Planning Statement

External alterations to industrial unit, including demolition of section of warehouse and electrical substation; alterations to fenestration; installation of new dock levellers and erection of external cladding

Unit 3, J38 Business Park, Darton, Barnsley, S75 5QQ

Prepared on behalf of Summer Estate Holdings Ltd c/o South Street Capital

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1 Introduction

1.1 Knight Frank LLP have been instructed by Summer Estate Holdings Ltd c/o South Street Capital, to coordinate the preparation and submission of a full planning application for external alterations to an industrial unit, including the demolition of a 1,276 sqm section of warehouse and electrical substation; alterations to the existing fenestration; installation of new dock levellers and erection of external cladding, at Unit 3, J38 Business Park, Darton, Barnsley, S75 5QQ, hereafter referred to as ('the site').

Submission Documents

1.2 The application comprises the following documents:

- Completed application form;
- Site location plan;
- Existing floor plans (drawing no.WACBLD355 02);
- Existing elevations (drawing no.WACBLD355 03);
- Proposed floor plans (drawing no. WACBLD355 04 Rev 03); and
- Proposed elevations (drawing no. WACBLD355 07 Rev 03).

1.3 This Planning Statement seeks to explain the proposal in full, and assess the scheme against the relevant local and national planning policy requirements.

2 Site and Surrounding Area

2.1 The application site relates to Unit 3, J38 Business Park, Darton, Barnsley, S75 5QQ. The site is located within the administrative boundary of Barnsley Metropolitan Borough Council (Barnsley MBC).

2.2 This property comprises a 4,602 sqm industrial unit, used as flexible B1/B2/B8 floorspace. Internally, the property is subdivided into two separate units, one of which is currently partially vacant, and the other is presently occupied by Premdor.

2.3 The property is accessed via the main estate road, which connects with the A637 Huddersfield Road to the south. The property benefits from its own off street car parking and yard space, which will be enhanced and enlarged as a result of the proposed development.

2.4 The site is also situated within Flood Zone 1, where there is the lowest probability of flooding.

2.5 The immediately surrounding properties are industrial in use and character.

3 Planning History

3.1 A review of Barnsley's online statutory planning register has been undertaken and the following applications are of relevance to this site:

3.2

Application Number	Proposal	Decision and Date
2015/1410	Change of use of from training centre (D1) to B1/B2/B8 employment use, including subdivision of the building to create two separate units	Planning permission granted, 01/02/2016
2011/0952	Change of use from general industrial unit (Class B2) to training centre (Class D1)	Planning permission granted, 16/09/2011
B/94/0045/DT	Increase height of part of roof	Planning permission granted, 24/02/1994
B/91/1130/DT/AD	Display of illuminated signs	Decision unknown, 12/12/1991
B/78/4247/DT	Erection of workshop and boiler room extension to factory	Decision unknown, 22/03/1979

4 Proposal

4.1 This application proposes a series of external alterations Unit 3, J38 Business Park Barnsley, in order to modernise this industrial unit and enhance its appearance.

4.2 The scheme will entail the demolition of approximately 1,276 sqm of the building's existing gross internal floor space (GIA), including an electricity substation which is currently housed within the confines of the building. The demolition will facilitate the enlargement of the existing yard, and provision of additional parking bays.

4.3 In addition to the demolition works, the windows to the eastern (front) elevation of the unit will be reconfigured and replaced, including the installation of a double, glazed doorway, with canopy above. The number and position of fire escape and roller shutter doors to the southern (left-hand side) elevation will also be altered, resulting in three dock levellers and two fires escape doors.

4.4 Finally, the front section of the building and the southern (side) gable elevation of the rear section of the unit, will be re-clad with Kingspan trapezoidal, insulated and profiled wall panels.

