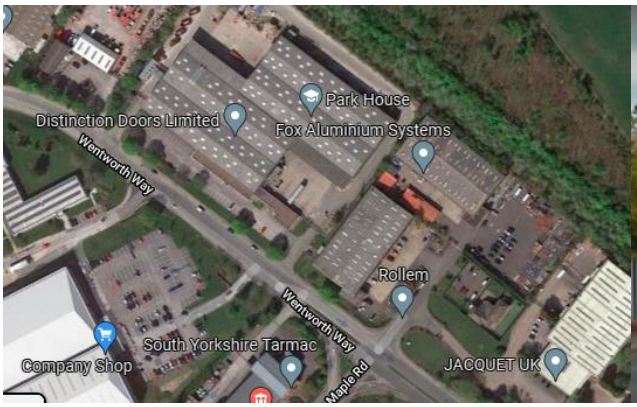
Ref 2021/0617

Applicant: Kevin Travis
Description: Erection of two storey and single storey extensions to office including re-cladding of existing offices and warehouse gable wall
Site Address: Fox Aluminium Ltd, Wentworth Way, Tankersley, Barnsley, S75 3DH

Site Location & Description

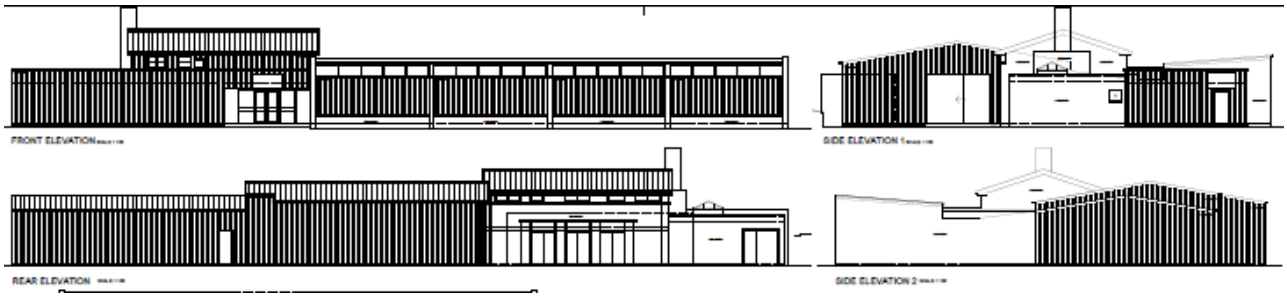
The application relates to a rectangular shaped industrial building on the Northern edge of Wentworth Business Park, Off the A61 in Tankersley. The building houses an aluminium fabrication company which supplies products used in construction. The building has a brick plinth around the bottom with metal cladding above and a profile sheet roof. There is a small wrap around two storey, flat roofed addition to the South Eastern corner.

There are neighbouring industrial/commercial units to the West and South and an associated car park and storage area to the East. Beyond the Northern boundary is a tree belt with fields beyond.



Planning History

2016/0473 - Erection of single storey and part two storey office extension including re-cladding of existing two storey offices and warehouse gable wall – approved subject to conditions

