

Application Reference: 2026/0023

Site Address: Countrywide House, Springvale Road, Grimethorpe, Barnsley, S72 7BA

Introduction:

This is a full application for a proposed erection of new industrial unit extension to existing industrial building

Relevant Site Characteristics

The site is located off Springvale Road, Park Springs, Grimethorpe, within an established industrial estate. Surrounding land uses are predominantly industrial and commercial. The site is occupied by a large existing industrial building, constructed with metal cladding in a light grey finish, with two-storey office accommodation at the north-west corner. The building is occupied by Ultima Furniture Systems.

The site has existing staff and visitor parking (41 spaces + 2 disabled bays) to the front (east) elevation, with service yards to the west and south, providing operational space for deliveries and HGV manoeuvring.

The site has direct access to Springvale Road, connecting to the A6195 Dearne Valley Parkway and the wider highway network. The site is well screened from Springvale Road with extensive established planting along the site boundaries.

Site History

B/05/1358/HR - Erection of single storey warehouse facility with 2 storey offices with associated car parking – Approved with conditions

Proposed Works

This is a full application for a proposed erection of new industrial unit extension to existing industrial building. The building is currently used by Ultima Furniture with the extension to provide additional warehouse/storage unit for kitchen units, with associated operational space. The proposed extension would be constructed on the existing concrete service yard to the south of the existing building.

The proposal provides an internal gross area of 1,404m² with a gross external area of 1,422m². The overall proposed height is 11.7m, with an eaves height of 6.5m (front elevation) and 8.1m (rear elevation) to match the existing building. Solar Panels are to be installed on the roof to match the existing building and provide additional energy generation.

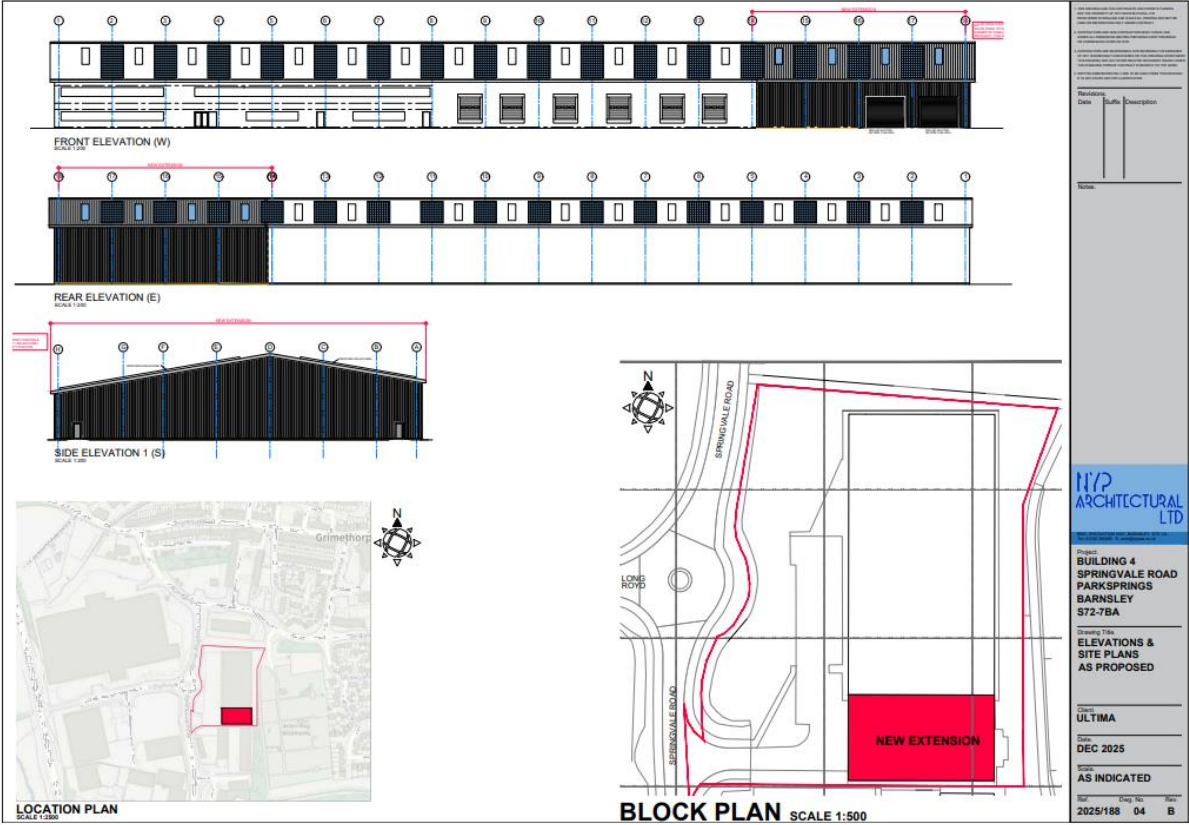
Roof and wall cladding materials are proposed to match the existing building (light grey finish). Two roller shutter doors (5m wide × 4m high) are proposed on the west elevation, with fire escape doors on the south elevation. A personal gate for pedestrian site access with a protected pedestrian walkway through the service yard.

