2022/0045

A Ellis

Warehouse extension

Park Springs, Development Land, Long Royd, Grimethorpe, Barnsley, S72 7GH

Planning History

The following applications are relevant to the site and wider site:-

2007/1445 - Erection of extension to factory to create additional warehousing, service yard and car parking – Approved with conditions

2010/0778 - Erection of 3 no. industrial units with associated car parking and service yard – Approved with conditions

2013/0532 - Erection of 3 no. industrial units with associated car parking and service yard (2010/0778 Extension of Time Limit) – Approved with conditions

2016/0816 - Variation of condition 2 of app 2013/0532 - Erection of 3 no. industrial units with associated car parking and service yard (2010/0778 Extension of Time Limit) to allow change to design and scale of buildings and car parking area – Approved with conditions

Description

Park Springs Industrial Estate is on the approach to Grimethorpe and has a mixture of industrial/commercial units that are screened by mature landscaping. The site lies to the south of Long Royd and to the west of Springvale Road at Park Springs Industrial Estate in Grimethorpe. The site is currently vacant and is bounded by metal fencing along the boundaries and a screening line of trees/shrubs along the eastern boundary.

The wider site contains three existing buildings which are constructed of a light grey metal cladding with a darker grey plinth. The buildings include unit 1 which is set to the western side of the site, existing factory building and includes first floor offices providing 5500sqm of floor space. Unit 2, the northern most of the two buildings to the eastern side of the site, contains storage and workshop uses providing 1870sqm of floor space. Finally, the building to be extended is unit 3, the southernmost of the two buildings to the eastern side of the site which currently provides 990sqm of floorspace. In addition to the existing buildings, there are two parking areas which provide 112spaces and 9 disabled spaces. There are also existing servicing spaces, including HGV turning provision.

The site is the remaining undeveloped part of a larger land parcel that was allocated for employment uses (site ref ES9) under the Local Plan. The southern part of the allocated site has already been developed and contains existing buildings 2 and 3.


Long Royd
Springvale Rd
Innova Logistics Center
R S Parkin
Darkside Developments
Auto parts store
Graphic Innovation Group Limited
MOBA UK Mobile Automation Ltd
Meat hamburger
Hamburger
S&S Clothing (uk)
Uniform Shop





Proposed Development

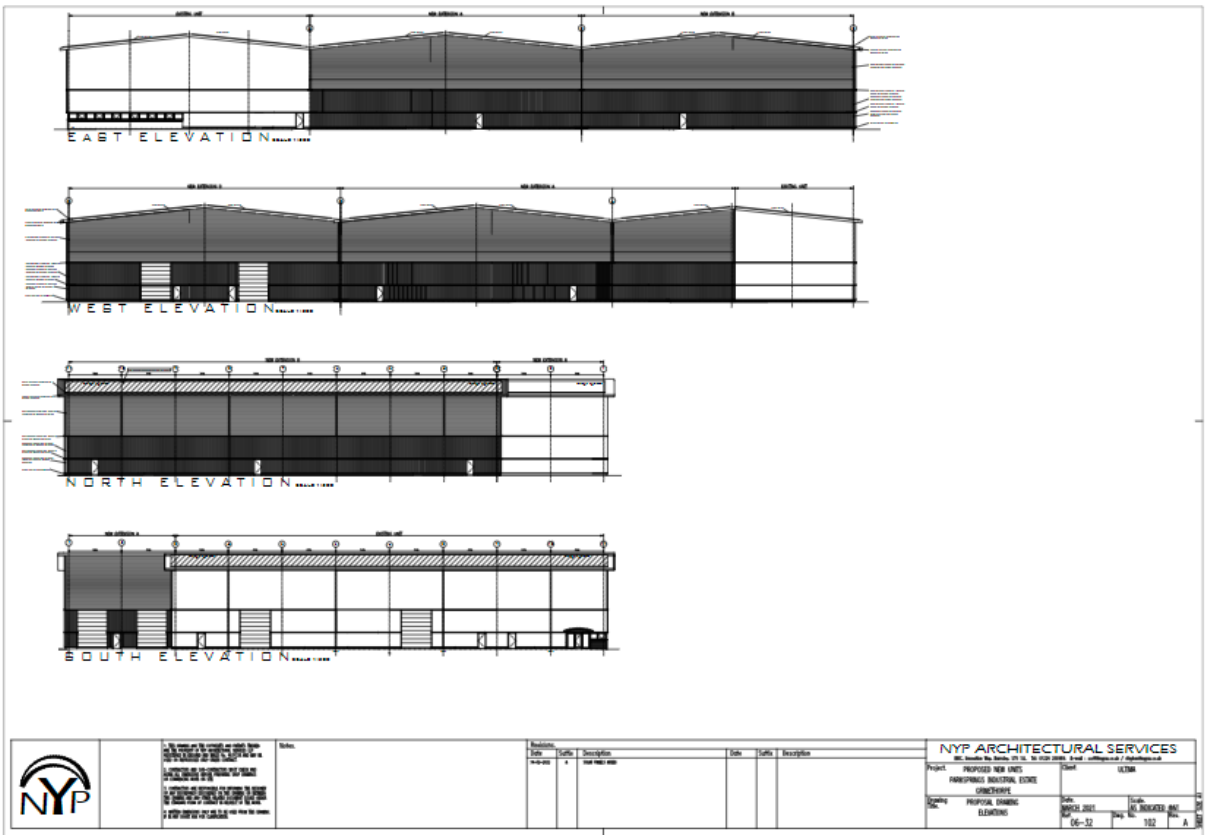
Permission is sought for the erection of an extension to the existing warehouse. The main extension measures approx. 72m in length and 58m wide, with a side extension which measures approx. 14m by 53m. The extension will provide 4667 square metres of additional internal floorspace. The extension would be constructed of matching materials and would be of the same height as the existing building. Amended plans have been received during the course of the application, which show solar panels to the roof area.