5 Planning Policy Context

5.1 In preparing this statement, reference is made to the following national and local planning policies and guidance documents:

- The National Planning Policy Framework (NPPF) (March 2012);
- Barnsley Core Strategy (2011); and
- Barnsley Local Plan 'Saved Policies'

National Planning Policy

The Economy

5.2 At a national level, planning policy and guidance is contained in the National Planning Policy Framework (**NPPF**). This document was adopted in March 2012, constituting guidance for local planning authorities and decision makers and is a material consideration in determining planning applications.

5.3 At the centre of the NPPF is a presumption in favour of sustainable development, which means development proposals should be approved without delay, where they accord with the relevant local development plan.

5.4 **Paragraph 19** of the NPPF states that:

'*Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'*

5.5 **Paragraph 20** continues that:

'*To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.'*

5.6 The proposed development will result in the modernisation of the existing and dated, unit. Not only will the proposed works improve the aesthetics of the property, they will also lead to greater efficiency of the yard area, making it more attractive to prospective occupiers. The development will also kick start improvements to the wider industrial estate. As such, within the context of national policy, the development should be approved without delay.

Design

5.7 **Paragraph 9** of the NPPF states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, including replacing poor design with better design.

5.8 NPPF **Paragraph 56** declares,

'*Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'*

5.9 Finally, **Paragraph 61 states that,**

'*Securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.'*

5.10 The proposed development will result in the enhanced appearance of the unit, complying with national policy specific to design as outlined above.

Local Planning Policy

5.11 The adopted Development Plan for Barnsley MBC presently comprises:

- Core Strategy (2011); and
- Unitary Development Plan 'Saved Policies' (2000)

5.12 This site is located within an Employment Policy Area, where the following policies are of relevance to this application:

The Economy

5.13 **Core Strategy Policy CSP 19 Protecting Existing Employment Land**, states that:

'Existing employment land, or land last used for employment purposes will be retained in order to safeguard existing or potential jobs. The redevelopment of employment land and buildings for non-employment uses will only take place if:

- *redevelopment would not result in a loss of existing jobs or employment potential; and*
- *there will still be an adequate supply of employment land in the locality If the above criteria can be satisfied then redevelopment will be allowed where it can be demonstrated that: the buildings or land cannot satisfactorily support continued*

employment use.'

5.14 Whilst the proposed development will result in a minor loss of employment floorspace, this will not lead to a decrease in the number of jobs which can be accommodated on site. In fact, the development will likely make this dated unit more attractive to prospective occupiers, which may in turn result in the occupation of a currently vacant unit.

5.15 **Local Plan Policy ED8** states:

The council will seek to stabilise employment and upgrade the environment of older commercial and industrial areas, providing financial assistance where appropriate and carrying out environmental and infrastructure improvements as appropriate.

5.16 This proposal will facility clearly meets this policy objective and will significantly improve the aesthetics of this unit and contribute towards the regeneration of the wider industrial estate.

Design

5.17 **Core Strategy Policy CSP 29: Design** states that, amongst other criteria, development should:

- contribute to place making and be of a high quality; and
- help to transform the character of physical environments that have become run down and are lacking in distinctiveness

5.18 The proposed development will increase the design quality of not only the individual property, but the wider estate, as well as transforming and modernising this outdated building. The development therefore complies with the requirements of this policy.

6 Summary and Conclusion

Knight Frank LLP have been instructed by Summer Estate Holdings Ltd c/o South Street Capital, to coordinate the preparation and submission of a full planning application for external alterations to Unit 3, J38 Business Park, Darton, Barnsley, S75 5QQ.

6.2 The proposal comprises the demolition of approximately 1,276 sqm employment floorspace, including an electrical substation, as well as alterations to the existing fenestration; installation of new dock levellers and erection of external cladding.

6.3 On the basis of the policy assessment above, it is considered that there are no reasons why the submission should not be approved. Should there be any queries with regard to submission, please do not hesitate to contact Megan Wilmott (megan.wilmott@knightfrank.com), [07468 729 119].