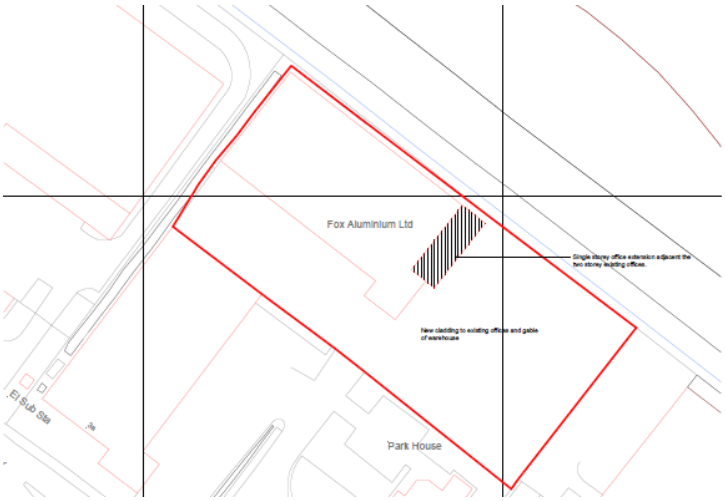


Proposed Development

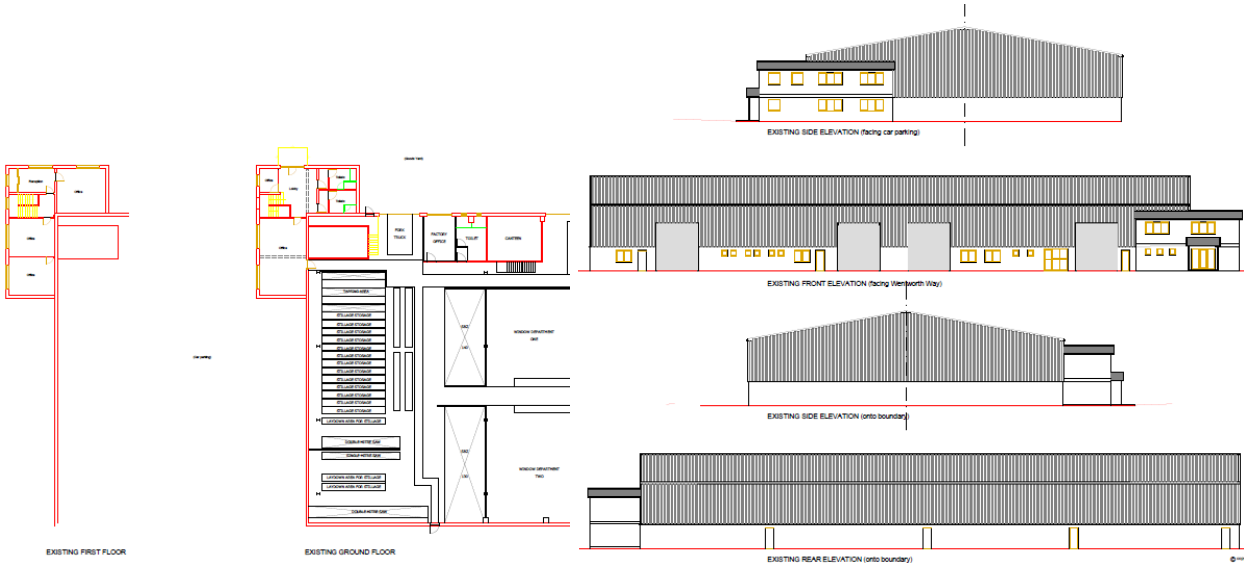
The applicant seeks permission for a very similar development as approved, but never built out, under application 2016/0473. The proposal includes;

- Extension on the Eastern elevation to create a new office area, provided with raised floor, suspended ceiling, and comfort cooling with rooflights over the office walkway.
- Existing office space revised to provide new reception area. Glazed lobby and canopy added to entrance
- Existing toilet provision revised to include cleaners store, disabled wc and refurbished toilets.
- Existing first floor accommodation revised, to provide new large meeting room, Canteen and quiet office space.

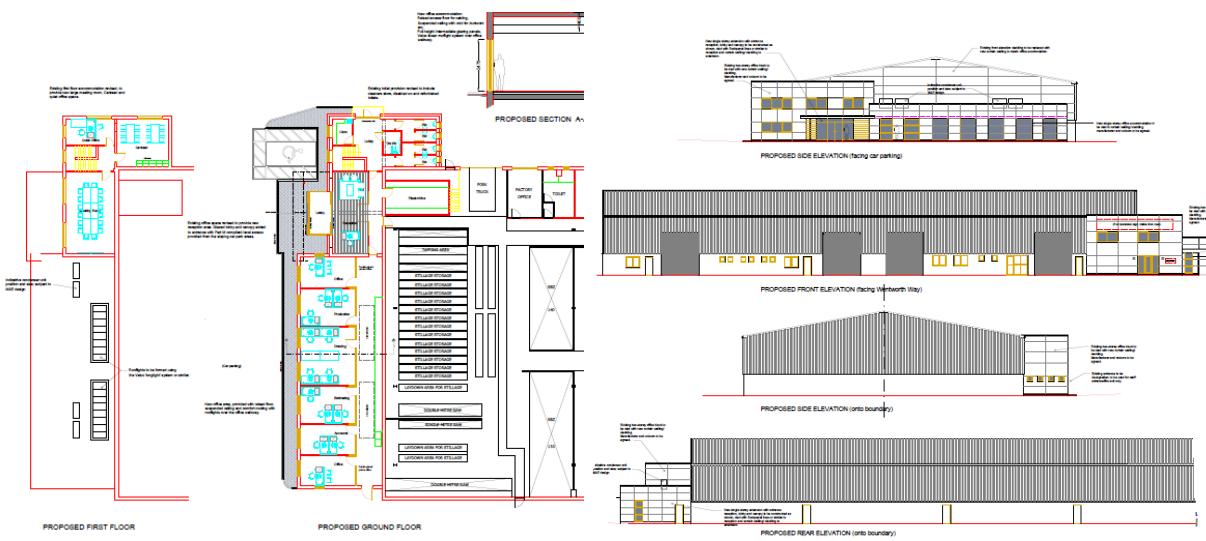
- Existing two-storey office block to be clad with new curtain walling/cladding.
- New reception area formed in existing spaces, with lobby and canopy added.
- Existing two-storey office block to be clad with new curtain walling/cladding.
- Existing entrance to be de-signalled, to be used for staff entrance/fire exit only.
- Existing front elevation cladding to be replaced with new curtain walling to match office accommodation.
- Position 4no. condenser units on the roof of the single storey flat roofed extension



Existing



Proposed



Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy T4 New development and Transport Safety

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy Poll1 Pollution Control and Protection

Policy LG2 The Location of Growth

Policy E4 Protecting Existing Employment Land

Policy CL1 Contaminated and Unstable Land

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Para 81 - planning policies and 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.