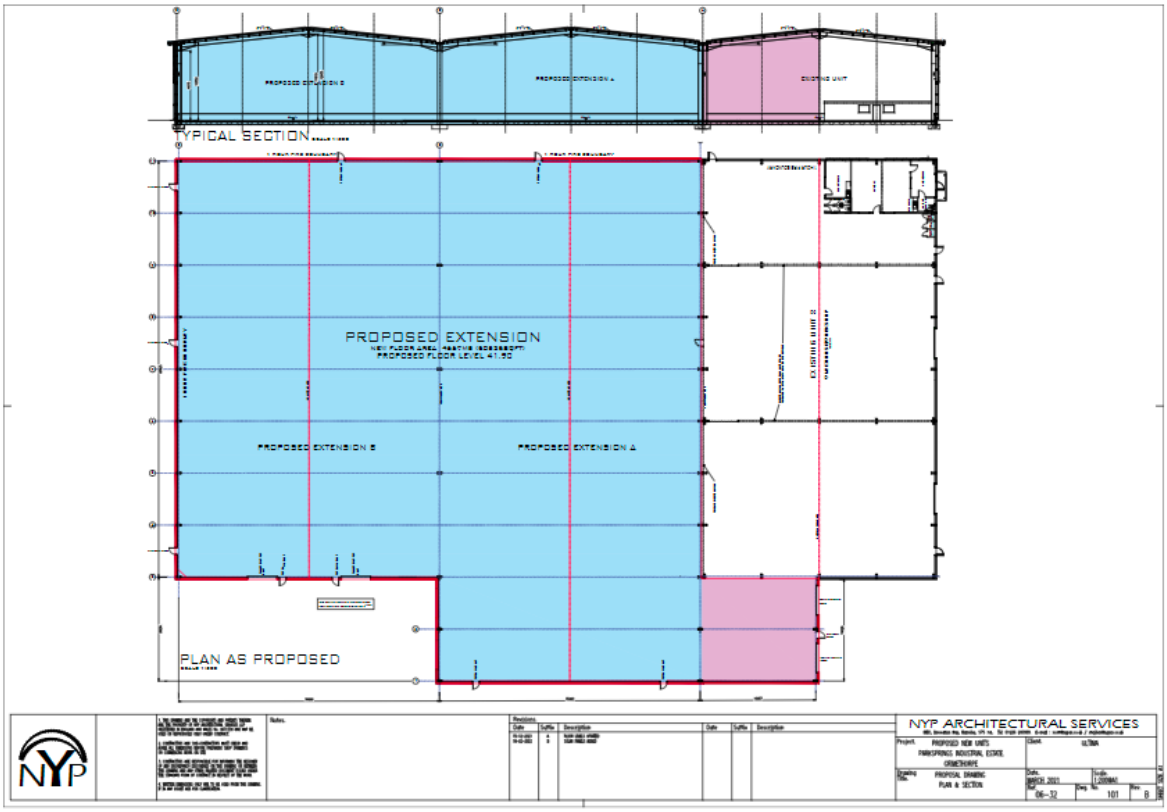
The site is currently in a mix of B2 and B8 uses and would be sited on an area of land to the north of the existing buildings and is currently vacant. The site is occupied by Ultima Furniture Systems Ltd, a local Barnsley based kitchen manufacturer that was established over 30 years ago. The company manufacture rigid kitchen units and distribute them to customers across the UK. There is a pressing need for additional warehousing space for the storage of products prior to distribution. The use of the new space created by the extension would therefore be entirely B8 –storage and distribution.