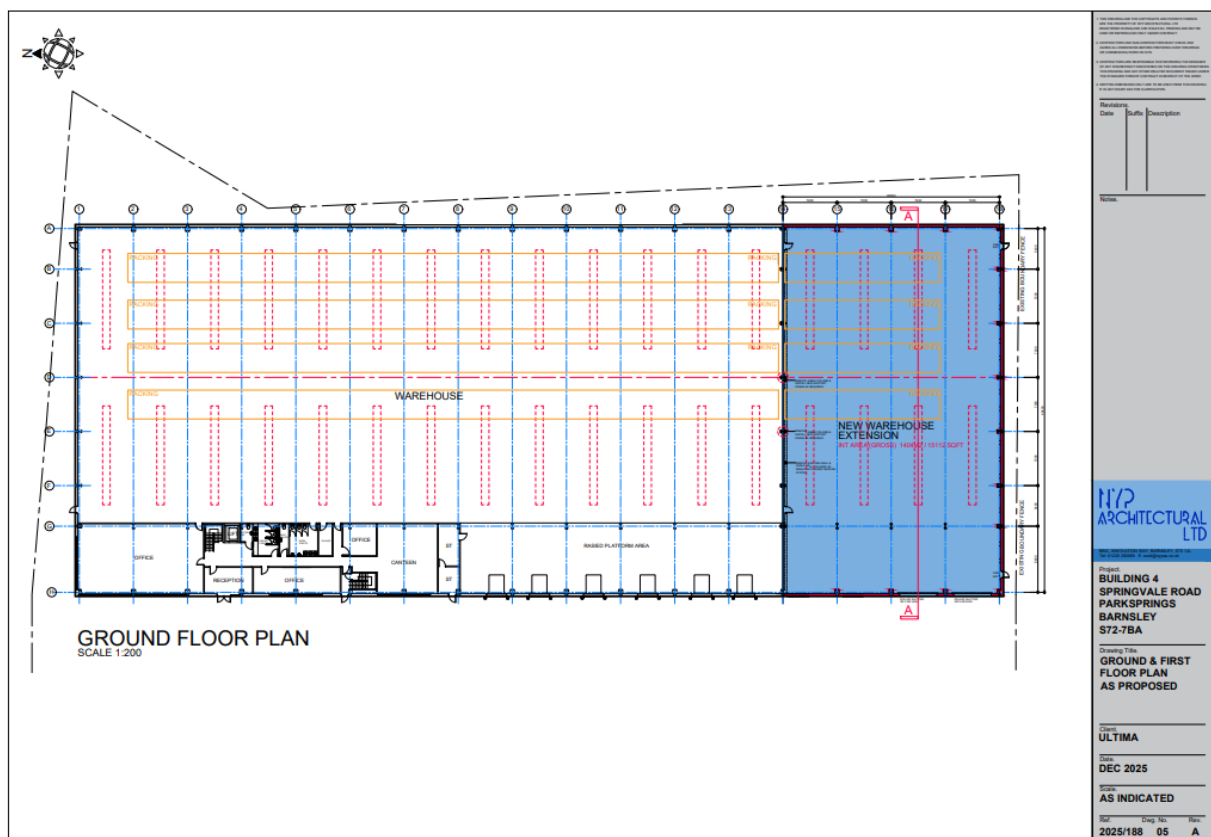
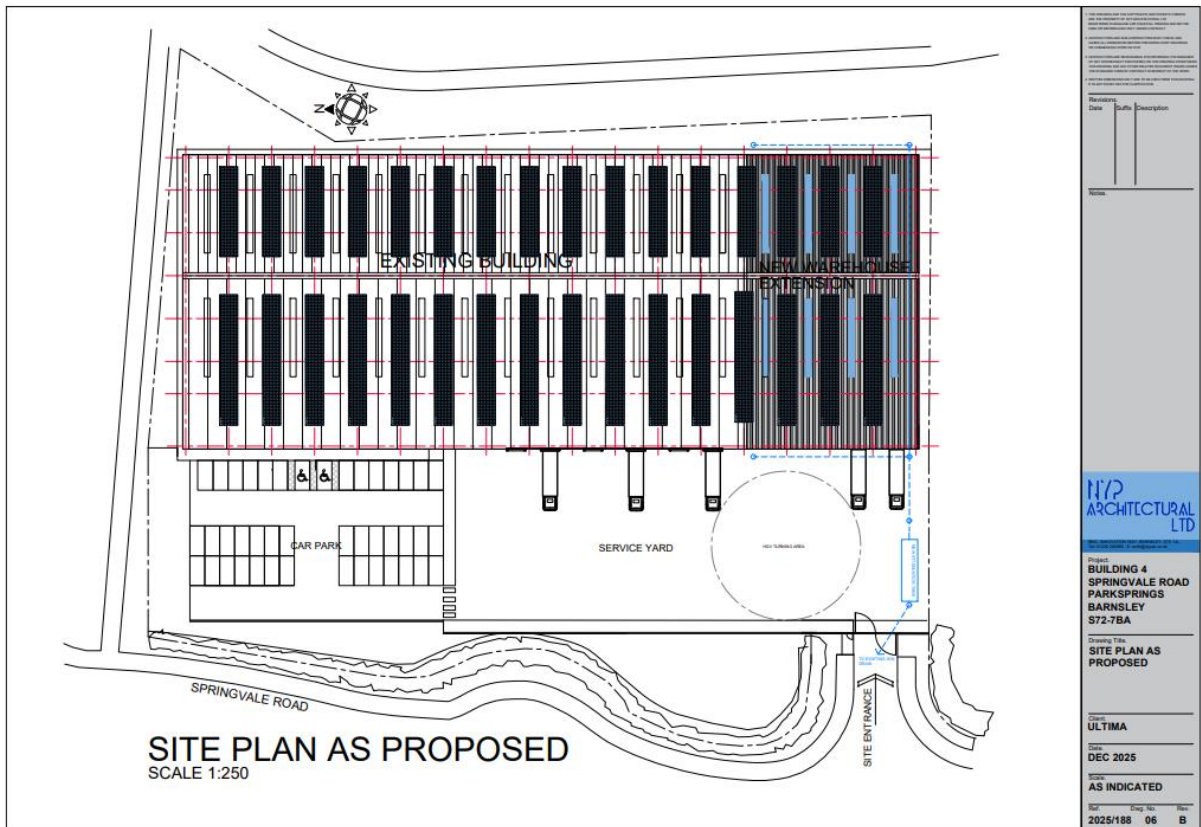
A service yard and circulation area is proposed, with a dedicated HGV turning circle within the service yard. Car and cycle parking provision would be approximately 41 staff/visitor spaces with 2 disabled bays adjacent to the front entrance. Secure cycle parking is provided.