Para 91 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - 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.

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Consultations

Enterprising Barnsley – support the application

Pollution Control – No objections

SYMAS – No objection subject to condition

Coal Authority – Initially objected and requested a Coal Mining Risk Assessment. Following receipt of the Risk Assessment they withdrew their objection subject to conditions.

Highways – No comments

Ward Councillors – No comments

Representations

None

Assessment

Principle of Development

Local Plan Policy LG2 'The Location of Growth' states that priority will be given to development in Urban Barnsley. Policy E4 'Protecting Existing Employment Land' goes on to state 'land or premises currently or last used for employment purposes will be retained in order to safeguard existing or potential jobs'.

The NPPF paragraph 81 states that 'planning policies and 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'.

The site has also had permission for a very similar development previously that was never implemented, it is noted, however, that the previous application has since expired and was determined under different policies and guidelines to those currently adopted.

Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Residential Amenity

The closest residential properties are some 300m from the application site and the proposed extensions would be circa 75m from the closest industrial property. As such, the proposals would not significantly increase overshadowing or result in overbearing features. Furthermore, given the additional space would be a relatively small increase and accommodate offices, it would not significantly increase noise and disturbance. As such, the amenity of neighbouring residents and users would be maintained to a reasonable degree, in accordance with Local Plan Policies GD1 and Poll1.

There are condenser units proposed on the roof of the extension, but as mentioned above, there is a significant distance to the neighbouring dwellings and units. In addition, given the nature of the area and the uses within close proximity, the condensers would not significantly increase noise and disturbance.

Design & Visual Amenity

The building is located at the head of a cul de sac with neighbouring buildings to the West, South and East. There is also a tree belt to the North, as such, the building is not in an overly prominent position and there are limited views from public vantage points.

In any case, the proposed extensions are relatively modest compared to the size of the building, and surrounding buildings. It is acknowledged that the extensions would have flat roofs whereas the main building has a pitch, however, there are existing flat roofed extensions on the application property and within the immediate area, as such, they would not appear alien features or be out of character with the area, in accordance with Local Plan Policy D1.

The proposed cladding would be in contrast to that used on the existing building, however, it would have a more modern, upto date, contemporary appearance and could potentially lift the external

design of the property, to the benefit of visual amenity. Furthermore, there are a number of cladding types within the immediate area and, as such, the proposed cladding would not be out of character with the area.

In addition, the cladding on the front elevation, together with the new entrance extension, would aid to define the front of the building and make it more legible for visitors to recognize where the main entrance is located, which is not currently the case with the existing layout.

Highway Safety

The proposed extensions and alterations would not affect the existing parking and manoeuvring spaces and the modest additional space created would not significantly increase demand for parking, the applicants have also confirmed there would be no increase in staff numbers. The only amendment to the parking layout would be the including of a disable space immediately adjacent to the entrance. As such, highway safety would be maintained to a reasonable degree.

Mining

The Coal Authority initially objected to the application as no Coal Mining Risk Assessment (CMRA) had been submitted.

However, the applicant was informed, and the planning application is now supported by a Coal Mining Risk Assessment, dated July 2021, and prepared by Egniol Consulting Ltd.

Following a review of the available coal mining and geological information the Coal Mining Risk Assessment concludes that there is a potential risk posed to the development from past coal mining activity. They therefore recommend that intrusive site investigations are carried out on site in order to establish the exact situation in respect of coal mining legacy issues. They also note that it may be necessary to complete a gas risk assessment.

Following the assessment of the CMRA, the Coal Authority withdrew their objection and recommend approval subject to a condition requiring an intrusive site investigation.

SYMAS concur with that approach.

Conclusions

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Approve subject to conditions

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 amended plans (Nos. 2335.04, 2335.05-A & 2335.06) and specifications as approved unless required by any other conditions in this permission.*

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. *Upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*
   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.

4. *The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.*

   Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.

5. *The site has been identified to be at risk from potential coal mining legacy. An intrusive site investigation must therefore be undertaken by a suitably qualified person to evaluate the ground conditions and determine any actual mining legacy risks. The site investigation and subsequent development must be undertaken in compliance with Construction Industry Research and*
   Information association publication C758D 'Abandoned mine workings manual' where applicable. A report detailing the findings of the investigation and any recommended mitigation shall be submitted for approval in writing by the Local Planning Authority, the development thereafter shall be carried out in accordance with the approved details. In the case of further stabilisation works being required, then the condition will not be discharged until details of such works have also been submitted. Responsibility for securing a safe development rests with the developer and/or landowner.
   Reason: NPPF 183 a,b,c. 184 and 174 e & f, based around Land Stability.