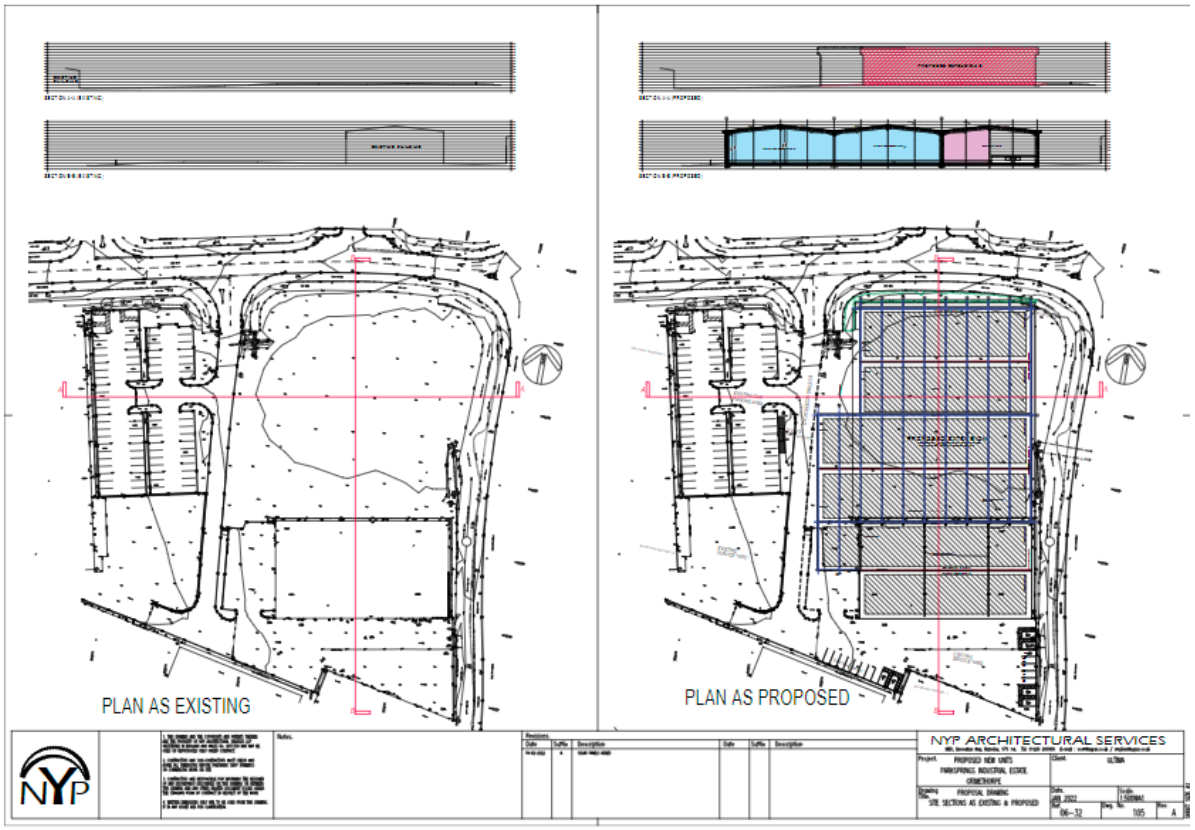
The agent has provided the following supporting justification as part of the planning application:-

- All of the new floor space is to be additional warehousing provision for the storage of goods prior to distribution to customers around the country. This is a B8 use
- The extension makes use of the existing vacant land within the industrial estate that is allocated for employment uses.
- The extension would create 10 additional jobs at the existing business and would help to safeguard the existing 40 jobs that the business already provides.
- The site already has a significant over-provision of parking. As such, no additional parking spaces are necessary.

- The design, form and materials of the building are entirely in-keeping with the existing host building and the other existing commercial buildings in the locality.
- The belt of woodland planting to the eastern side of the site is to be retained.