In terms of the drainage strategy, the planning statement indicates that the roof water would be directed to an attenuation system with control chamber, discharging into the existing surface water network.

In support of the application, the following documents have been submitted:-

- Community Consultation Statement
- Coal Mining Risk Assessment
- Energy Statement
- Planning Statement





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

CC1 Climate Change

CC2 Sustainable Design and Construction

CC3 Flood Risk

CC4 Sustainable Drainage Systems

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 9 – Promoting Sustainable Transport
Section 12 - Achieving well-designed places

Paragraph 116 - 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.

Paragraph 131 – 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

Paragraph 135 – planning decisions should ensure that developments function well, add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character, establish a strong sense of place, optimise the potential of the site and create safe, inclusive and accessible places that promote health and well-being.

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
- Sustainable Construction and Climate Change Adaption

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 and a press notice was published in the Barnsley Chronicle.

The applicant has also carried out community consultation and has provided a Community Consultation Statement.

No comments have been received to the consultation, and one comment was received to the applicant's own consultation which stated that:-

'RSP Properties LTD: One of the tenants have CNC equipment, asked to be informed of heavy works when building new extension. Client will inform them as requested.'

Consultee responses

Highways – No objections and no conditions required

Pollution Control – No objections

Drainage – No objections subject to conditions

Yorkshire Water – No objection subject to conditions

Ecology – The extension is set on hardstanding therefore BNG is not applicable

Enterprising Barnsley - Enterprising Barnsley support the proposed application

Ward Members – No comments received

SYMAS – No objection subject to informative

Planning Assessment

The main issues for consideration are as follows:

- The principle of the development
- The impact on the character and visual amenity of the area
- The impact on amenity
- The impact on the highway network and highways standards
- The impact on the ecology of the site
- Sustainable Construction and Climate Change Adaption
- Drainage/Flood Risk
- Coal Mining

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
- Significant
- Moderate
- Limited
- Little or no

The principle of the development

The building is located within an area of Urban Fabric, which contains a number of uses, including adjacent commercial and industrial uses. The site is an existing Employment site and the extension to the building would comply with the aims of policy E4 Protecting Existing Employment Land.