PROPOSED EXTENSION B
PROPOSED EXTENSION A
EXISTING UNIT
TYPICAL SECTION
PROPOSED EXTENSION
PROPOSED EXTENSION B
PROPOSED EXTENSION A
PLAN AS PROPOSED
NYP ARCHITECTURAL SERVICES
PROPOSED NEW UNITS
PARKSPRING INDUSTRIAL ESTATE,
CRMETHORPE
PROPOSAL DRAWING
PLAN & SECTION
ULTIMA
MARCH 2021
1:200@A1
06-32
101
B


PLAN AS EXISTING
PLAN AS PROPOSED
NYP ARCHITECTURAL SERVICES
PROPOSED NEW UNITS
PARKSPRING INDUSTRIAL ESTATE,
CRMETHORPE
SITE SECTIONS AS EXISTING & PROPOSED
ULTIMA
06-32
105
A

Policy Context

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

GD1: General development – Proposals for general development will be approved providing there is no significant adverse effect on residential amenity, highway safety, the current or future use of nearby land and it upholds good quality design in accordance with local plan policy D1.

SD1: Presumption in favour of sustainable development – The Council will take a positive approach to proposals that reflect the presumption in favour of sustainable development contained in the NPPF.

D1: High quality design and place making – This policy sets the overarching design principles for the borough. Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of the local area.

T3: New development and sustainable travel – New development is expected to be located and designed to reduce the need for travel, be accessible to public transport and encourage smarter ways to travel rather than unsustainable use of the private car.

T4: New development and highway improvement - 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.

E4 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.

LG2: The Location of Growth – Priority will be given to development in the following locations:

- Urban Barnsley
- Principle Towns of Cudworth, Wombwell, Hoyland, Goldthorpe, Penistone and Royston; and
- Villages

Urban Barnsley will be expected to accommodate significantly more growth than any individual Principle Town, and the Principle Towns will be expected to accommodate significantly more growth than the villages, to accord with their place in the settlement hierarchy.

Policy CC3 – Flood Risk

Policy CC4 Sustainable Drainage Systems (SuDS) - All major development will be expected to use Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it can be demonstrated that all types of SuDS are inappropriate. The Council will also promote the use of SuDS on minor developments.

Poll1: Pollution Control and Protection - 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.
We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

Site Specific Policy

The site is also allocated as site ref ES9 within the Local plan which is land allocated for employment uses. The supporting text for the policy states that the development will be expected to retain the young woodland planting on the site's eastern boundary.

SPDs:

Parking

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.

Consultations

Highways DC – No objections subject to conditions

Enterprising Barnsley - Enterprising Barnsley team are activity working with the applicant on this scheme. Enterprising Barnsley actively support this application that will help this recent inward investor to continue to expand and create future employment opportunities (jobs) as per the existing strategic economic and corporate plans, as well as contributing to a jobs lead recovery from COVID.

Drainage – Details to be checked by Building Control

Coal Authority – No objection subject to condition

SYMAS – No objection subject to condition

Air Quality – EVCP's requested

Ward Councillors – No comments received

Pollution Control – No objections

Yorkshire Water – No objection subject to condition

Representations

None

Assessment

Material Consideration
Principle of Development
Design and Layout
Residential Amenity
Highway Safety

Principle of Development

The site is located within an existing employment site which is allocated as Urban Fabric, as such any proposals should be compatible with those surrounding without impacting on highway safety or residential amenity adversely, in compliance with policy GD1 of the Local Plan.

The site is also allocated as site ref ES9 within the Local plan which is land allocated for employment uses. The proposed new floor space is to be additional warehousing provision for Ultima Furniture Systems Ltd, a local Barnsley based kitchen manufacturer that was established over 30 years ago. The extension would be used for the storage of goods prior to distribution to customers around the country which is a B8 use. The extension would create 10 additional jobs at the existing business and would help to safeguard the existing 40 jobs that the business already provides. The proposal is also supported by Enterprising Barnsley. The proposal is therefore acceptable when measured against the aims of policy ES9.

Visual Amenity

The site is allocated as site ref ES9 within the Local plan which is land allocated for employment uses. The supporting text for the policy states that the development will be expected to retain the young woodland planting on the site's eastern boundary. The agent has confirmed that the trees will be retained as part of the proposal. No additional planting is proposed.

The building would be partly screened from Springvale Road due to the presence of existing planting on the road side which is to be retained. Whilst the extension is large and would be visible from Long Road, it would be seen in the context of other large buildings on the industrial estate. The site is currently vacant and its development would improve the visual amenity of the industrial park.

The materials would be carefully matched to the existing building and would sit well with the existing units on the site. The proposal is considered to be acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making and is acceptable in terms of design.





Residential Amenity

The Pollution Control Officer has not objected to the proposal. The proposal is located amongst industrial units and a significant distance from residential properties. A condition should be applied to ensure that any noisy works using plant/machinery takes place within the standard working hours in accordance with policy POLL1 of the Local Plan.

Flood Risk/Drainage

The application site is within flood zone 1 as identified by the Environment Agency so is not at undue risk of flooding. Whilst the wider site is over 1 hectare, the development area is below the 1 hectare threshold at which a flood risk assessment would be required for development not in zone 2 or 3

The Councils Drainage Officer and Yorkshire Water have raised no objections.

Coal Mining

The application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of the planning application.

The Coal Authority records indicate that within the planning boundary there are four recorded mine entries (shafts). The applicant has submitted a Coal Mining Risk Assessment (November 2021, prepared by RB Geotechnical Ltd) in support of the planning application. The report has been informed by appropriate and up-to-date geological and coal mining information and correctly identifies the only two shafts that could potentially implicate on the proposed development. Accordingly, and whilst the risks posed by shaft 440408-002 are discounted on the basis of the previous treatment applied to it, shaft 440408-012 is deemed to pose a risk to the development. Consequently, the report confirms that the presence or otherwise of the mine shaft must be established to inform any necessary remedial/mitigation measures.

The Coal Authority and SYMAS have no objections subject to the imposition of an appropriate planning condition.

Highway Safety

The Highways Officer has been consulted and states: 'The application seeks approval for an extension to the existing employment building totalling 4,677 sqm for B8 storage purposes. Currently the site operates between 08:00-17:00 and employs 40 members of staff (30 warehouse staff and 10 office staff). The extension will provide an additional 10 warehouse staff. Servicing will be via the existing service yard to the south of the existing building and swept path analysis has been undertaken which demonstrates that it is of sufficient size to comfortably accommodate the turning requirements of a 16.5m max legal articulated HGV.

As a result of the proposed extension the small car park to the south west of existing building will be removed, therefore the overall provision will reduce. The transport statement submitted to support the application states that the existing parking on the wider site is shared between the existing units and totals 112 car parking spaces with 9 disabled parking spaces. The resultant loss of parking means the revised overall provision will be 90 spaces with 9 disabled spaces, however the applicant has confirmed that parking levels are typically circa 25% of the overall capacity. Given that the overall reduced parking provision exceeds the recommended levels set out within the parking SPD and is more than capable of accommodating the demand resulting from 10 additional staff members, the loss of parking does not raise concern subject to the statement within the TS regarding shared usage.

The transport statement indicates the proposals are predicted to generate 22 two way trips during the AM Peak and 17 in the PM peak hour, however this is an extension to an existing facility rather than a new standalone development and therefore the predicted trip generation figures can be considered a worst case scenario.

In terms of accessibility by sustainable modes, the site is located under 400m of bus stops along Park Springs Road with Springfield Road and Park Spring Road and also the pedestrian/cycle link to Long Royd being identified as existing cycle routes. Furthermore, the proposals incorporate a new 30 space cycle parking shelter to provide cycle parking for staff and visitors to the site. Overall, the site is considered reasonably accessible via sustainable modes of transport and the provision of new cycle parking will enhance the offer to staff to further encourage travel to work by bike.

Whilst the Transport Statement states that the development does not trigger the requirement for either a Transport Assessment or Travel Plan, the thresholds set out in the Councils' Sustainable travel SPD should only be taken as a guide and the needs shall be determined on a site by site basis. Given the overall floor area and employment levels it is considered prudent to condition a detailed travel plan to boost the sustainability of the site by further increasing sustainable travel patterns particularly by staff.'

As such there are no objections to the development proposal subject to conditions. The proposed development would have a minimal effect on the highway network and adequate parking spaces are provided for the proposal use in accordance with policy T4 of the Local Plan and the SPD Parking.

The SPD Sustainable Travel states that 10% of the car parking on new developments should have Electric Vehicle Charging Points, however the proposal does not create any additional parking. Despite this, the applicant has agreed to provide 5 EVCP's which is felt to be reasonable given the number of employees at the site. A condition should be applied to ensure that details of the EVCP's shall be submitted prior to the occupation of the building.

Recommendation

Grant subject to conditions