Given the surrounding mixed uses, the proposal would be subject to assessment against policy GD1 and the impact of the proposal upon visual amenity, Ecology, Flood risk, Coal Mining, amenity and highway safety.

The impact on the character and visual amenity of the area

The proposed extension once constructed, will appear as part of the existing building as it is of the same height and details, and would be constructed of matching cladding. The extension is located on an area of existing hardstanding and no trees/shrubs are to be impacted by the proposal.

The extension to the building will be screened by existing trees/planting along the front boundary with Springvale Road 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.

The impact on amenity

The use is set within an existing established employment site and the extension to the building, whilst it is large, would not cause any significant additional disturbance to neighbouring uses once constructed. The Pollution Control Officer has been consulted and considers that 'the development has a low potential to have an adverse impact on the health and quality of life of those living and/or working in the locality regarding pollution. The distance between the application site and the nearest sensitive receptor is far enough for the risk to be low.'

The existing area of hardstanding to the south side of the building will contain the extension and the extension would not project any further beyond the site boundaries. The building is set a significant distance from the neighbouring dwellings to the east and are separated from them by allotment gardens to the east. The proposed extensions should have no significant impact upon amenity in terms of noise/pollution, overshadowing, overlooking or overbearing impact, 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. The impact upon amenity is considered to be limited.

The impact on the highway network and highways standards

The existing industrial unit has a large service yard/storage area adjacent to the southern elevation; the proposed extension would cover all of this area, increasing the internal floor space by 1404m² to provide a total of 5988m² of B8 use.

The existing 30m x 80m concrete area for the manoeuvring of HGV's would remain unaffected. The extension includes two roller shutter doors of sufficient size to allow HGV's to enter the building for loading/unloading purposes which would allow the area between the front of the extension and the main site access gates to be kept clear and available for the access/egress of HGV's manoeuvring to/from the raised platform loading areas within the existing building.

The submitted information indicates that the proposed extension would result in the number of employees increasing by 10, from 20 to 30. The existing parking area, which would remain unaffected by the proposals, provides 41 spaces plus 2 disabled parking bays; this level of provision is therefore considered to be sufficient.

In view of the above, the Highways Officer has no objection to the scheme and no conditions are required. It is considered that the proposals do not adversely impact upon the highway, as such, there are no objections from a highways perspective. The proposal is acceptable when measured against policy T4 of the Local Plan and the impact upon Highway Safety is moderate.

The impact on the ecology of the site

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. 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. The impact upon Ecology is considered to be limited.

Sustainable Construction

Policy CC2 'Sustainable Design and Construction Development' of the Local Plan states that 'development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable. All non-residential development will be expected, to achieve a minimum standard of BREEAM 'Very Good' (or any future national equivalent). This should be supported by preliminary assessments at planning application stage.' This is also supported by the Sustainable Construction and Climate Change Adaptation SPD.

The applicant has submitted an Energy Statement to support the application and includes measures proposed to be included within the development. Solar Panels are to be installed on the roof to match the existing building and provide additional energy generation and Electric Vehicle Charging points are proposed for cars and company vans. Energy efficient lighting and natural lighting is proposed to reduce energy demands. The report concludes that the design is BREEAM aligned, fabric first strategy which aims to achieve long term reductions in CO2 emissions by reducing energy demands, an approach to energy based on the Energy Hierarchy, which seeks to minimise demand, utilise energy efficiently, and incorporates low carbon energy sources, including solar photovoltaics to reduce CO2 emissions, and a commitment to Whole Life Carbon Assessment and the reduction of emissions in line with the above principles. The proposal is therefore in accordance with the SPD Sustainable Construction and Climate Change Adaptation.

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 subject to conditions. The proposal is acceptable when measured against policy POLL1 of the Local Plan and the impact upon drainage/flood risk is considered to be limited.

Coal Mining

As the site is located within a High Risk Area, a Coal Mining Risk Assessment for the proposals has been submitted in support of the application. The report identifies the mining legacy for the site and concludes that the proposed extension lies clear of any risks associated with the mine entry (adit/drift) which is located within the service yard area. As such, it does not advise for any further associated investigation works but makes recommendations for ground/mine gas considerations and watching briefs during future ground/foundation works for any other unrecorded mine entries. These issues should be competently addressed at the Building Control stage of the development.

Given the above, SYMAS and the Coal Authority have been consulted and are satisfied that the applicant has demonstrated that the proposed development can be made safe from all aspects of mining legacy risks, and therefore have no objections to the proposals. The Mining Remediation Authorities Standing Advice should be included within the decision notice. The impact upon Coal Mining is considered to be moderate.

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

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed 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.